
APPENDIX A

**FINAL SCOPE FOR THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
AMENDMENTS TO THE ZONING CHAPTER OF THE
CODE OF THE TOWN OF ISLIP (CHAPTER 68 OF THE CODE OF THE TOWN OF ISLIP),
INCLUDING THE BUILDING ZONE MAP, TO ESTABLISH THE
ISLIP SMART GROWTH PLANNED DEVELOPMENT DISTRICT (“ISGPDD”) AND
CHANGES IN THE ZONING CLASSIFICATION OF CERTAIN PARCELS, NOW
CLASSIFIED IN THE “INDUSTRIAL 1” AND “INDUSTRIAL CORRIDOR” ZONING
DISTRICTS, SO AS TO INCLUDE SUCH PARCELS IN THE NEWLY-ESTABLISHED
ISGPDD, AND REDEVELOPMENT OF THE RECLASSIFIED PARCEL IN ACCORDANCE
WITH THE ISGPDD AND CONCEPTUAL MASTER PLAN
(TO BE KNOWN AS “ISLIP PINES”) THEREFOR
NORTH SIDE OF SUNRISE HIGHWAY, EAST OF VETERANS MEMORIAL HIGHWAY
HOLBROOK, TOWN OF ISLIP**

Overview

This document is a Final Scope for the Draft Environmental Impact Statement (“DEIS”) for adoption of amendments to the zoning chapter of the Code of the Town of Islip (Chapter 68 of the Code of the Town of Islip), including the Building Zone Map, to establish the Islip Smart Growth Planned Development District (“ISGPDD”); changes in the zoning classification of certain parcels, which constitute the subject property, designated as Suffolk County Tax Map Numbers District 0500 – Section 217 – Block 02 – Lots 3.2 and 9.5, District 0500 – Section 218 – Block 01 – Lots 1.11, 2.5, 2.6, 3.3, 3.4, 4.19, 5, and 6 and District 0500 – Section 239 – Block 01 – Lots 6.1, 7, 17.2, 17.5, 17.6 and 17.7, and now classified in the “Industrial 1” and “Industrial Corridor” zoning districts, so as to include such parcel in the newly-established ISGPDD; approval of a Conceptual Master Plan to be known as Islip Pines; and redevelopment of the subject property, in accordance with the ISGPDD and the Conceptual Master Plan for Islip Pines.

The subject property consists of 135.24± acres and is situated on the north side of Sunrise Highway, east of Veterans Memorial Highway, hamlet of Holbrook, Town of Islip.

The adoption of the proposed ISGPDD is intended to encourage the environmentally-respectful mixed-use, smart growth development of a property that has remained undeveloped and underutilized for more than twenty-five (25) years.

To ensure that the DEIS will address all significant issues, the Town Board of the Town of Islip, as lead agency, has issued a Positive Declaration and has elected to conduct formal scoping, pursuant to 6 NYCRR §617.8. The applicant has prepared a Draft Scope, which provides a description of the proposed action and the applicant’s proposed content for the DEIS. This Final Scope has been prepared in accordance with 6 NYCRR §617.8 and sets forth the following:

- Brief description of the proposed action;
- Potentially significant adverse impacts;
- Extent and quality of information needed to adequately address potentially significant adverse impacts;
- Initial identification of mitigation measures; and
- Reasonable alternatives to be considered.
- Identification of the Information/Data to be Included in Appendices Rather than in the Body of the DEIS

Description of the Proposed Action

The proposed project involves the creation of a new zoning district to be known as the Islip Smart Growth Planned Development District ("ISGPDD"), the rezoning of the subject property (consisting of 135.24± acres) into such zoning district, and the development of the subject property into Islip Pines, a mixed-use, smart-growth community. The zoning district would provide for three subdistricts including residential, retail/commercial and industrial. The residential subdistrict ("ISG-R") would comprise 20.05± acres (14.8 ± percent of the property), the retail subdistrict ("ISG-RT") would comprise 46.0± acres (34.0± percent of the property), and the industrial subdistrict ("ISG-I") would comprise 69.18± acres, which represents 51.2± percent of the overall property.

