

**APPENDIX A**

**MISCELLANEOUS DOCUMENTS**

**Appendix A-1**  
**Draft Local PDD Law**

Germano & Cahill, P.C.

*December 3, 2018*

**PROPOSED ZONING**

**USE DISTRICT REGULATIONS**

**\*\*\***

**ISLAND HILLS PLANNED DEVELOPMENT DISTRICT**

REV 12/03/18

**USE DISTRICT REGULATIONS:  
ISLAND HILLS PLANNED DEVELOPMENT DISTRICT**

**68-XX. Legislative Intent.**

A. The intent of this district is to encourage superior mixed-use development in accordance with a concept plan of the Island Hills Planned Development District (hereinafter the "concept plan"), approved by the Town Board, which shall specify the location of land uses and the ultimate scale and density of development. Development in this district shall be in accordance with the approved concept plan, which shall contain specific guidelines in terms of height, architecture, recreation facilities, landscaping, streetscape, traffic mitigation and drainage.

B. To the extent this article is inconsistent with Town Law § 267, Subdivision 2, 280a, Subdivision 4, and the Islip Town Code § 68-415 or Chapter 47B, Local Law No. 4 of 1974, it shall supersede such provisions.

**68-XX. General Site Criteria.**

A. The site shall be located within a convenient distance to a downtown center or, in the alternative, existing retail services.

B. The site shall maintain convenient access to public transportation services.

C. The site shall be of sufficient size and shape so as to provide for the required buffer, landscaping and setback requirements.

D. The site shall be of sufficient size so as to provide for adequate parking in accordance with Town standards while still maintaining a residential appearance to the site.

E. The site shall be of sufficient size so as to provide for ample open space and/or recreation areas consistent with the needs of the residents and the goals of the Town of Islip.

**68-XX. Permitted Uses.**

A. Residential.

(1) One, Two and Three-bedroom apartments.

(2) Micro and studio apartments.

- B. Civic Arts Center.
- C. Accessory Uses. The following accessory uses shall be permitted:
  - (1) Common recreation facilities, including but not limited to clubhouse and community buildings, swimming pools, tennis courts, trellises, open and green spaces, community or shared agricultural centers, and similar facilities.
  - (2) Community center, including but not limited to community or shared work and office space and exercise facilities.
  - (3) Maintenance facilities and pool houses.
  - (4) Sewage treatment plant.
  - (5) Gatehouse(s) at access points.
  - (6) Other customary accessory uses, structures, and buildings, provided that such uses are clearly incidental to the principal use and do not include any activity commonly conducted as a business.
- D. Prohibited Uses. All uses not expressly permitted are prohibited.

**68-XX. Height.**

- A. Building height shall mean the vertical distance from the final first floor elevation to the highest point of the roof, provided that chimneys, spires and similar permitted projections shall not be included in height.
- B. Two-story residential and mixed accessory buildings shall not exceed 35 feet in height or two stories for occupancy purposes; provided, however, that the portion of the building which is erected in excess of 35 feet shall be set back a minimum of one additional foot of setback for each additional foot of height with relation to front yard, rear yard and side yard setbacks.
- C. Three-story residential buildings shall not exceed 45 feet in height or three stories for occupancy purposes; provided, however, that the portion of the residential building which is erected in excess of 45 feet shall be set back a

minimum of one additional foot of setback for each additional foot of height with relation to front yard, rear yard and side yard setbacks.

D. Four-story residential buildings shall not exceed 55 feet in height or four stories for occupancy purposes; provided, however, that the portion of the residential building which is erected in excess of 55 feet shall be set back a minimum of one additional foot of setback for each additional foot of height with relation to front yard, rear yard and side yard setbacks.

E. An accessory building shall not exceed 35 feet in height.

F. Flagpoles shall not exceed 40 feet in height.

**68-XX. Floor Area Ratio ("FAR").**

A. The total building area for all residential buildings, shall not exceed an FAR of 0.30 except when density bonuses are granted in accordance with §§ 68-XX and 68-XX of this article in which case a maximum FAR of 0.37 may permitted by the Town Board after public hearing.

B. Civic Arts Center and accessory buildings shall not occupy more than 15% of the total lot area.

**68-XX. Lot Area.**

The minimum required plot area for an apartment building shall be 80,000 square feet.

**68-XX. Maximum Permitted Density (dwelling units per acre).**

Density shall be determined based upon consistency with the general design criteria as determined by the Planning Board during the site plan review process. A maximum of 9 dwelling units per acre shall be permitted for apartments except as otherwise provided in §§ 68-XX and 68-XX of this article.

**68-XX. Density Bonuses.**

A. In accordance with the provisions of Town Law § 261-b, the Town Board is empowered to provide for a system of zoning incentives, or bonuses, as deemed necessary and appropriate to advance the Town's specific physical, cultural and social policies in accordance with the Town's comprehensive plan and in coordination with other community planning mechanisms or land use techniques.

B. The Town Board has determined that affordable housing, as well as energy and sustainable design, are suitable community benefits which warrant promotion through the density bonuses hereinafter described. If the Town Board determines that affordable housing/energy and sustainable design are not immediately feasible

or otherwise not practical, the Town Board may accept a payment to the Town in lieu thereof. Any such payment shall be deposited in a trust fund to be used by the Town Board exclusively for specific community benefits authorized by the Town Board.

C. In order to utilize the density bonuses described herein, an applicant shall make application for approval from the Town Board through the Department of Planning and Development in accordance with the procedures outlined in Article IVA of this chapter.

D. At no time shall overall densities exceed 12 units per acre for apartment buildings.

**68-XX. Affordable Housing.**

A. Minimum requirements. A minimum of 10% of all dwelling units permitted as of right pursuant to this article shall be designated as affordable housing in accordance with Town standards.

B. Affordable housing density bonus. Provided that a minimum of 10% of all units permitted as of right pursuant to this § 68-XX are maintained as affordable units, additional density may be permitted by the Town Board after public hearing pursuant to the following provision:

The maximum as of right density for apartment buildings may be increased, provided that each additional unit above 9 units per acre approved under this § 68-XX is designated as affordable housing in accordance with Town standards.

**68-XX. Energy and Sustainable Design.**

A. Energy and sustainable design density bonus. Additional density may be permitted by the Town Board after public hearing pursuant to the following provisions:

(1) The permitted density for apartment buildings may be increased, provided that solar, wind, geothermal, or other alternative renewable energy source deemed acceptable by the Town Board will provide a percentage of the total energy needs of the development, as measured using Comcheck or other applicable energy modeling system sanctioned by the New York State Energy Code, in accordance with the table below

<b>Total Energy Needs of Site Provided by Alternative Renewable Energy Source (percentage)</b>	<b>Additional Density Above Based Permitted (units per acre)</b>
At least 30%	Up to 1
At least 50%	Up to 2
At least 70%	Up to 3

(2) The permitted density for apartment buildings may be increased, provided that the development is consistent with Leadership in Energy and Environmental Design (LEED) standards or the National Green Building Standard (NGBS) for certification, in accordance with the table below. The bonus unit(s) shall not be constructed until proof of consistency has been verified by the Commissioner of Planning and Development.

<b>Type and Level of Standards</b>	<b>Additional Density Above Based Permitted (units per acre)</b>
LEED (Certified) or NGBS (Bronze) Standards for base level Certification or equivalent as approved by the Town Board	Up to 1
LEED or NGBS Standards for Silver Certification or equivalent as approved by the Town Board	Up to 2
LEED or NGBS Standards for Gold Certification or equivalent as approved by the Town Board	Up to 3

**68-XX. Width of Lot.**

A. The minimum width of lot for an apartment building shall be 200 feet throughout.

(1) Exception. A lot need not have the required width as measured parallel to and 30 feet back from the front property line, so long as:

(a) Said lot has the required width as measured parallel to and 50 feet back from the front property line;

(b) Said lot has frontage on a cul-de-sac or curvilinear road where the side lines of the lot are straight but not parallel and has a minimum width of 50 feet at the front property line; and

(c) Said lot otherwise complies with all requirements of this chapter.

**68-XX. Front Yard.**

A. The minimum required front yard setback for a two-story apartment building shall be 75 feet from any public roadway, public right-of-way or adjacent residential property, whichever is nearest.

B. The minimum required front yard setback for a three-story apartment building shall be 75 feet from any public roadway, public right-of-way or adjacent residential property, whichever is nearest.

C. The minimum required front yard setback for a four-story apartment building shall be 100 feet any public roadway, public right-of-way, or adjacent residential property, whichever is nearest.

D. The minimum required front yard setback for security booths and gatehouses shall be 25 feet.

E. The minimum required front yard setback for all other accessory buildings shall be 75 feet any public roadway, public right-of-way or adjacent residential property, whichever is nearest.

**68-XX. Side Yard and Rear Yard.**

A. A minimum setback of 50 feet shall be provided for all apartment buildings from all adjoining properties outside the development site, except when density bonuses are granted in accordance with §§ XX and XX of this article, in which case a minimum setback of 25 feet may be permitted by the Town Board after public hearing.

