# Appendix A

ANNOTATED OUTLINE FOR
VOLUNTARY DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR

SPECIAL PERMIT AND SITE PLAN APPLICATION
RICHLAINE ENHANCEMENTS, LLC
SUNRISE HIGHWAY (STATE ROUTE 27) AND SYLVAN AVENUE
HAMLET OF BAYPORT, TOWN OF ISLIP
SUFFOLK COUNTY, NEW YORK

The applicant, Richlaine Enhancements, LLC, is proposing the redevelopment of an 18.28±-acre site to accommodate retail development. The subject site is situated west of Sylvan Avenue and south of Sunrise Highway ("NYS 27"), in the hamlet of Bayport, Town of Islip, Suffolk County, New York and consists of nine parcels identified as Suffolk County Tax Map Nos. District 0500 - Section 239 - Block 4 - Lots 6.19, 6.15, 6.16, 6.9, 9.10, 9.11, 9.12, 9.13 and 9.8. The property is currently developed with commercial and industrial uses (i.e., Wenner Bread offices and production facility). The proposed redevelopment would facilitate the consolidation of the Wenner Bread facility and would enable the facility to remain in the Town of Islip. The proposed action specifically includes an application for a special permit for a retail use in excess of 10,000 square feet of gross floor area and an application for site plan approval to allow the redevelopment of the subject property to accommodate a total of 190,000 square feet of retail space (i.e., 45,000-square-foot supermarket, 90,000-square-foot department store and additional retail space totaling 55,000 square feet) and associated parking.

To ensure that potential significant adverse impacts associated with the proposed action are evaluated and mitigated to the maximum extent practicable, a voluntary Draft Environmental Impact Statement ("DEIS") is proposed to be prepared in accordance with 6 NYCRR §617.9(b). An annotated outline of the voluntary DEIS follows.

ANNOTATED OUTLINE OF THE VOLUNTARY DEIS:

**Description of the Proposed Action**

A complete description of the proposed action, including, but not limited to, current site operations, detailed site data (i.e., design and layout, access, pedestrian circulation, lighting, landscaping, and utilities), project purpose, needs and benefits, objectives of the project sponsor, and site and project history will be contained in the DEIS section entitled *Description of the Proposed Action.* The anticipated construction period and phasing of improvements is also discussed in this section of the DEIS. The proposed action would be constructed in two phases, with the first phase including the construction of the supermarket and department store, and the second phase including the development of the additional 55,000 square feet of retail space. In addition, the required permits and approvals will be identified in this section of the DEIS.

## Potential Significant Adverse Impacts

Based upon review of the subject site and the proposed plan, potential significant environmental impact issues warranting analysis were identified with respect to land (soils and topography); water resources; land use, zoning and community character; transportation; community facilities and services; and aesthetics and cultural resources. These potential impacts and other relevant issues will be addressed in the DEIS, as briefly outlined below.

### Soils and Topography

The *Soil Survey of Suffolk County* will be used to determine the soil types on the site, and the characteristics of such soils. The suitability of the soils (stability, quality, etc.) and any potential engineering limitations for the proposed site alterations and proposed uses on the site will also be examined. The DEIS will also include topographic information obtained through review of relevant United States Geological Survey ("USGS") maps and site-specific topographic surveys.

A thorough narrative description of potential impacts to soils and topography and strategies to minimize such impacts will be included in the DEIS. A summary of soil investigations and regulatory status will be provided. A description of measures that will be implemented to mitigate impacts from potential erosion and off-site sediment transport during construction will be presented.

The DEIS will also discuss the changes in topography that would result from the proposed action and will provide estimates of the cut and fill required.

### Water Resources

To adequately assess the potential impacts associated with the proposed development, a consistency analysis with the recommendations and standards for development within the relevant hydrogeologic zone, as set forth in the *208 Study*, will be performed. In addition, the consistency of the proposed action with the findings of the *Nationwide Urban Runoff Program ("NURP"), Nonpoint Source Management Handbook* and *Special Groundwater Protection Area Plan* will be evaluated. The requirements of Articles 6 and 12 of the Suffolk County Sanitary Code will be identified, and the compliance of the action with the relevant segments thereof will be evaluated.

Areas to be developed with impervious surfaces and planted with fertilizer-dependent vegetation will be calculated.