The Conceptual Master Plan for Islip Pines includes 428 for-sale, work-force residential units within the ISG-R subdistrict, and 482,336 square feet of retail/commercial space within the ISG-RT subdistrict, and 1.3 million square feet of industrial, office, and hotel space, within the ISG-I subdistrict.

Islip Pines would be served by municipal sewer and public water. Access to the site would be from Beacon Drive, and a newly-created internal roadway (Church Court), which would separate the ISG-RT subdistrict from the ISG-R subdistrict and a portion of the ISG-I subdistrict.

The proposed ISGPDD zoning district is designed to allow for the creation of an efficiently-designed, mixed-used community that offers almost an equivalent amount of industrial development as allowed under the current zoning, and additional commercial, retail, entertainment, class-A office space, hotel, and residential possibilities that will be a positive jobs and tax generator for Holbrook and the Town of Islip.

In order to implement the proposed action, the following approvals are required:

<u>Permits/Approvals Required</u>	<u>Agency</u>
Adoption of Islip Smart Growth Planned Development District	Town of Islip Town Board
Change of Zone of 135.24± Acres to Islip Smart Growth Planned Development District	Town of Islip Town Board
Approval of Conceptual Master Plan for the Islip Smart Growth Planned Development District	Town of Islip Town Board
Site Plan Approval	Town of Islip Planning Board
Subdivision Approval*	Town of Islip Planning Board
Sanitary Disposal and Water Supply	Suffolk County Department of Health Services
Sewer Connection	Suffolk County Sewer Agency Suffolk County Department of Public Works
Public Water Connection	Suffolk County Water Authority
Storm water Discharge Permit	New York State Department of Environmental Conservation
Highway Work Permit	Town of Islip Division of Traffic Safety New York State Department of Transportation Suffolk County Department of Public Works
Permission to Cross Utility Easement	Long Island Power Authority
Referrals	Suffolk County Planning Commission

*To be determined.

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description of the proposed zoning district (the ISGPDD), the rezoning of the subject parcel to the ISGPDD, and the Conceptual Master Plan for Islip Pines, which has been briefly described above. The *Description of the Proposed Action* section of the DEIS will specifically include information relating to:

- Existing site conditions;
- Physical characteristics of the site, such as the boundaries, size, and existing

pervious and impervious areas;

- Surrounding land uses and road/highway network;
- Site, project history, and objectives of the project sponsor;
- Description of the proposed ISGPDD; including the intent and objectives, the overall development concept, and features of the proposed redevelopment, and proposed types of buildings and uses;
- Workforce housing;
- Non-residential uses;
- Utilities and infrastructure requirements, including water supply, wastewater treatment, storm water management, and energy supply;
- Information on the proposed conceptual development, including proposed zoning and conceptual build-out data (e.g., estimates of areas of buildings, pavement, natural areas, landscaping, buffers, etc.);
- Discussion of proposed traffic and circulation plan, which encompasses on-site vehicular and pedestrian circulation, parking, access and roadway information;
- Project purpose, need and benefits, including the need for workforce housing;
- Estimated phasing and schedule for initial phases; and
- Required Town, County and State approvals.

Potentially Significant Adverse Impacts

The DEIS will be prepared in accordance with a Final Scope to be issued by the lead agency and in accordance with 6 NYCRR §617.9(b). Based upon review of the site, the proposed plan, and the Environmental Assessment Form ("EAF"), a Positive Declaration has been issued by the Town Board of the Town of Islip. The potential adverse impacts and other relevant issues will be fully addressed in various DEIS sections, 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. This information will be supplemented with test hole

data. 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 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 description of measures that will be implemented to mitigate impacts due to potential erosion and off-site sediment transport 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. Finally, this section will discuss the impacts and mitigation associated with the subsurface conditions.