B. A minimum setback of 25 feet shall be provided for all accessory buildings.

**68-XX. Permitted Encroachments.**

A. Cornices, eaves, gutters and chimneys projecting not more than 24 inches.

B. Bay windows and fireplaces not wider than six feet and not projecting more than 24 inches.

C. Open and unroofed entrance platforms or terraces not wider or deeper than six feet nor more than three feet in height.

**68-XX. Exterior Site Improvements, Land Clearing and Parking.**

A. The exterior site improvements and land clearing of property shall be regulated under the Subdivision and Land Development Regulations and Article XXXI of this chapter.

B. A minimum buffer area of 25 feet in width, in accordance with Town standards, shall be provided and maintained adjacent to any residential zone or use.

C. A minimum of 1.75 parking stalls per residential unit shall be provided. Up to 15% of the required parking stalls may be landbanked.

**68-XX. Fences.**

See Article XXX of this chapter.

**68-XX. Development.**

Development shall be performed in phases consistent with the general design criteria as determined by the Planning Board during the site plan review process.

**68-XX. Subdivision.**

The site may be subdivided into a maximum of six (6) lots with all lots and building accessed by private roadways.

**Appendix A-2**  
**Notes on Energy and Sustainable Features**

Arrowstreet

*November 26, 2018*

## NOTES ON ENERGY AND SUSTAINABLE FEATURES

### Arrowstreet

November 26, 2018

#### Energy

Using energy modeling such as ComCheck or another model acceptable to the Town, the project team will determine both the energy requirements for the entire project as well as for each individual building. Once the required amount of energy is determined, the project team will review different alternative energy systems for their appropriateness and feasibility for use at the site, the systems reviewed to include but not be limited to:

- On- or off-site solar
- On- or off-site wind
- On-site geothermal

If and where feasible, the developer will consider some combination of these alternatives, which may include a long-term clean power purchasing agreement.

#### Sustainable Design

Greybarn-Sayville will be sustainably designed to comply with the Leadership in Energy and Environmental Design<sup>®</sup> (LEED) standards or the National Green Building Standard (NGBS) for certification at a minimum of the Bronze level, or equivalent. Both of these standards provide several, similar paths toward meeting certification requirements including certifications for individual buildings as well as for entire project sites.

Both the LEED<sup>®</sup> and NGBS standards cover a diverse range of topics. The project team will create innovative design solutions related to these and other topics including but not limited to:

- Site Selection
  - re-use of previously-utilized land that is not in its natural state
  - location with access to both local/regional road networks and public transit
  - availability of sufficient utilities
- Site Layout
  - minimize site disturbance by using existing site topography
  - locate access points at or near existing intersections
  - design to utilize existing site features
- Stormwater Management
  - maximize stormwater retention and/or infiltration to ground water
  - utilize landscape elements and planting to clean runoff
- Landscaping and Vegetation
  - retain and improve existing landscaping elements
  - remove invasive species and replace with native plants
  - survey and categorize existing healthy specimen trees and retain them where it is possible

- Open Space
  - create beneficial open space through innovative design
  - create a variety of open space options for different activities and preferences
  - design open space to be both usable as well as part of the storm water management system
- Water Utilization
  - minimize site water use by utilizing native and drought resistant plantings
  - minimize building water usage by utilizing low-flow and other water saving equipment
- Traffic and Parking Management/Reduction/Alternatives
  - provide the minimum parking required for the actual use
  - provide alternate means of transit including but not limited to ride-share, bike paths, walking paths, easy access to site amenities and beneficial open space
  - reduction of driving speeds through careful use of Complete Street design principles
- Energy Conservation
  - design buildings for solar orientation
  - design buildings with efficient heating and cooling systems
  - design building construction to meet or exceed construction standards for efficient multi-family buildings
  - where appropriate and available, utilize Energy Star equipment, windows and appliances
- Construction and Recycling Standards
  - limit construction waste via innovative construction techniques such as factory-built, panelized construction
  - manage construction waster through recycling and/or other innovative programs

In addition, both the US Green Building Council (USGBC) and the NGBS encourage many of the innovative design methodologies used at Greybarn-Sayville, including multi-family housing design via handicap accessible, multi-story buildings that:

- increase open space by reducing building footprints
- clustering of buildings to limit paving and other hardscape requirements and thus improve storm water management and infiltration
- are laid out along walking and bike paths that provide healthy means of moving around a site without a car.

The project, utilizing checklists created by either USGBC or NGBS, will track and determine which points will be optimal for the project to be certifiable at a Bronze level or equivalent. These checklists will be continuously updated during the design process and will, along with energy-use models for each of the buildings, be available to the appropriate Town building official for review.

**Appendix A-3**  
**Change of Zone Application Materials**

January 2017



# Town of Islip Department of Planning and Development

## Application for Change of Zone, Modification of Covenants & Restrictions, Town Board Special Permit

Petition to the Islip Town Board and/or Planning Board pursuant to the requirements  
of the code of the Town of Islip and New York State Town Law.

Office Use Only

CZ 20 \_\_\_\_\_ - \_\_\_\_\_

Total Fee Received:

\$ \_\_\_\_\_

Receipt No.: \_\_\_\_\_

### 1. Requested Modification

TB Special Permit

Modification of Deed Covenants & Restrictions

Liber: \_\_\_\_\_ Page: \_\_\_\_\_ TC No.: \_\_\_\_\_

Change of Zone Classification

Other: \_\_\_\_\_

From: RES AAA To: ISLAND HILLS PDD

Site Plan Design Modification:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for Request: APPLICANT PROPOSES TO CONSTRUCT  
1,365 UNITS OF RESIDENTIAL MULTI-FAMILY HOUSING ON THE SITE,  
TOGETHER WITH RECREATIONAL, COMMUNITY COMMON AREA  
FACILITIES AND INCLUDING PUBLIC ACCESS TO OPEN SPACE  
AREAS AND WALKING TRAILS.

(Use additional sheet if necessary) (Approval necessary prior to issuance of CO)

### 2. Property Owner Information

385 IH LLC

Name

85

SOUTH SERVICE ROAD

Street No.

Street Name

PLAINVIEW

NY 11803

City/Town

State/Zip

631-414-8400

kmccabe@rechlerequity.com

Telephone Number

E-mail Address

### 3. Applicant Information

Contract Vendee (Check if Applicable)

R SQUARED DEVELOPMENT LLC

Name

85

SOUTH SERVICE ROAD

Street No.

Street Name

PLAINVIEW

NY 11803

City/Town

State/Zip

631-414-8400

kmccabe@rechlerequity.com

Telephone Number

E-mail Address



Town of Islip Department of Planning and Development

Application for Change of Zone, Modification of Covenants & Restrictions,

Town Board Special Permit

Petition to the Islip Town Board and/or Planning Board pursuant to the requirements of the code of the Town of Islip and New York State Town Law.

4. Representative Information (All correspondence will be sent to Representative listed below)

GUY W. GERMANO, ESQ., GERMANO & CAHILL, P.C.

Name

4250

VETERANS MEMORIAL HIGHWAY, SUITE 275

Street No.

Street Name

HOLBROOK

NY 11741

City/Town

State/Zip

631-588-8778

gwg@germanocahill.com

Telephone Number

E-mail Address

5. Disclosure

Is the applicant, owner, or anyone with financial interest in the property related to any officer or employee of the Town of Islip by blood, marriage or financial arrangement?

Yes

No

If yes, attach disclosure affidavit

6. Land Use & Site Information

Tax Map No. 0500-257-03-03; 0500-280-1, 2, 3, 4, 10, 15.1 & 16

Location of Property 458 LAKELAND AVENUE, SAYVILLE - N/S/E/W Side of LAKELAND AVENUE

Feet N/S/E/W of 11TH STREET

School District Name and No.: CONNETQUOT UFSD

Existing Use of Property: VACANT FORMER GOLF COURSE

Proposed Use of Property: MULTI-FAMILY RESIDENCE AND ACCESSORY USES

Proposed building floor area of unit (include existing floor area if it is to remain)

1,789,578 sq. ft.