Water use and sanitary flow for the proposed department store, supermarket and ancillary retail use of the site will also be projected. It is expected that the site will be served by public water, and documentation confirming the availability of potable water from the SCWA will be included. Sanitary flow is proposed to be accommodated by an on-site sanitary system. It is anticipated that sanitary credits will be required for and secured prior to commencement of Phase 2 of the proposed

redevelopment (i.e., 55,000 square feet of retail space). Details of the proposed on-site sanitary system and sanitary credits will be included in this section.

Regional and local hydrogeological conditions and water quality will be discussed. Depth to groundwater will also be determined.

Existing stormwater management on the site will be described. In addition, post-development stormwater management conditions will be evaluated. This evaluation will include calculations of stormwater to be generated, discussion of the proposed collection and management systems, discussion of anticipated changes in drainage patterns, and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements, including the New York State Department of Environmental Conservation ("NYSDEC") Phase II Stormwater regulations and Town regulations.

Land Use, Zoning, and Community Character

This section of the DEIS will describe existing land uses and zoning on the subject site and in the surrounding area, defined as a radius of one-half mile from the subject site. A physical description of the site (i.e., size, boundaries, etc.) will be provided. As part of this effort, relevant land use plans, policies and zoning regulations will be reviewed. A consistency analysis of the proposed action with the following plans will be included:

- Town of Islip, Comprehensive Plan Volume I: The Goals;
- Town of Islip, Comprehensive Plan Volume 7E: Community Identity, Oakdale, West Sayville, Sayville and Bayport;
- Town of Islip, Comprehensive Plan Progress Report Volume 1: Achievements and Challenges;
- Town of Islip, Overall Economic Development Plan;
- Town of Islip, Sunrise Highway Corridor Study;
- Suffolk County Planning Commission, Retail Commercial Development, Suffolk County, NY; and
- Suffolk County Planning Commission, Shopping Centers and Downtowns.

This section of the DEIS will also describe the proposed action in detail. The DEIS will present a site plan that will clearly identify all areas to be developed with buildings, parking areas, walkways, etc. as well as all impervious areas and their use.

Once the above information is compiled, the DEIS will assess the impacts of the proposed action on land use and zoning. The compatibility of the proposed action with area land use and zoning will be assessed. This section will also include a discussion of the community character of the area and evaluation of the proposed development's conformance with same.

Transportation

A Traffic Impact Study will be prepared and incorporated into the DEIS that will evaluate the transportation aspects of the proposed action and determine its impact on the surrounding roadways, including Broadway Avenue (CS 18), Nicolls Road (CR 97), Sunrise Highway North Service Road, Sunrise Highway South Service Road, Church Street and Sylvan Avenue. The factors that will be considered are existing traffic flow, traffic generation, traffic distribution, road capacity, access, pedestrian flow, public transportation, and safety. The following specific tasks will be undertaken as part of the Traffic Impact Study:

- Field investigations and observations of existing traffic movements at various times of the day and under different conditions.
- Collection and analysis of existing traffic data, including traffic volume and accident data, as available from New York State Department of Transportation (NYSDOT) Safety Information Management System.
- Determination of the amount of traffic being generated by the existing use, and its direction of approach and departure to the site.
- Turning movement counts will be performed to determine traffic volumes and patterns at the following key intersections during the weekday peak periods (i.e., from 7 AM to 9 AM, from 11:30 AM to 1:30 PM, and from 4 PM to 6 PM,) and Saturday midday peak period (i.e., 10 AM to 2 PM.). Trucks will be recorded separately.
  - Broadway Avenue (CS18) and Sunrise Highway (NY27) North Service Road
  - Broadway Avenue (CS18) and Sunrise Highway (NY27) South Service Road
  - Nicolls Road (CR97) and Church Street
  - Sylvan Avenue and Church Street
  - Sunrise Highway (NY27) South Service Road and Church Street
- Automatic Traffic Recorder ("ATR") counts will be collected at the following locations:
  - Sunrise Highway (NY27) South Service Road just west of merge with Veterans Memorial Highway (NY454)
  - Veterans Memorial Highway (NY454) just west of merge with Sunrise Highway (NY27) South Service Road
  - Ramp from Sunrise Highway (NY27) South Service Road to Nicolls Road (CR97) southbound (SB)
  - Sunrise Highway (NY27) South Service Road between Nicolls Road (CR97) exit ramp and Nicolls Road (CR97) SB on-ramp
  - Ramp from Nicolls Road (CR97) SB to Sunrise Highway (NY27) South Service Road