Water Resources

Regional and local hydrogeological conditions and water quality will be discussed. Depth to groundwater and direction of flow will also be determined, including an analysis of historic groundwater levels within 1/2 mile of the subject property¹

Water use and sanitary flow for both the residential and commercial portions of the site will also be projected. The site is proposed to be served by public water, and sanitary flow is proposed to be accommodated via connection to the Parkland Sewer District. The DEIS will include documentation confirming service from the Suffolk County Water Authority and the Parkland Sewer District. Impacts associated with increased sanitary flow to existing sewage treatment facilities will be evaluated, including the potential need for infrastructure improvements, expansion and improvement of treatment facilities and increased maintenance and servicing of existing facilities.² The potential for impacts to overall water pressure in the neighboring community will be evaluated.³

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, proposed future maintenance practices for stormwater collection and leaching structures, discussion of anticipated changes in drainage patterns, and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements, including the prevailing storm water regulations. Impact of the proposed action on existing off-site drainage patterns will be assessed. Specifically, the potential for increased flooding on surrounding

¹ Various, residents on Bishop Lane and within the Parkland subdivision

² Various, residents within the Parkland subdivision

³ Donna Bartolomeo, resident

properties and roadways as a result of eliminating existing recharge taking place on the subject property will be evaluated.⁴

According to the Town of Islip's *Green's Creek and Browns River Watershed Management Plan*, the subject site is within the Brown's River Watershed. Impacts of proposed development to water quality within the watershed will be evaluated. Alternative methods of addressing runoff and recharge will be evaluated, including strategic preservation of open space, and passive surface drainage systems.⁵

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.

Ecology

Natural resources existing on the site will be evaluated in the DEIS through an inspection of the site by a qualified biologist/ecologist to determine the vegetation, wildlife, and general habitat character. An inventory of flora and fauna observed and expected will be provided in this section of the DEIS along with a vegetation map. Protected native plants, and plant and animal species listed as endangered, threatened, or of special concern, if any, will be identified. As part of the ecological assessment, the New York State Department of Environmental Conservation ("NYSDEC") Natural Heritage Program will be contacted to obtain available information on potential significant natural resources on the site and in the surrounding area.

NYSDEC Freshwater wetland maps and National Wetland Inventory maps will be consulted as to the presence of wetlands on the site or in the vicinity thereof.

Once the existing conditions data are obtained, future changes expected to impact natural resources on the site and/or in the surrounding area will be assessed. Specifically, this section of the DEIS will evaluate potential impacts of the proposed redevelopment plan on the site and area ecology. Impacts related to the construction phase of the project will be evaluated, including displacement of existing animal species into the surrounding

⁴ Various, residents on Bishop Lane and within the Parkland subdivision

⁵ Tuthills Creek Alliance

neighborhood⁶. Buffer areas, landscaping, and other proposed mitigation measures will also be described.

Land Use and Zoning

This section of the DEIS will describe existing land use and zoning on the subject site and in the surrounding area. A physical description of the site (size, boundaries, etc.) will be provided. The character of the site and the surrounding residential, retail, and industrial properties also will be described. The consistency of the proposed action with relevant land use (comprehensive) plans and policies will be evaluated. Discussion of how the project does or does not comply with the following plans will be included⁷:

- Town of Islip, Comprehensive Plan Volume 1: The Goals
- Town of Islip, Comprehensive Plan Volume 7H: Community Identity, Holbrook and Bohemia
- Town of Islip, Comprehensive Plan Volume 7E: Community Identity, Oakdale, West Sayville, Sayville, Bayport
- Town of Islip, Comprehensive Plan Progress Report Volume 1: Achievements and Challenges
- Town of Islip, Veterans Memorial Highway Corridor Study
- Town of Islip, Sunrise Highway Corridor Study
- Town of Islip, Overall Economic Development Plan
- Suffolk County Planning Commission, Smart Communities through Smart Growth
- Suffolk County Planning Commission, Retail Commercial Development, Suffolk County NY
- Suffolk County Planning Commission, Shopping Centers and Downtowns
- Suffolk County Department of Planning, Draft Sunrise Highway Corridor Study

In addition, a discussion of the utility rights-of-way that traverse the subject property, any restrictions that may be imposed, and the impacts to such rights-of-way will be included herein.

This section of the DEIS will also describe the proposed action in detail, including the creation of the ISGPDD, the characteristics of such zoning district and its subdistrict, the uses permitted within its subdistricts, and the bulk and dimensional requirements of each subdistrict. In addition, the DEIS will describe the process by which the ISGPDD shall be applied to the subject site (the rezoning process). The DEIS will also describe the proposed plan for the subject site and will describe the areas to be developed with

⁶ Robert and Bonita Schwann

⁷ Town of Islip Planning Department, Suffolk County Planning Department, South Shore Civic Alliance, Bayport Civic Association, Tuthills Creek Alliance, Sayville Chamber of Commerce, Stephen M. Jones, AICP,

buildings, parking areas, roadways, walkways, etc. as well as other impervious areas and their use.