Number of seats (if application is for a restaurant or other public place of public assembly): N/A

Number of Parking Spaces required (in accordance with zoning ordinance): 2,391

Number of Parking Spaces provided: 2,391

Does the applicant/owner have any interest in contiguous property? Yes No

- If yes, state Tax Map Number(s):



**Town of Islip Department of Planning and Development**  
**Application for Change of Zone, Modification of Covenants & Restrictions,**

**Town Board Special Permit**

*Petition to the Islip Town Board and/or Planning Board pursuant to the requirements  
of the code of the Town of Islip and New York State Town Law.*

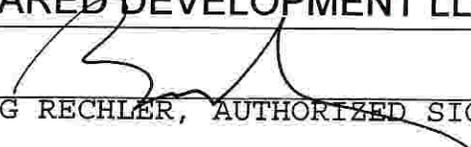
**6. Land Use & Site Information**

- Is the property within 500' of the boundary line of:

	Yes	No	
a. Town or Village boundary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	• Have there been previous Zoning applications in the past year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. County, State, or Federal Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	• Existing Zoning: <u>RES AAA</u>
c. County or State Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Area of site (sq. ft.): <u>114.34 ACRES; 4,980,630 SF</u>
d. Stream, Drainage Channel, Or Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

*The information stated in this application and on supporting documentation is accurate and true. Any changes to this information prior to a decision by the Board will be indicated in writing to the board.*

**Applicant's Name:** R SQUARED DEVELOPMENT LLC

**Signature of Applicant:**   
GREGG RECHLER, AUTHORIZED SIGNATORY

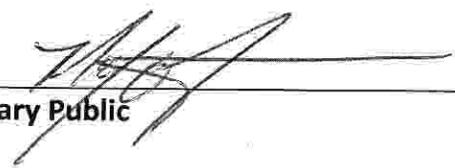
**Date:** January 12, 2017

**Owner's Name:** 385 IH LLC

**Signature of Owner:**   
GREGG RECHLER, AUTHORIZED SIGNATORY

**Date:** January 12, 2017

Sworn before me this 12 day of JANUARY, 2017

  
**Notary Public**

**MARK O'LOUGHLIN**  
Notary Public State of New York  
No. 010L6180907  
Qualified in Suffolk County  
Commission Expires Jan. 22, 2020

Important: Please be advised that by submitting the within application to the Town of Islip for the requested purpose, you, as the applicant, acknowledge and agree that a modification or addition may be made to your Certificate of Occupancy/Compliance. No further notice of any resultant modification or addition shall be required.

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Greybarn Sayville		
Project Location (describe, and attach a general location map): 458 Lakeland Avenue, Sayville; SCTM: 0500-257-03-03 & 0500-280-1-2,3,4,10,15.1 and 16 (see attached maps)		
Brief Description of Proposed Action (include purpose or need): Project requires rezoning of 114.34 acre site (the closed Island Hills Country Club) from Residence AAA to PDD (with development based on Residence CA requirements), and develop a 1,365-unit residential project. On-site stormwater and sewage treatment systems included, interior open space and outdoor pool patio areas, internal walking trail network and public open space along the perimeter.		
Name of Applicant/Sponsor: R Squared Development, LLC	Telephone: (631) 414-8400	E-Mail:
Address: 85 South Service Road		
City/PO: Plainview	State: NY	Zip Code: 11803
Project Contact (if not same as sponsor; give name and title/role): Kristen McCabe, Director of Planning & Land Use	Telephone: (631) 414-8438	E-Mail: KMcCabe@rechlerequity.com
Address: (same)		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 385 IH LLC	Telephone:	E-Mail:
Address: (same)		
City/PO:	State:	Zip Code:



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



## FIGURE 1 LOCATION MAP

Source: ESRI Web Mapping Service  
Scale: 1 inch = 5,000 feet



**Greybarn  
Sayville**

**Part I EAF**



**Legend**

 Project Site

**FIGURE 2**  
**AERIAL PHOTOGRAPHY**

**Greybarn  
Sayville**



Source: NYS Orthoimagery Program, 2013.

Scale: 1 inch = 500 feet



**Part I EAF**

**B. Government Approvals**

<b>B. Government Approvals Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Change of Zone Approval	Pending
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval	Pending
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <i>SCWA</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>SCDHS</i>	Water Supply Approval Wastewater System Approval	Pending Pending
f. Regional agencies <i>SCPC</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Change of Zone Review	Pending
g. State agencies <i>NYSDEC</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	STP Review	Pending
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <i>(Town Plan being updated)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <i>(Town Plan being updated)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Residence AAA

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? PDD

**C.4. Existing community services.**

a. In what school district is the project site located? Connetquot UFSD

b. What police or other public protection forces serve the project site?  
Suffolk County Police Department

c. Which fire protection and emergency medical services serve the project site?  
West Sayville Fire Department

d. What parks serve the project site?  
Connetquot River State Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 114.34 acres  
b. Total acreage to be physically disturbed? 114.34 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 114.34 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential

ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? 6  
iv. Minimum and maximum proposed lot sizes? Minimum 12.6 ac Maximum 24.2 ac

e. Will proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated 6  
• Anticipated commencement date of phase 1 (including demolition) \* \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \* \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \*Details of Phasings unknown at the present time.

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	138 (6 Phases anticipated)
At completion of all phases	_____	_____	_____	1,365

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: Pond/Retention Area  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify:  
Stormwater runoff  
 iii. If other than water, identify the type of impounded/contained liquids and their source.  
N/A  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ 2± acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length N/A  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
N/A

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed \_\_\_\_\_
- expected acreage of aquatic vegetation proposed to be removed \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
\_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 375,000+ gallons/day (includes landscape irrigation)

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: SCWA
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
\_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 354,525± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
New, on-site STP  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 58.95 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 114.34 acres (parcel size)  
 ii. Describe types of new point sources. stormwater runoff  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
On-site drainage system  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: N/A  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing 115+ Proposed 2,391 Net increase/decrease 2,276+

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Need for off-site road improvements unknown at present; TIS in preparation.

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vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? N/A  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8AM-5PM</u></li> <li>• Saturday: <u>N/A</u></li> <li>• Sunday: <u>N/A</u></li> <li>• Holidays: <u>N/A</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24/7</u></li> <li>• Saturday: <u>24/7</u></li> <li>• Sunday: <u>24/7</u></li> <li>• Holidays: <u>24/7</u></li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Only during construction period would noise exceedances occur, to be limited in duration, location on site, and within overall construction schedule.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

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n.. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Anticipate wall-mounted and pole-mounted fixtures, low bollard lighting on walking trail and along sidewalks, lighted vehicle access points (3).

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or an amount in underground storage)?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No *N/A*

If Yes:

i. Describe proposed treatment(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No *N/A*

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): Institutional, Open Space  
 ii. If mix of uses, generally describe:  
Residential uses in all directions with scattered commercial uses along Lakeland Avenue and South Service Road. Several institutional uses to east and west, with Open Space to the south.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.37	58.95	+53.58
• Forested	6.42	0	-6.42
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.15	2.29	+2.14
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	4.79	0	-4.79
• Other Describe: <u>landscaped</u>	97.61	53.10	-44.51

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Bosti Elementary School

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 1,200+ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

RdA	_____	60 %
RhB	_____	20 %
CpA & CpC	_____	20 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 17 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 80 % of site  
 10-15%: \_\_\_\_\_ 15 % of site  
 15% or greater: \_\_\_\_\_ 5 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? (*golf course water hazards*)  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Upper Glacial & Magothy \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
*Birds and small mammals* \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
*None known or suspected*

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
*None known or suspected*

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Phil Malicki; CEP, AICP, LEED AP; NP&V, LLC Date 1/9/17

Signature  Title Senior Environmental Planner

**Appendix A-4**  
**Positive Declaration**

Islip Town Board

*December 19, 2017*

Date: December 19, 2017  
Tax Map #: 0500-280.00-01.00-  
015.001, 004.000, 003.000, 002.000,  
016.000, 010.000; 0500-257.00-  
03.00-003.000  
TC#:

WHEREAS, the Town of Islip has received a submittal of a change of zone application entitled R Squared Development LLC ("Island Hills"), and

WHEREAS, the request includes a change of zone from Residence AAA District to the proposed Island Hills Planned Development District (IHPDD), and

WHEREAS, the submittal has been accompanied by a Full Environmental Assessment Form (FEAF) and other supporting documentation, and

WHEREAS, a Lead Agency coordination letter has been circulated among the involved agencies along with the Full Environmental Assessment Form and other supporting documentation submitted by the applicant, and

WHEREAS, the Town Board of the Town of Islip has reviewed Parts 2 and 3 of the EAF completed by the staff of the Department of Planning and Development, and the Town Board of the Town of Islip hereby concurs with the information and analyses contained therein;

On a motion made by Supervisor Angie M. Carpenter, seconded by Councilwoman Trish Bergin Weichbrodt, be it,

RESOLVED that the Town Board hereby assumes Lead Agency status in connection with the State Environmental Quality Review of this project, and

BE IT FURTHER RESOLVED that based upon the information contained in the Application and supporting documents, the Town Board of the Town of Islip, as Lead Agency for the action contemplated herein, after due deliberation, and after review and analysis of the aforesaid documents and 6 NYCRR §617.4 (b)(3), hereby determines that the proposed action is classified as a Type I action; and

BE IT FURTHER RESOLVED that the Town Board of the Town of Islip, as Lead Agency for the action contemplated herein, after due deliberation, and after review and analysis of Parts 2 and 3 of the EAF, and 6 NYCRR §617.7, hereby determines that the proposed action may have a significant adverse impact on the environment and that an environmental impact statement (EIS) must be prepared, and accordingly, hereby adopts the Positive Declaration annexed hereto; and

BE IT FURTHER RESOLVED that the Town Board of the Town of Islip hereby directs the staff of the Department of Planning and Development to distribute the Positive Declaration to all involved agencies and interested parties pursuant to 6 NYCRR §617.12(b)(1); and

BE IT FURTHER RESOLVED that the Town Board further directs the staff of the Department of Planning and Development to publish the Positive Declaration in the Environmental Notice Bulletin pursuant to 6 NYCRR §617.12(c).