- Ramp from Sunrise Highway (NY27) South Service Road to Nicolls Road (CR97) northbound (NB)
- Ramp from Nicolls Road (CR97) NB to Sunrise Highway (NY27) North Service Road
- Sunrise Highway (NY27) North Service Road between Nicolls Road (CR97) NB on-ramp and Nicolls Road (CR97) SB exit ramp
- Ramp from Sunrise Highway (NY27) North Service Road to Nicolls Road (CR97) SB
- Ramp from Nicolls Road (CR97) SB to Sunrise Highway (NY27) North Service Road
- Ramp from Nicolls Road (CR97) NB to Sunrise Highway (NY27) South Service Road

- These counts will be conducted for a seven-day period that would include a full weekend.
- Estimate traffic utilizing the latest edition of the Institute of Transportation Engineer's publication "Trip Generation."
- Examination of the ability of the street network to accommodate the volumes that will be generated by the proposed use. Intersection capacity analyses will be performed at the key intersections for three scenarios, including 2009 Existing Traffic, 2012 No-Build Traffic, and 2012 Build Traffic. The 2012 No-Build Traffic scenario will include other planned developments, if any, to evaluate potential cumulative impacts.
- A qualitative discussion of the project's potential impact on the intersections.
- Examination of proposed access to and from the subject site and internal circulation from the standpoint of location and design. Recommendations regarding any improvements to the access plan will be provided.
- Determination of any roadway improvements needed to mitigate the impact of the site generated traffic on the roadway network.
- Discussion on parking demand and parking provided.

Socioeconomics

While potential significant adverse impacts were not identified with respect to socioeconomics, this section of the DEIS will discuss the existing tax revenues generated by the subject site and the projected tax revenues of the proposed project. This analysis will assist in evaluating the potential impacts to community facilities and services. Tax information (i.e., tax bills and rates) will be obtained from the Town of Islip for this analysis.

Community Facilities and Services

The existing community services (i.e., police, fire, and ambulance) and the ability of these services to accommodate the proposed project will be discussed. The impact analysis contained in the DEIS will include consultations with the service providers

regarding existing demand for services and capacity, such that the DEIS will analyze the impact of the proposed action on community facilities and services.

Aesthetics and Cultural Resources

This section of the DEIS will discuss and depict (through representative photographs) the aesthetic character of the subject site and surrounding area. Views of the subject site from surrounding properties will be presented. To assess the impact of the proposed action on aesthetic quality, discussion of proposed setbacks, lighting, screening, and landscaping will be provided. If available, architectural renderings of the proposed buildings will be presented.

The on-line resources of the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") will be reviewed to determine if the subject site is situated within an area of potential cultural sensitivity. In the event that OPRHP indicates a potential for cultural sensitivity, a cultural resources assessment will be performed. The impact of the proposed project on any identified cultural resources will be evaluated.

**Mitigation Measures**

As the DEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, this section of the DEIS will set forth measures to mitigate those impacts.

**Alternatives**

Pursuant to 6 NYCRR §617.9(b)(5)(v), the DEIS will contain an analysis of the SEQRA-mandated "No-Action" alternative (i.e., site remains as it currently exists).

**ORGANIZATION OF VOLUNTARY DEIS:**

The following is a proposed table of contents, illustrating the organization of the voluntary DEIS:

1.0 Executive Summary
2.0 Description of the Proposed Action
- 2.1 Introduction
- 2.2 Brief History of the Site and Summary of Existing Conditions
- 2.3 Need and Benefits of the Proposed Project and Objectives of the Project Sponsor
- 2.4 Design and Layout of the Proposed Development
- 2.5 Required Permits and Approvals

3.0 Existing Environmental Conditions
- 3.1 Soils and Topography
- 3.2 Water Resources
- 3.3 Land Use, Zoning, and Community Character

3.4 Transportation
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4.0 Probable Impacts of the Proposed Action
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6.0 Unavoidable Adverse Effects
7.0 Alternatives and Their Impacts
7.1 No-Action – Site Remains As It Currently Exists
8.0 Irretrievable and Irreversible Commitment of Resources
9.0 Growth-Inducing Aspects
10.0 Use and Conservation of Energy
11.0 References

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