Additionally, as the proposed ISGPDD would be a newly-created zoning district, the DEIS will assess the impacts of the creation of such PDD, including a discussion of the uses permitted within each sub district and the bulk and dimensional requirements of each sub district⁸. Furthermore, the consistency of the proposed plan with the proposed ISGPDD will be assessed.

Based on the foregoing information, the DEIS will assess the impacts of the proposed action, including the construction of various housing types and non-residential uses, on land use, zoning (including bulk requirements) and the established neighborhood character. The impact assessment will focus on evaluating the consistency and compatibility of the proposed action with "smart growth" principles, established public policy and relevant comprehensive plans⁹.

Transportation and Parking

A Traffic Impact Analysis will be completed to assess the existing and future traffic conditions in the study area in accordance with agency requirements. This document will include peak-hour turning movement traffic counts at key intersections, merge/diverge sections and weaving locations adjacent to the subject site. Weave analysis shall be based on ambient speeds, not posted speed limits.¹⁰ As the proposed development would include a variety of uses with diverse traffic characteristics, the analysis would include the following study periods:

- Typical Weekday Morning (7:00 a.m. – 9:00 a.m.);
- Typical Weekday Evening (4:00 p.m. – 7:00 p.m.); and
- Typical Saturday Midday (11:00 a.m. – 2:00 p.m.).

The traffic counts will be conducted and seasonally adjusted as necessary to be in accordance with industry-standard guidelines. The proposed scope will be distributed for comments to State, County and Town representatives and will be coordinated as necessary. In addition to vehicular turning movement counts, Automatic Traffic Recorders (ATR) will be placed on Sunrise Highway North Service Road, Sunrise Highway South Service Road,¹¹ Veterans Memorial Highway (NYS Rt. 454), Nicolls Road (CR 97) and Church Street to collect traffic volume data continuously throughout a 24-hour period for at least seven days.

⁸ Stephen M. Jones, AICP

⁹ Town of Islip Planning Department, Stephen M. Jones AICP

¹⁰ Suffolk County Department of Planning

¹¹ Town of Islip Planning Department

The following locations are proposed to be studied:

- Sunrise Highway (NYS Rt. 27) and Nicolls Road (CR 97) Interchange;
- Sunrise Highway North Service Road & Beacon Drive;
- Veterans Memorial Highway (NYS Rt. 454) and Church Street;
- Veterans Memorial Highway (NYS Rt. 454) and Broadway Avenue;
- Church Street & Broadway Avenue;
- Sunrise Highway North Service Road & Broadway Avenue; and
- Sunrise Highway South Service Road & Broadway Avenue.
- Nicolls Road (CR97) and Greenbelt Parkway¹²
- Nicolls Road (CR97) and Church Street¹³

The traffic count data will be appropriately balanced to determine the one-hour peak period of traffic activity. Intersection Capacity Analyses will be prepared for existing conditions utilizing industry standard methodologies such as Highway Capacity Software (“HCS”) and/or Synchro/SimTraffic software to report Level of Service, delay, queuing, and other required parameters.

The future No-Build traffic condition will be analyzed to assess future traffic conditions within the study network without consideration of the Islip Pines site-generated traffic. The No-Build traffic condition will consider the project’s estimated timeline, a background growth rate specific to the area in accordance with LITP2000 with an estimated time of completion of +5 years, ¹⁴and any planned development or public improvement projects that have been approved or are under construction at the time the Traffic Impact Analysis is prepared, including but not limited to the corridor located on the South Service Road between Broadway Avenue and Nicolls Road (CR97). All existing developments shall be analyzed at full occupancy.¹⁵ The applicant shall have the option of also providing a no-build traffic condition using a ten (10%) percent vacancy rate in the study area which reflects, on average, the true current occupancy conditions. The No-Build Capacity Analysis utilizes the methodology previously described following full inclusion of these elements.

The Build Condition will be prepared by adding the newly-generated site traffic onto the No-Build traffic volumes. Based on the findings of the Build Condition analysis, recommendations and mitigation measures would be presented, as necessary.