Upon a vote being taken, the result was: carried 5-0

**Appendix A-5**  
**Final Scope**

Islip Town Board

*June 19, 2018*



**FINAL SCOPE FOR THE  
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**"ISLAND HILLS PDD"**

Proposed Change of Zone Application

West side of Lakeland Avenue, south of Sunrise Highway, Sayville, Town of Islip  
Suffolk County, New York

June 19, 2018

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**Introduction**

This document is the final scope of the issues and analyses to be included in the Draft Environmental Impact Statement (DEIS) for the proposed "Island Hills PDD" change of zone application, for a Planned Development District (PDD) in Sayville, Town of Islip, New York.

This project requires rezoning of the 114.34-acre site (the Island Hills Country Club closed in 2015) from Residence AAA District to PDD (with development based on Residence CA District apartment requirements), to permit development of a 1,365-unit residential community with amenities, public spaces, and accessory retail services. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational amenities, interior open space and outdoor pool patio areas, an internal walking trail network and public open space along the perimeter of the site.

The applicant is R Squared Development, LLC (the applicant), of Plainview, New York, and the DEIS will be prepared by Nelson, Pope & Voorhis, LLC (NPV) on behalf of the applicant and with support from a team of professionals.

An analysis of the impacts of the proposed project (in the form of a DEIS) is required by the Town of Islip Town Board, as Lead Agency administering the application, and as required by the New York State Environmental Quality Review Act (SEQRA). This was established by the issuance of a Positive Declaration by the Lead Agency on December 19, 2017 as the proposed development may pose significant adverse environmental impacts. This document which specifies the issues to be of concern to the Lead Agency, identifies the means by which those issues are to be evaluated, and provides the overall scope of the DEIS. In this way, these issues will be investigated and addressed in the DEIS, fulfilling the intent of the SEQRA process.



The information prepared in conformance with this scope and the SEQRA process is intended to provide comprehensive input in the decision-making process of involved agencies in preparing their findings and issuing decisions on their respective permits. The document must be concise, thorough and accurate. Figures and tables will be presented in support of the discussions and analyses contained in the document. Technical information will be summarized in the body of the DEIS and attached in its entirety in an appendix.

In order to develop the site as proposed, the following permits or approvals are required:

Issuing Agency	Required Permit or Approval
Town Board	Change of zone to PDD
	SEQRA Review (as Lead Agency)
Town Planning Board	Site Plan Approval
Town Building Department	Building Permits
Town Highway Department	Road Access Permits
SCDHS*	SCSC* Article 4 (Water Supply) Permit
	SCSC Article 6 (Wastewater Treatment) Permit
SCWA	Water Supply Connection Approval
SCDPW, NYSDOT	ROW permit ( <i>if required</i> )
NYSDEC*	Mining Permit for Ponds ( <i>if required</i> )
	Pond Stocking Approval
	Long Island Well Permit(s)
	SWPPP* Approval
	SPDES* Permit

\* SCDHS - Suffolk County Department of Health Services; SCSC - Suffolk County Sanitary Code; NYSDEC - New York State Department of Environmental Conservation; SWPPP - Storm Water Pollution Prevention Plan; SPDES - State Pollutant Discharge Elimination System.

**Organization and Overall Content of the DEIS Document**

The DEIS must conform to the basic content requirements as contained in Title 6, New York Code of Rules & Regulations (6 NYCRR) Part 617.9 (b)(3). The outline of the DEIS shall include the following sections:

**COVER SHEET**

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- 5.1 **Alternative 1: No Action**
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- 5.3 **Alternative 3: Proposed Project at Reduced Yield.**
- 5.4 **Alternative 4: Rezone to Residence AA District with executive style golf course (or alternate recreational use).**
- 5.5 **Alternative 5: Life Cycle Community consisting of multi-generational housing, including but not limited to non-age restricted apartments, senior apartments, congregate care center, assisted living, and nursing home.**
- 5.6 **Alternative 6: Rezone property to Recreational Service G District**

## 6.0 REFERENCES

### 3.0 Extent and Quality of Information Existing and Needed

As required under SEQRA, the DEIS should include *“a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.”* Included in this evaluation will be reasonably related short-term and long-term impacts, with other required sections identified in Section 6.0 of this scoping document. This section further describes the level of analysis and the type of analysis expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section is followed by a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

#### 1.0 Description of the Proposed Project

##### 1.1 *Project Background, Need, Objectives and Benefits*

###### 1.1.1 *Description of the Town’s PDD Ordinance*

- There will be a discussion of the Town’s PDD ordinance, to include a description of the overall intent of the PDD concept, and a listing of the specific public goals and objectives. Note that conformance to these goals will be analyzed in Section 3.2.

###### 1.1.2 *Project Background and History*

- There will be a brief description of the site and application history; this should include a full description of the existing and historic use of the site including a description of previous clearing for the prior use, status of current use, site ownership, and existing easements (if any).



- Phase I and Phase II Environmental Site Assessments (ESAs) will be prepared for the subject site and summarized and attached to establish background conditions and document dumping on the property.

#### *1.1.3 Public Need and Municipality Objectives*

- Include explanation of proposed project in terms of Town goals for site, including the objectives outlined in any applicable Town planning documents.
- Public need for the proposed project will be discussed.

#### *1.1.4 Objectives of the Project Sponsor*

- The objectives of the project sponsor will be included and discussed.

#### *1.1.5 Benefits of the Proposed Project*

- Include a discussion of the community benefits expected to accrue from the proposed project, and the timing of the implementation of each.
- Provide an assessment of how the proposed project, including its proposed Community Benefits, meets the Town PDD Law's public benefit obligations.
- Include a discussion of the economic benefits expected.
- Discussion will be provided addressing community benefits
- A complete Fiscal and Economic Impact analysis will be prepared to examine tax revenue benefits (including homestead and non-homestead units) and direct, indirect and induced economic benefits of construction and operation jobs (i.e., economic "ripple" effect). Any potential Industrial Development Agency (IDA) financial incentives shall be identified.
- Include a discussion of the purpose and specific language of any proposed restrictive covenants.

#### *1.2 Project Location and Existing Site Conditions*

- Using appropriate mapping and/or tables describe location of site, in terms of adjacent/nearby significant properties, zoning, planning and service districts.
- The existing conditions of the site in terms of a recent site survey, vegetative cover and any ESAs will be provided as an overall background of existing site conditions.
- A tax map and a list of the tax lot numbers of the site shall be provided.

#### *1.3 Project Design and Layout*

##### *1.3.1 Overall Site Layout*

- Provide table summarizing the various significant site quantities discussed in the DEIS.
- Include a brief description of the overall project layout; describe basis for proposed site yield, location/distribution of proposed structures on the site, services, utilities,



access points, road system, limits of site disturbance, drainage systems (including stormwater), etc., as well as areas to remain natural and open space/recreation areas.

#### *1.3.2 Structures*

- Discuss the sizes, numbers, bedroom counts, heights, setbacks, etc. of the residential and associated retail/hospitality structures.
- With respect to SCSC Articles 7 and 12, describe where and how storage of potentially hazardous/toxic materials, if any, will occur, with descriptions of containment, and other protection measures, to ensure protection of groundwater and other natural and public health conditions.
- The applicability of and the project's conformance to the Town of Islip affordable housing requirements and the Long Island Workforce Housing Act with respect to affordable housing requirements. A discussion of whether the project should exceed the Town's requirements.

#### *1.3.3 Clearing, Grading, and Drainage System*

- The grading program and associated areas disturbed will be discussed along with areas to be cleared, estimates of volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill.
- Site drainage and proposed drainage system, capacity and function information will be provided along with a discussion of conformance to NYSDEC SPDES stormwater and erosion control regulations for construction and post-construction conditions.

#### *1.3.4 Vehicle Access, Internal Road System and Internal Circulation*

- The vehicle access points and internal roadway layout will be described, internal traffic circulation will be discussed, and any off-site street improvements discussed; discuss internal roadway maintenance responsibilities and processes, including potential for emergency access. All internal site roadways must be ADA compliant and should consider Complete Streets features.
- Include a description of the proposed multi-modal transportation facilities (pedestrian circulation, bicycle facilities and transit facilities).