¹² Suffolk County Department of Public Works

¹³ Suffolk County Department of Public Works

¹⁴ Suffolk County Department of Public Works

¹⁵ Suffolk County Department of Public Works

Due to its close proximity with the interchange of Nicolls Road (CR97) and Sunrise Highway (NYS Rte. 27), the traffic analysis will consider the removal of existing Beacon Drive in favor of a larger combined access point further to the west.¹⁶

Additionally, Motor Vehicle Accident (“MVA”) data will be reviewed and analyzed to identify accident trends and specific problematic locations within the existing study network. The analysis will be based on the most recent three years of MVA reports to be provided by the NYSDOT and the Suffolk County Police Department.

Finally, as the land uses proposed within this mixed-use development are anticipated to have relationships that result in motorists visiting multiple land uses on the same auto trip, a Shared Parking Analysis will be prepared to assess the proposed parking supply. The goal of this analysis is to find the balance between providing adequate parking to support a development and minimizing the negative impacts of excessive land area or resources devoted to parking. Parking calculations in accordance with existing Town of Islip requirements will be shown for comparison.¹⁷

Impacts related to increased truck traffic caused by the development will be evaluated. Loading facilities will be located in areas to minimize impacts to neighboring residents to the north. Truck routing plans will be provided which minimize impacts to neighboring residential streets.¹⁸

Community Facilities and Services

As the proposed action includes both residential and commercial development, the expected impact on community services will be evaluated. Specifically, the DEIS will assess the impacts of the proposed action on schools, solid waste, the Suffolk County Water Authority, the Southwest Sewer District, utilities and emergency services. The impact assessment will include consultation with the various service providers to determine the ability of such service providers to meet the demands of the proposed development.

Energy¹⁹

This section of the DEIS will identify the energy suppliers and will provide estimates of the energy needs of the proposed “smart growth” community. In addition, this section of the DEIS will include measures that will be employed to minimize energy use and foster energy efficiency.

¹⁶ Suffolk County Department of Public Works

¹⁷ Town of Islip Planning Department

¹⁸ Town of Islip Planning Department

¹⁹ Town of Islip Planning Department

Specifically, the DEIS will assess potential methods of energy conservation for the proposed development. Use of green building techniques will be considered and energy efficient building systems will be evaluated. This analysis will include an evaluation of the potential for use of renewable energy sources such as solar, wind and geothermal to meet all or part of the energy needs of the proposed action.

Open Space and Recreation²⁰

Open space and recreational facilities to be provided within the proposed "smart growth" community will be described. Use of open areas for surface water recharge, aesthetic quality, buffers to adjacent residential uses and preservation of existing native species on site will be presented.

The impact of the proposed action on the proposed Greenleaf Trail will be assessed. The possibility for utilization of existing LIPA right-of-ways adjacent to the subject property for portions of the Trail will be assessed, and consideration will be given to incorporating the Trail into the design of the Conceptual Master Plan for Islip Pines.

The current proposed plan includes use of open space as a buffer to adjoining residents, which is a technique that has been implemented successfully on other development sites elsewhere in the Town. The adequacy of the buffer proposed for this site will be assessed, including a discussion of both the area and the buffer treatment proposed (screen plantings, berms, fences, etc.)

Socioeconomics

Existing socioeconomic characteristics (e.g., population, housing, income, employment, tax revenue) of the site and area will be identified. Projections of future socioeconomic conditions (specifically numbers of residents, types of housing and number of jobs, upon development of the site) will be presented. A discussion of the need for workforce housing will be included. Projected tax information also will be presented.

An economic and fiscal impact analysis will be completed which includes the following information:

- Market feasibility analysis for the proposed movie theater and hotel which includes discussion of recent elimination of the United Artists movie theater on

²⁰ Town of Islip Planning Department, Stephen M. Jones AICP, Tuthills Creek Alliance, Parkland Civic Association

the South Service Road²¹

- Impacts of the proposed action on existing commercial centers, including existing retail nodes on Sunrise Highway identified in the Suffolk County Sunrise Highway Corridor Study and central business districts in Holbrook, Sayville, Bayport, and Patchogue²²
- Economic impacts of the proposed development as compared to as-of-right development of the property, including a comparison of job creation and potential uptake and/or displacement of existing uses by the project and the effects of the areas of the greater community.²³

Aesthetics and Cultural Resources

This section of the DEIS will discuss the aesthetic character of the area and representative photographs will be provided. Potential changes to visual character from various vantage points will be evaluated through the provision of post-development depictions as well as narrative descriptions. Proposed elevations and building heights will be presented in plan and grade views in order to assess visual impacts to neighborhood character. Appropriate mitigation and setbacks will be provided as needed.²⁴

The database and maps of the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) will be consulted to determine if the subject site is situated within an area of potential cultural sensitivity. In the event that these OPRHP sources indicate a potential for cultural sensitivity, a cultural resources survey would be performed by a qualified archaeologist.

Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

In order to conduct the analyses of potential adverse impacts, available information will be collected and reviewed and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

Impact on Soils and Topography

- Existing reports regarding subsurface conditions and demolition activities
- *Soil Survey of Suffolk County*

²¹ Town of Islip Planning Department, Allen Wone, Ron Schnell, Bonnie Schwann, Robin Fox

²² Town of Islip Planning Department, Suffolk County Planning Department, South Shore Civic Alliance, Bayport Civic Association, Sayville Chamber of Commerce,

²³ Town of Islip Planning Department

²⁴ Town of Islip Planning Department

- Soil borings, if available
- USGS Maps and available site-specific topographic surveys

Impact on Water

- *Long Island Comprehensive Waste Treatment Management Plan*
- *Nationwide Urban Runoff Program ("NURP")*
- *Nonpoint Source Management Handbook*
- Consultations with the SCWA and the SCDPW
- Suffolk County Sanitary Code Articles 6, 7 and 12
- *Town of Islip Green's Creek and Browns River Watershed Management Plan*²⁵

Impact on Ecology

- Site inspections by a qualified biologist/ecologist
- Consultations with the NYSDEC Natural Heritage Program

Impact on Land Use and Zoning

- Available and relevant zoning codes and maps and comprehensive plans (master plans, planning documents, etc.) of the Town of Islip and County of Suffolk
- Site and area inspections

Impact on Transportation and Parking

- Traffic counts
- Accident data review
- Projections of site-generated traffic using Institute of Transportation Engineers ("ITE") publication entitled Trip Generation, Eighth Edition
- Transportation Research Board ("TRB") *Highway Capacity Manual*
- Highway Capacity Software or Synchro/SimTraffic Software
- NYSDOT Highway Design Manual
- Federal Highway Administration ("FHWA") *Manual on Uniform Traffic Control Devices (MUTCD)*
- *ITE Parking Generation Manual*
- Urban Land Institute ("ULI") *Shared Parking Manual*
- American Association of State Highway and Transportation Officials ("AASHTO") Policy on Geometric Design of Highways and Streets
- Americans with Disabilities Act guidelines
- NYSDOT Long Island Transportation Plan 2000

²⁵ Town of Islip Planning Department

- Draft *Sunrise Highway Corridor Study* – Suffolk County Planning Department
- Consultation with NYSDOT, SCDPW and Town of Islip Division of Traffic Safety

Impact Community Facilities and Services

- Consultations with community service providers (police, fire departments/districts, ambulance services, water purveyors, sanitary sewer facilities, solid waste facilities, school district and utility providers)

Impact on Energy

- Consultations with the Long Island Power Authority²⁶

Impact on Open Space²⁷

- Consultations with the Town, County and State regarding parks and recreational facilities in the area
- Available plans for proposed Greenleaf Trail

Impact on Socioeconomics

- 2000 *Census of Population and Housing* and updated demographic data, where available
- Data from New York State Department of Labor²⁸
- Consultations with Town of Islip Tax Assessor and Tax Receiver

Impact on Aesthetics and Cultural Resources

- Site and area inspections and photographs
- State and National Registers of Historic Places
- OPRHP correspondence

Initial Identification of 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. Actions required and parties responsible to implement the mitigation measures will be

²⁶ Town of Islip Planning Department

²⁷ Town of Islip Planning Department, Tuthills Creek Alliance

²⁸ Town of Islip Planning Department

identified.

Reasonable Alternatives to Be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action. Thus, the DEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively compare these impacts to those associated with implementation of the proposed action, based upon the specific issues outlined above:

- No-Action (site remains as it currently exists); and
- Redevelopment in accordance with prevailing zoning.