#### *1.3.5 Utilities*

- Include a description of water supply, water pressure, irrigation well water supply (if any) and proposed wastewater handling and corresponding use of water supply and sanitary design flow.
- Conformance to applicable SCDHS regulations regarding water use and wastewater treatment systems will be discussed.
- The design, limitations and effectiveness of the proposed sanitary wastewater treatment systems will be described. The ability to connect to the Suffolk County Sewer System will be explored.
- Utilities and services will be described along with the intended future connection.
- The deployment of renewable energy resources will be discussed.

#### *1.3.6 Site Landscaping, Lighting and Amenities*



Island Hills PDD  
Final Scope for the  
Draft Environmental Impact Statement

- The Town lighting requirements, proposed lighting and an illumination description will be provided, including a description of fixture shielding and other measures to prevent sky glow and light pollution.
- Any and all resident amenities will be noted, described and located, with maintenance responsibilities noted.
- Information on the type, amount and location of landscaping proposed will be provided as well as information on maintenance requirements such as irrigation and fertilization. Landscaping details shall include proposed street trees and proposed clearing, planting, and landscaping within the proposed planting buffer. A recent survey of significant trees (10" caliper or greater) will be included.
- Information on the use of lawn chemicals (e.g., fertilizers) and associated application procedures will be presented, and all groundwater-protection aspects will be described to establish a basis to conclude whether impacts to groundwater and/or surface water may occur.
- Describe provisions for storage and removal of solid wastes, including the collection of recyclable materials and compost.

*1.3.7 Open Space System*

- Include a discussion on retained open space areas; areas of proposed dedication, areas of retention by applicant; future ownership/maintenance of open space areas, easements or restrictions to ensure retention of open space.

*1.3.8 Site Management*

- Provide projected number of employees required for the various uses for weekdays, weekends and seasonal peak periods; provide estimates of residents and school-age children.
- Describe on-site and off-site security measures.
- Describe management, maintenance and operation of residential component; describe any special conditions which may apply.
- Describe management, monitoring and maintenance of sanitary system(s), landscaping, solid waste management, site maintenance, etc. by management company.

*1.4 Permits and Approvals Required*

- Provide narrative of remaining SEQRA review steps.
- Identify the anticipated government and agency permits and approvals, as well as any existing Covenants & Easements.



### *1.5 Construction Process and Operations*

- The anticipated construction process, methods, sequence and schedule, insofar as information in this regard is available, will be discussed.
- Describe the physical and operational impacts to existing Town roadways and maintenance thereof.
- Project phasing, if applicable, will be presented, with anticipated milestones that would initiate/conclude each phase.
- Describe potential construction equipment storage/staging sites, delivery truck routes, hours of operations, workers' parking areas.
- Discuss amount of soil material to be removed from site, if any, number of truck trips, length of time that this process would be on-going, and associated truck routes.
- Describe the measures taken to prevent/mitigate soil erosion during construction, the pertinent regulations and required plans and permits in this regard, and other actions taken to protect natural and sensitive areas.

## 2.0 Natural Environmental Resources

### *2.1 Soils and Topography*

- The existing topography of the site will be determined using topographic survey information; high and low points will be identified, and a slope analysis presented and discussed.
- The existing soil types and the limitations/constraints on development of each will be determined pursuant to Suffolk County Soil Survey.
- Soil borings will be utilized to determine subsurface soil quality and depth to groundwater for high and low points.
- Information on soil conditions included in any ESAs will be provided and discussed.
- A protocol shall be established to ensure that any topsoil imported to the site shall come from a NYSDEC certified source.
- Constraints in terms of depth to groundwater will be evaluated by establishing that sanitary and drainage systems can function properly.
- The degree of impact from topographic alteration of the site will be determined through evaluation of the grading proposed for the site and determination of resultant slopes, evaluation of the proposed project's conformance to Town Code slope protection standards, volume and disposition/origin of cut or fill, estimated quantity of cut/fill to be removed from or placed on the site and the necessary approvals for such import/export of material, and proposed changes to topographic elevations.
- Corrective measures necessary to overcome soil limitations will be identified, if applicable.



- History of pesticide, herbicide, fertilizer and other chemical usage associated with the prior use of the property shall be identified. The existing levels of contamination will be confirmed with appropriate soil testing. Identify mitigation for disturbing soil containing chemicals both during and after construction.
- Mitigation in terms of erosion control, retention of soils, protection of steep slope areas, and preventative measures and the project applicant's role in implementation of mitigation shall be identified.

## *2.2 Water Resources*

- The existing drainage conditions on the site will be described.
- The existing surface water bodies on the site and tributary to it shall be identified and located.
- Any existing impacts on surface water quality and Greens Creek Watershed from the project sites will be identified and discussed, including impacts of existing nitrogen onsite.
- The elevation of the water table beneath the site will be determined by use of on-site soil borings.
- The expected direction of groundwater flow based on hydrologic interpolation will be identified.
- The existing groundwater quality in the vicinity will be referenced from existing literature and will be tested in areas likely to have been impacted by chemical usage and storage.
- The existing nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance computer modeling methods.
- Any existing impacts on groundwater quality from the project site will be identified and discussed.
- The potential for adverse impacts on public and local private shallow wells in the downgradient direction within 1,000 feet of the site shall be discussed.
- Calculations of projected sanitary flow and consistency with SCSC Article 6 will be provided.
- The anticipated impact of the project with respect to groundwater quality shall be fully examined in terms of sanitary discharge compliance, wastewater treatment system operation and conformance to regulatory requirements.
- Any anticipated impacts on surface water quality from the project will be identified and discussed.
- Other potential sources of water quality impacts related to pesticides, chemical storage, tank storage (if applicable) and any other sources shall be analyzed.
- Post-development stormwater management conditions will be evaluated. This evaluation will include: hydrograph estimates of storm water volumes and duration



to be generated, details of the proposed collection and management systems, system capacity, future maintenance practices for storm water collection and leaching structures and analysis of how the proposed storm water management system will comply with applicable regulatory requirements, including the NYSDEC SPDES GP 0-10-001 Phase II storm water regulations.

- A discussion of the potential for any flooding onto adjacent properties shall be provided, including any history of flooding in the area both on and around subject property.
- The consistency of the proposed project with the findings of the Nationwide Urban Runoff Program as related to storm water management and discharge will be evaluated.
- The project's consistency with the applicable recommendations of the 208 Study, the Suffolk County Comprehensive Water Resources Management Plan, the Greens Creek and Browns River Watershed Management Plan and any other applicable Town requirements will be discussed.
- Environmental Phase II assessment shall be conducted in areas where chemicals (e.g. herbicides, fertilizers, insecticides, petroleum products) and vehicles were stored.
- Mitigation measures which may reduce potential water quality impacts and the project applicant's role in implementation of mitigation shall be identified

### *2.3 Ecology*

- Existing upland habitats shall be inventoried through an inspection of the site by a qualified biologist/ecologist to determine the vegetation, wildlife, and general habitat character. Existing natural communities will be described, mapped, classified, and ranked, with respect to state and global rarity of the community type, consistent with the New York Natural Heritage Program's (NHP) natural community classification database, described in "Ecological Communities of New York State." An inventory of flora and fauna observed and expected will be provided. Local vegetation types, including any occurrence of facultative wetland indicator plants and vernal ponding, will be fully described for any depressions, kettleholes, ravines, or lowlands on-site. Significant natural features will be noted when encountered.
- The NHP shall be contacted for site file information concerning habitats, plant and animal species, which will be utilized for field surveys and investigations of the property.
- Protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site will be identified, if present based on site inspection and NHP input and NYSDEC inventory. Said species shall include, but not be limited to, sandplain gerardia. Potential impacts and mitigation will be identified as necessary.



- Review and analysis of Comprehensive Conservation Plan for Sayville National Wildlife Refuge.
- An evaluation of ecological impacts will be provided, as it relates to both documented and potential habitat for bird species. The evaluation will be based on both current surveys, as well as a literature search of on-site and regional breeding bird surveys, as completed by local Audubon Society Christmas bird counts and/or other local bird surveys, as well as the New York State Breeding Bird Atlas database.
- Impact to habitats shall be quantified and discussed qualitatively in terms of ecological impact to plants and animals, game trails and migratory patterns, fish passageways, maritime grasslands and shift of moisture patterns.
- An evaluation of the impacts from the use of chemicals from the proposed project shall be conducted on existing habitats and wildlife.
- Mitigation measures to reduce potential impacts and the project applicant's role in implementation of mitigation will be identified and methods of implementation determined.

#### *2.4 Air Quality*

- A review of the anticipated increase in air pollution due to increased traffic and number of vehicles and buildings added by the subject development will be provided, including Federal and State ambient air quality standards.
- Mitigation plan for air quality monitoring during construction, inclusive of soil disturbance and the project applicant's role in implementation of mitigation.

### 3.0 Human Environmental Resources

#### *3.1 Vehicle Traffic, Transportation and Roadways*

##### *3.1.1 Existing Conditions*

- Project Familiarization and Start-up
  - Review related documents to identify any relevant information that may assist in conducting the traffic impact study.
  - A thorough description, including photographs and drawings, of current physical and operational conditions on all frontage roadways is required. Perform a field inventory of existing roadway features including geometry, lane widths, traffic control, pavement markings, parking restrictions, traffic signal timing and phasing. Right of Way (ROW), pavement width, composition and condition, curb, sidewalk, drainage, and alignment including horizontal and vertical curvature should be discussed. Any access plan developed must consider all of these features.
  - In addition to the site frontage roads, a thorough description of the other roadways and intersections that will be impacted by the traffic generated by the proposed project, including right of way width, the number of travel and turning lanes, traffic control, curb, sidewalk, shoulder, parking regulations, speed limits,



drainage, utilities, lighting, transit and bike facilities is required. The physical condition and any plans for improvements by the responsible agency must be provided. A discussion of existing operating conditions must be provided, based on field observations as well as the results of the capacity analyses and modeling efforts.

- Perform an inventory of pedestrian and bicycle facilities along study area roadways and intersections identified later in this document.
- Perform an inventory of public transportation services.
- In addition to the field inventories, the traffic consultant project files will be reviewed for any relevant data or project information that would assist the analysis. All information will be reviewed and evaluated to develop a familiarity with the project area and to identify notable traffic influences. During site visits, the roadways and intersections will be photographed as necessary to provide an available reference throughout the term of the project study.
- Project Data Development
  - Obtain existing historic traffic volumes on all local, State and County roadways in the vicinity of the study area from the New York State Department of Transportation, SCDPW, and other agencies if available.
  - Identify peak hours and collect turning movement counts at the following locations (typically weekday AM, PM and Saturday midday peak hours, to be verified by ATR and agency data):
    - Smithtown Avenue (CR29) at NYS Route 27 South Service Road (signal)
    - Smithtown Avenue (CR29) at NYS Route 27 North Service Road (signal)
    - Lakeland Avenue at NYS Route 27 South Service Road (signal)
    - Lakeland Avenue at NYS Route 27 North Service Road (signal)
    - Johnson Avenue at the NYS Route 27 South Service Road (signal)
    - Johnson Avenue at the NYS Route 27 North Service Road (signal)
    - Bohemia Parkway at the NYS Route 27 South Service Road
    - Bohemia Pkwy at 11<sup>th</sup> Avenue
    - Smithtown Avenue at Island Blvd/Terry Road (signal)
    - Terry Road at S 3<sup>rd</sup> Street
    - Terry Road at Bohemia Pkwy
    - Bohemia Pkwy at S 3<sup>rd</sup> Street
    - Terry Road at St. Johns Street
    - Carrie Avenue at Sterling Place
    - Carrie Avenue at Marion Street
    - Chester Road at Lakeland Avenue
    - Lakeland Avenue at Adams Way (signal)
    - Lakeland Avenue at Tariff Street/Johnson Avenue/Railroad Avenue (signal)
    - Lakeland Avenue at 11<sup>th</sup> Street



- Cherry Avenue at Brook Street (signal)
  - Cherry Avenue at Montauk Highway (signal)
  - Brook Street at Montauk Highway (signal)
  - Railroad Avenue at Manton Street (signal)
  - Railroad Avenue at Henry Street / LIRR
  - Railroad Avenue at Depot Street
  - Railroad Avenue at Hiddink Street
  - Railroad Avenue at Center Street
  - Railroad Avenue at Montauk Highway (signal)
  - Greene Avenue at Montauk Highway (signal)
  - Greeley Avenue at Montauk Highway
  - Chester Road at Tariff Street
  - Lincoln Avenue at Hiddink Street
  - Lincoln Avenue at Montauk Highway (signal)
  - Foster Avenue at Montauk Highway (signal)
  - Hiddink Street at Montauk Highway (signal)
- 
- The use of Brook Street and Montauk Highway by Sayville residents to travel to and from the Southern Parkway Heckscher Spur interchange with Montauk Highway (exit 45) to bypass the congestion on Sunrise Highway is noted. The impact of the additional traffic generated by the proposed PDD on this activity should be determined. Travel time, speed and delay measurements should be conducted during appropriate hours to compare travel times using both routes, and the increase in use of local streets to bypass the congestion quantified. The data collection plan should include turning movement counts at these locations as well as ATR counts on Cherry Avenue and Brook Street. ATR's should include volumes and speeds. Note that Sayville High School is located on Brook Street at Cherry Avenue.
  - Install Automatic Traffic Recorder (ATR) machines for a period of one (1) standard full school week not preceding or succeeding a federal holiday or school closure and for one (10) week during the peak summer season, at the following roadways within the study area to obtain hourly and daily (24 hour) volumes to verify the peak hours and to supplement the turning movement counts:
    - NYS Route 27 South Service Road between Smithtown Avenue and Lakeland Ave
    - Lakeland Avenue
    - Johnson Avenue
    - Smithtown Avenue
    - Terry Road



- Bohemia Pkwy
- 11<sup>th</sup> Street
- Chester Road
- Carrie Avenue
- Railroad Avenue
- Greene Avenue
- Greeley Avenue
- Cherry Avenue
- Brook Street
- Montauk Highway

ATR's should include volumes and speeds.

- Tabulate traffic count data, identify peak hours, peak hour factors, and adjust data for seasonal variation using factors developed by the NYSDOT.
- Obtain most recent 3-years of available crash data from NYSDOT and Suffolk County Police Department (SCPD) for the study intersections and adjacent roadways. Tabulate the crash data by severity of injury and type of collision. Identify patterns and trends in the Traffic Impact Study. Develop crash rates and provide a comparison between current rates and crash rates on similar facilities statewide, as per standard traffic engineering practice. Provide a discussion of the project's potential impact on crash rates and mitigation thereof.
- Develop future No Build volumes for the study intersections. The background traffic growth rate should consider US census population projections, information developed for the New York Metropolitan Transportation Council's Best Practices Model (BPM) and the Suffolk County Comprehensive Plan 2035, and the 2009 Sunrise Highway Corridor Study. Provide documentation of the methodology utilized.
- Identify other Planned Developments/Proposals in the nearby area that may affect the study intersections and consider these in the analyses, including, but not limited to, the full build impacts for Islip Pines and Ronkonkoma Hub. Future projected traffic conditions should reflect traffic that will be generated by other planned and proposed developments in the vicinity of the project site, phased appropriately based on traffic studies conducted for those projects. Analyses should be conducted both with and without these other developments, so that project specific site impacts can be appropriately reflected in the analyses.
- Perform trip generation calculations (anticipated traffic generated) for the residential development by using statistical data contained in ITE Trip Generation, 10th Edition. No vehicle trip credit for transit use should be taken. Full documentation of all assumptions regarding trip generation must be provided.



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- Conduct a modal split analysis to determine the different modes of transportation available in the study area and their split. Compare the modal split obtained from the analyses to modal split information provided in the 2010 US Census for the study area. Adjust trip generation data to reflect the modal split specific to the study area.
- Prepare a trip distribution and assignment of traffic anticipated to be generated by the proposed residential development. Directional distribution and assignment of site-generated traffic must be based on an analysis of likely origins and destinations of site-generated trips. Assumptions regarding trip-making characteristics, including number of trips, trip purpose, and temporal distribution must be documented (e.g. US Census, the Suffolk County Comprehensive Plan 2035, Islip Town Planning documents, information from the New York Metropolitan Transportation Council (NYMTC), the Metropolitan Planning Organization (MPO) representing New York City, Long Island and the lower Hudson Valley).
- Develop Build Condition volumes for the study roadways and intersections by adding the estimated traffic generated by the proposed project to the No Build volumes, reflecting project phasing as appropriate. Vehicle trips should be assigned to the roadway network based on anticipated origins and destinations, the configuration and location of proposed site access points, the configuration of the existing roadway network, and prevailing traffic patterns. Separate distributions and assignments should be provided for weekday AM and PM and weekend peak hours for work trips and other home based trips. The report must include a detailed description and documentation of the methodology and assumptions made in this regard.
- Traffic flow maps should be prepared for each scenario and peak hour.

### 3.1.2 Anticipated Impacts

- Traffic Impact Analyses
  - Perform capacity analyses for the study intersections and roadways identified above. Analyses will be performed using the Synchro and Simtraffic 10 software in order to provide level of service results for the study network. Analyses shall include peak school year and summer season weekday and weekend hours. Peak hours should be determined based on automatic traffic recorder (ATR) counts conducted on the facilities in question during summer and non-summer season prior to the collection of turning movement counts. Summer season analyses should consider Friday PM traffic, due to heavy eastbound recreational traffic. Vehicle classifications and pedestrian counts should be reflected in the simulation and evaluation models. Simulations should be provided using Simtraffic.