Identification of the Information/Data to be Included in Appendices Rather than in the Body of the DEIS

The DEIS will contain appropriate appendices to support information and analyses contained in the body of the document. Although it is not possible to enumerate all appendices that may be included until the analyses are completed, the following are expected:

- Copy of the Positive Declaration and the Final Scope;
- Language of the proposed Islip Smart Growth Planned Development District ("ISGPDD") ordinance;
- Project plans;
- Alternative plans;
- As appropriate, relevant excerpts of documents used in preparation of the DEIS;
- Copies of correspondence related to issues discussed in the DEIS; and
- Traffic Impact Study.
- Economic and Fiscal Impact Study



TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT

Phil Nolan, Supervisor
David Genaway, A.I.C.P., Commissioner

April 11, 2011

Gail A. Pesner, AICP, Senior Project Manager
VHB Engineering, Surveying and Landscape Architecture, P.C.
2150 Joshua's Path, Suite 300
Hauppauge, NY 11788

Re: **Application of Serota Islip, LLC (CZ2008-37) Draft Environmental Impact Statement**
North of Sunrise Highway, east of Veterans Memorial Highway, Holbrook

Dear Ms Pesner,

The Draft Environmental Impact Statement (DEIS) submitted for the "Islip Pines Smart Growth Planned Development District" (ISGPDD) on February 23, 2011 has been reviewed by the Town of Islip Department of Planning and Development and compared to the Final Scope for the Environmental Impact Statement. The following are issues that are to be addressed prior to our determination of completeness of the document. Page numbers reference the Final Scope except where noted.

Soils and Topography

- "The *Soil Survey of Suffolk County* will be used to determine soil types on the site, and the characteristics of such soils. This information will be supplemented with test hole data." (page 4-5)
It is stated in the DEIS that the test holes used are all at the southwest corner of the site. Please provide a map indicating the locations of these test holes on the subject property.

Water Resources

- "Depth to groundwater and direction of flow will also be determined, including an analysis of historic groundwater levels within ½ mile of the subject property." (page 5)
The DEIS includes a discussion of USGS data from monitoring wells in the vicinity of the subject site, however there are additional studies which have been done in this area that must be included for this analysis to be complete. Copies of these documents have been attached for your reference, specifically:
 - Suffolk County Department of Public Works: Drainage Improvements including Groundwater Relief Phase I-Feasibility Study
 - Lake Ronkonkoma Clean Lakes Study
 - Bishop Lane Groundwater Study, Holbrook NY
- "The DEIS will include documentation confirming service from the Suffolk County Water Authority and the Parkland Sewer District." (page 5)
Documentation has not been provided from the Suffolk County Water Authority.

Draft Environmental Impact Statement – comments for Completion

- “Impacts associated with increased sanitary flow to existing sewage treatment facilities will be evaluated, including the potential need for infrastructure improvements, expansion and improvement of treatment facilities, and increased maintenance and servicing of existing facilities.” (page 5)
Documentation is given in the DEIS that indicates there is existing capacity in the Parkland Sewer District to accommodate the proposed action. However, there is no specific discussion of the potential impacts of connection and ongoing maintenance of the existing facilities.
- “The potential for impacts to overall water pressure in the neighboring community will be evaluated.”(page 5)
This issue is not discussed in the DEIS.
- “Impact of the proposed action on existing off-site drainage patterns will be assessed. Specifically, the potential for increased flooding on surrounding properties and roadways as a result of eliminating existing recharge taking place on the subject property will be evaluated.”(page 5-6)
This issue is not discussed in the DEIS.

Land Use and Zoning

- It is stated numerous times in the DEIS that The Town of Islip Sunrise Highway Corridor Study was adopted by the Town Board in 1984, the correct date is 1986.
- Page 74 of the DEIS states “the Sunrise Highway Corridor Study does not specifically mention the subject property with respect to existing conditions or recommendations.”

The Sunrise Highway Corridor Study identified 18 sectors of vacant land along Sunrise Highway for which existing land use policy was inadequate. Sector 17 includes a portion of the subject property, with a recommendation that “the entire sector should be rezoned from business to industrial”. The relevant pages from the study have been attached for your information. This statement is false, and should be revised to reflect the fact that there is a specific recommendation in the Study for a portion of the subject property.