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- All input assumptions utilized in the capacity analyses of the existing traffic conditions should be documented. Input files should be made available for review purposes. The models should be calibrated, and the model results for each existing condition scenario validated based on a comparison to field observations and measurements of travel time, vehicle speeds and delays. A written procedure for the calibration and validation process should be submitted for review, including a procedure for comparison of the software results to measured field data. The applicant should be prepared to collect data at additional locations (intersections, major driveways, etc.) to refine the model as necessary. The results of the calibration and validation process should be documented in the study.
- Identify impacts at study intersections for the build scenario(s) (including alternatives) and develop executable mitigation measures, including expansion and incentives to utilize mass transit and active transportation. Each scenario analyzed should include:
  - Existing Conditions
  - No Build Conditions (without the proposed development, with other development traffic and planned agency improvements, phased appropriately)
  - Build Conditions, with site generated traffic, (phased appropriately and upon completion of 100% of proposed project)
  - Build Conditions with mitigation (phased appropriately and upon completion of 100% of proposed project)
- It should be noted that in the development of this analysis network, the proposed site access locations shown on the current conceptual site plan will be evaluated. Recommendation to move, eliminate, add or restrict proposed site access locations will be made based on the analysis performed and mitigation conditions developed. The DEIS will provide a discussion of potential access alternatives on all frontage roadways, as well as direct access to the NY27 Sunrise Highway South Service Road. The discussion should include location, configuration, traffic control, advantages and disadvantages, emergency vehicle access, permits required, and potential impacts on adjacent properties.
- Analyses must consider the influence on traffic conditions of the LIRR at grade crossings, including queue development and discharge during and after crossing gate actuation. Crossing operations must be reflected in the analyses. Significant congestion occurs at intersections in the vicinity of the grade crossing, and extensive queues develop on Railroad Avenue during peak commuter times. The DEIS should include an evaluation of this activity and the project's impact on future conditions. Additional turning movement counts at the intersections in the vicinity of the train station during peak LIRR activity should be provided.



- The number of new LIRR riders using the Sayville station parking lots from the proposed development should be estimated, and the adequacy of the existing parking supply at the LIRR parking lots to accommodate the additional demand examined. Mitigation of the impact of this additional demand should be provided. Impacts to the Ronkonkoma Train station will also be studied, taking into consideration development of the Ronkonkoma Hub. Adequate parking at both facilities will be addressed. The impact on the municipal parking supply in the downtown Sayville commercial district should be analyzed. Mitigation of the impact due to the additional demand should be provided.
- Pedestrian and bicycle connectivity between the project site and the land uses and roadway facilities identified above, including the existing pedestrian and bicycle accommodations, should be evaluated, and measures developed to enhance connectivity and increase the use of alternative modes to and from the site.
- The proposed development is in the Connetquot School District. An analysis must be provided of the project's impact on school related transportation, including increases in the numbers of vehicles dropping off and picking up students at the school facilities, driving to and parking at the high school and middle school, and changes required to school bus routes and fleet requirements. The analysis period should include school arrival and dismissal times. Mitigation should be developed to offset the impact at the school locations.
- The impact of the increase in the number of vehicles to Sayville LIRR station, the downtown commercial district, the Fire Island Ferry terminals, waterfront parks, and Town and private marinas destined to these locations for work, shopping, and recreation should be determined.
- NYS Route 27, Sunrise Highway, currently experiences significant recurring congestion during weekday AM and PM peak hours, largely due to the presence of the interchange with the Southern State Parkway and the Heckscher Spur of the Southern State Parkway, and discontinuous service roads in the area known as the Oakdale Merge. The DEIS should include an analysis of conditions on NY27 Sunrise Highway, including the project's potential impact on future operating conditions on the highway, potential mitigation measures, and the project applicant's role in implementation of mitigation.

### *3.1.3 Proposed Mitigation*

- Traffic Impact Study Report
  - Prepare a report containing text and graphics for submission to the Town of Islip, Suffolk County and the NYSDOT, as required.
  - An overall mitigation plan should be provided for implementable mitigation of all impacts on the transportation system, including financing responsibility and schedule for implementation. Mitigation must be in compliance with Town of Islip



Complete Streets policies, and consider all transportation modes. Measures should include but not be limited to additional through and turn lanes, installation of traffic signals and other traffic controls, curb, sidewalk, drainage, resurfacing and / or reconstruction as needed, turn restrictions, one way operations, street closures or realignments, parking lot expansions, bike facilities, traffic calming, bus shelters, and pedestrian safety measures. All roads fronting the property should be improved by the applicant to include curb, sidewalks, drainage, lighting, resurfacing and or reconstruction as needed and as consistent with the future transportation demand due to the project. All new or modified facilities must be ADA compliant. Property dedications should be provided as needed to implement improvements. An analysis of appropriate traffic impact fees and the project applicant's role in implementation of mitigation shall also be provided.

- If the project is phased, analyses should be conducted and mitigation developed for each phase. Mitigation should be implemented prior to the completion of each phase, and its effectiveness evaluated. Only mitigation proposed to be implemented by the developer should be reflected in the mitigated condition as the no build for subsequent phases.
- If mitigation considers the provision of shuttle or rideshare services to offset traffic or parking demand, a detailed description of the proposed non-municipal service should be provided, including a discussion of the effectiveness in vehicle trip reduction on a sustained basis at other locations where such service has been implemented. Measures to ensure its availability on a long term basis, and funding and administrative responsibilities should be discussed.

### *3.2 Land Use, Zoning and Plans*

#### *3.2.1 Existing Conditions*

- This section will depict and describe the existing land use and zoning of the subject site and in the surrounding area, to a distance of approximately 1,000 feet from all property lines.
- Analysis of land use and zoning patterns will be conducted of the relationship between the site, immediately adjoining properties and the surrounding neighborhood.
- The zoning regulations applicable to the project site in its existing condition shall be provided.
- Land use plans applicable to the project site shall be outlined, and the recommendations pertinent to the proposed project or project site presented, including the 1976 Sayville Hamlet study and Sunrise Highway Corridor Study: Islip Town and Brookhaven Town, Suffolk County, New York, August 2009

#### *3.2.2 Anticipated Impacts*

- The DEIS will assess the compatibility of the project with area land uses, the impacts of the proposed project on land use and zoning patterns, and conformance to zoning



regulations.

- Analysis of proposed project and how it complies with Town multifamily policy, including criteria set forth in §68-166.
- The conformance of the project with the applicable recommendations of the above-specified land use plans will be evaluated and discussed.

### *3.2.3 Proposed Mitigation*

- Measures which may be used to mitigate potential impacts to land use, zoning or recommendations of land use plans and the project applicant's role in implementation of mitigation shall be provided.

## *3.3 Community Facilities and Services*

### *3.3.1 Existing Conditions*

### *3.3.2 Anticipated Impacts*

- A detailed Fiscal and Economic Impact Analysis will be prepared; the analysis will include the following:

#### **Fiscal Impact Analysis**

- Examination of Existing Fiscal Conditions (Provide analysis of existing fiscal conditions – including demographics/student enrollment, annual budgets, expenditures, revenues and outstanding debt – within the Town of Islip, Suffolk County, the School District, and special taxing jurisdictions located within the site.)
- Analysis of Existing Property Tax Distribution (Present land use data as it pertains to the composition of the local tax base; secure current tax rates and levies for the Town of Islip, Suffolk County, the School District, and special taxing jurisdictions located within the site.)
- Projection of Assessed Valuation (Estimate assessed valuation based upon construction, land acquisition and development costs.)
- Projection of Fiscal Impacts (Apply assessed valuation to current tax and equalization rates to project annual property tax revenue generation upon full build-out of the proposed project; provide discussion of the fiscal benefits to accrue from the proposed project; project distribution of tax ratables to the Town of Islip, Suffolk County, the School District, and special taxing jurisdictions; cost incurred to Town for building permit review and inspection.)
- Identify potential IDA financial incentives.

#### **Economic Impact Analysis**

- Projection of economic impacts during construction (Estimate direct output, employment and labor income during the short-term construction period; purchase and apply regional multipliers specific to the construction of new residential and other supporting use development [to be specified by the applicant] in Suffolk County; project indirect and induced, or spin-off impacts to be generated under full build-out of the construction period.)



- Projection of Economic Impacts during annual operations (Estimate direct output, employment and labor income during the long-term operations period; purchase and apply regional multipliers – specific to the operations of residential and other supporting use development [to be specified by the applicant] in Suffolk County; project indirect and induced, or spin-off impacts to be generated annually upon a stabilized year of operations.)
- The roster of community services analyzed in the DEIS include:
  - Property taxes
  - Public schools/library;
  - Police services;
  - Fire and ambulance services;
  - Water supply;
  - Solid waste, recyclable and yard/organic material waste handling; and
  - Energy supply, including natural gas.
  - Special districts, if applicable
- The above-listed community services available to and/or utilized on the site will be described.
- The existing tax revenue of the site shall be established, from Town tax bills; the distribution of taxes to taxing jurisdiction shall be presented and discussed.
- The anticipated demands on each of the above services from the proposed project will be described qualitatively (and quantitatively, where possible). Anticipated impacts on response times, resources and adequate equipment will be included.
- The anticipated tax revenues generated by the project will be estimated, and the impacts to each taxing jurisdiction will be discussed.
- The impact analysis contained in the DEIS will include consultations with service providers regarding existing demand for services and capacity, including measures in case of brush fires.