- Page 179 of the DEIS states that “The site is located adjacent to Sun Vet Mall to the west, across Veterans Memorial Highway and Sunrise Highway form a commercial node, of which the subject site is a part. Therefore, the proposed retail development of this site is would [sic] become part of this commercial node, and, therefore complies with this recommendation”.

The Sunrise Highway Corridor Study clearly defines the existing clusters of retail development where future retail should be channeled, which do not include any portion of the subject property. The relevant page from the study has been attached for your information. This statement is misleading and inaccurate, and should be deleted.

Transportation and Parking

- “Weave analysis shall be based on ambient speeds, not posted speed limits”(page 8)
There is no indication in either the main text of the DEIS or the Traffic Impact Study included in Appendix G that this directive was followed. Pages 2 through 4 of the Traffic Impact Study reference posted speed limits for each of the roadway sections included in the study, with no mention of ambient speeds.
- Please add the following information from the Traffic Impact Study found in Appendix G to the main text of the DEIS for clarity and ease of review:
 - Discussion of the potential removal of Beacon Drive on pages 23-24
 - Level of Service/Average Control Delay
 - Comparative Level of Service (Delay) Tables for each of the intersections studied

Socioeconomics

While this section at least superficially addresses all of the requirements of the Final Scope, the following fundamental issues with this section of the DEIS are unacceptable. These issues must be addressed in order for the DEIS to be deemed complete.

- The statement made on page 237 of the DEIS that “Based upon the foregoing, economic competition is not a valid issue for review under SEQRA” inaccurately portrays the foregoing analysis as being invalid, or improperly included in the DEIS.

In correspondence from your own team relating to this project during our review of the draft scope, it was stated that “The potential impact of a project on a commercial center can be relevant to SEQRA only to the extent that numerous vacancies would impact the neighborhood character”. Implicit in this statement is an understanding that impacts to existing commercial centers are not automatically invalid for review under SEQRA.

By including the requirement in the final scope that the applicant evaluate impacts to existing commercial nodes along Sunrise Highway and downtowns within the study area, the Town Board as Lead Agency has made a determination that the viability of these commercial centers is directly linked to the issue of neighborhood character and is therefore a valid issue for review under SEQRA. This should be made clear in the DEIS.

- Based on the information provided in Tables 49 and 51 of the DEIS¹, it appears that approximately 90,676+/- square feet of retail space for the identified convenience retail goods and approximately 36,021+/- square feet of retail space for the identified shopping retail goods could be supported at the subject site. This seems to indicate that the total amount of new retail space that could be supported at the subject site is approximately 126,697+/- square feet. The proposed action consists of 408,673 square

¹ “Potential Supportable Square Feet for Identified Underrepresented Convenience Goods, 2010” and “Potential Supportable Square Feet for Identified Underrepresented Shopping Goods”, respectively

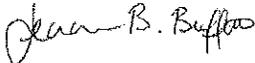
Draft Environmental Impact Statement – comments for Completion

feet of retail space, non-inclusive of the 60,000 square feet of cinema space also included within the retail subdistrict.

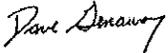
The data presented in the DEIS suggests that the proposed retail component of this action would exceed the level of retail that can be supported at this site by approximately 281,976 square feet. The assertion on page 242 of the DEIS that the proposed project is not expected to adversely affect existing retail concentrations in the study area does not appear to be supported by the evidence presented. This apparent discrepancy must be either revised or explained.

These comments must be addressed in order for the DEIS to be deemed complete. Please do not hesitate to contact this department with any questions or concerns regarding this matter.

Sincerely,



Jeanmarie Buffett, AICP
Deputy Commissioner



David Genaway, AICP
Commissioner

enc.

CC: Phil Nolan, Supervisor
Gene Parrington, Deputy Supervisor
Steven Flotteron, Councilman
John Edwards, Councilman
Trish Bergin Weichbrodt, Councilwoman
Alicia O'Connor, Town Attorney
George Hoffman, Chief of Staff
David Janover, P.E., Town Engineer
Donald Caputo, DPW Traffic Consultant
Bram Weber, Esq.