### *3.3.3 Proposed Mitigation*

- Mitigation measures that will or may be provided will be described and discussed for each of the above services and the project applicant's role in implementation of mitigation.

## *3.4 Community Character*

### *3.4.1 Existing Conditions*

- The visual character of the existing site and vicinity will be depicted by ground and aerial photography using a key map for locations of all ground photography. These photographs will then be used as a basis for a text description of the site's appearance and character within the overall community.
- The existing noise environment will be evaluated in terms of ambient noise and proximity to sensitive receptors. Existing noise generators (e.g., traffic) shall be discussed.



- Lighting pollution will be evaluated, including but not limited to sky glow, light trespass and glare.
- Description of Sayville in terms of households and population and how subject project would alter demographics.

#### *3.4.2 Anticipated Impacts*

- Impacts of the proposed project on community character will be determined and described to fully disclose the change of visual character of the site and its aesthetic impacts to surrounding community and visitors. This assessment will include vantage points from bordering roadways and other appropriate publicly-accessible locations.
- The potential noise impacts of the project will be assessed through identification of noise sources, the degree of noise generated, proximity to sensitive receptors, and their significance.
- Impacts of four-story buildings to single family 2 ½ story character.
- Fiscal impact analysis on home values within the surrounding area.

#### *3.4.3 Proposed Mitigation*

- Mitigation measures such as potential screening or reducing proposed building heights will be considered with respect to visual and noise impacts and the project applicant's role in implementation of mitigation.

### *3.5 Cultural Resources*

#### *3.5.1 Existing Conditions*

- The potential presence and, if determined to be present, the nature and extent, of historic and/or pre-historic resources of the site will be determined by reference to materials of the NYS Historic Preservation Office, to be documented with an appropriate map. The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) will be contacted, and correspondence documenting that a Cultural Resources Assessment (CRA) will or will not be required will be solicited.
- Existing buildings and structures on site shall be assessed for historical and architectural value

#### *3.5.2 Anticipated Impacts*

- If deemed necessary by OPRHP, a Phase I CRA will be prepared.

#### *3.5.3 Proposed Mitigation*

- Include discussion of adaptive reuse or relocation of any historic or architecturally significant structures.

### *3.6 Emergency Preparedness*

#### *3.6.1 Anticipated Impacts*

- An analysis of how the project will comply with applicable emergency procedures, including those outlined in the Suffolk County All Hazard Mitigation plan. Such analysis



shall include power outages/utility failures, hurricanes, nor'easters, and other significant storm events.

#### 3.6.2 Proposed Mitigation

- Applicant's role in implementation of mitigation.

### 3.7 Open Space & Recreation

#### 3.7.1 Existing Conditions

#### 3.7.2 Anticipated Impacts

- Evaluation of loss of existing open space on natural functions
- Evaluation of loss of recreational resources
- Evaluation of additional demand placed on existing nearby State, County and local parks.

#### 3.7.3 Proposed Mitigation

- Applicant's role in implementation of mitigation.

### 3.8 Local Economy

#### 3.8.1 Anticipated Impacts

- Evaluation of local rental communities and impacts to rents and vacancy rates
- Evaluation of economic benefits to downtown Sayville
  - Discuss the anticipated employees at the project including: types of jobs, expected location of residency and potential for secondary impacts from labor pool that will serve the project. Detailed description of retail and hospitality uses proposed onsite and corresponding impacts to existing establishments.

#### 3.8.2 Proposed Mitigation

## 4.0 Other Required Sections

In addition to the key resources identified in the Positive Declaration, SEQRA identifies other required sections for a complete DEIS as included in 6 NYCRR Part 617.9 (b)(3). Mitigation measures will be included with respect to each key impact area as noted in Section 5.0. Alternatives to be studied are identified in Section 7.0. The following Other Required Sections and evaluations will be provided in the DEIS.

### 4.1 Construction-Related Impacts

- Describe the impacts related to construction noise, dust, odors, erosion and sedimentation, area receptors, applicable nuisance regulations, applicable agency oversight and safeguards, phasing of the project, staging areas, parking areas, operation areas, duration, hours, and related mitigation measures to reduce construction impacts.

### 4.2 Cumulative Impacts



- Describe other pending projects in vicinity, determine potential for impacts due to implementation of proposed project in combination with others and discuss/analyze impacts. This shall include, but not be limited to traffic impacts and stormwater/drainage to Greens Creek Watershed.

#### *4.3 Adverse Impacts That Cannot Be Avoided*

- Provide brief listing of those adverse environmental impacts described/discussed previously that are anticipated to occur, which cannot be completely mitigated.

#### *4.4 Irreversible and Irrecoverable Commitment of Resources*

- Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.

#### *4.5 Effects on the Use and Conservation of Energy Resources*

- Provide brief description of planned and/or potential energy-conserving measures, which may include use of energy-efficient devices. Include a general discussion related to the potential for buildings and site to be constructed to LEED® certification or equivalent.

#### *4.6 Growth-Inducing Aspects*

- Provide brief discussion of those aspects of the proposed project that will or may trigger or contribute to future growth in the area.

### 5.0 Alternatives to be Studied

SEQRA requires a description and evaluation of the range of reasonable alternatives to a proposed action that are feasible, considering the objectives and capabilities of the project sponsor. Alternative projects should be considered, where appropriate. As noted in SEQRA, *“The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.”* The following alternatives will be studied in the DEIS, which shall include analyses of corresponding impacts detailed above and mitigation for each scenario:

#### *5.1 Alternative 1*

- No Action (zoning remains the same; the project site remains in its existing use and condition).

#### *5.2 Alternative 2*

- Development per existing zoning for single family dwellings: the yield of the project site under its existing zoning district must be established in accordance with the Town’s Subdivision & Land Development Regulations, and any agency-required design parameters.

#### *5.3 Alternative 3*



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- Multifamily development at reduced yield, which does not significantly impact roadways in study area. New ownership units shall surround rental community with interspersed open space and structures shall be no taller than 2 1/2 stories in height.

*5.4 Alternative 4*

- Rezone to Residence AA District and develop as an attached single-family dwelling clustered subdivision with a "nine-hole" executive style golf course (or alternate recreational use).

*5.5 Alternative 5*

- Life Cycle Community consisting of multi-generational housing, including but not limited to non-age restricted apartments, senior apartments, congregate care center, assisted living, and nursing home, with a corresponding number of units which does not significantly impact roadways in study area.

*5.6 Alternative 6*

- Rezone property to Recreational Service G District, which permits a variety of recreational uses as detailed in Article XVIII of Chapter 68 in the Town Code.

**Issues Deemed Not Relevant, Not Environmentally Significant or Adequately Addressed in Prior Environmental Review**

The intent of the DEIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project. The final scope identifies those issues as outlined in the draft scope and amended to include public comments. Comments received on the draft scope were evaluated by the Town of Islip to determine those that are relevant and have been included. No prominent issues were raised that are explicitly excluded in this final scope.

**Appendix A-6**  
**Covenant & Restriction, Liber 1074, Page 1066**

*June 27, 1923*

State of New York County of Suffolk ss: On the 27 day of June, nineteen hundred and twenty-three before me came James A. Bolton and Edith C. Bolton, his wife, to me known to be the individuals described in, who executed, the foregoing instrument, and acknowledged that they executed the same. Charles P. Fisher Notary Public, Suffolk Co., N.Y.

Recorded 2 July 1923 @ 9 A. M.

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THIS INDENTURE, made the twenty-seventh day of June, nineteen hundred and twenty-three BETWEEN JAMES A. BOLTON and EDITH C. BOLTON, his wife, of Sayville, County of Suffolk and State of New York, parties of the first part, and JAMES O. KING, of Sayville, County of Suffolk and State of New York, party of the second part, WITNESSETH, that the parties of the first part, in consideration of the sum of Ten (10) Dollars, lawful money of the United States, and other valuable considerations paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever.

ALL those certain lots, pieces or parcels of land, situated and lying and being at Sayville, County of Suffolk and State of New York, known and designated on a certain map entitled "Map of subdivision of Section 2- of Northdowns, Property of James A. Bolton, situate at Sayville, Suffolk Co., N.Y." surveyed March, 1923, by May & Smith Inc., Civil Engineers, Patchogue, N.Y. and filed in the office of the Clerk of the County of Suffolk as and by the lot numbers 456-457-458-459-472/474 and 475 (Being in all eight lots on said map.) And the party of the second part for himself, his heirs, executors administrators and assigns, covenants and agrees to and with the party of the first part, his heirs, legal representatives and assigns, that the premises conveyed shall be subject to the following covenants and restrictions. That shall not be erected or maintained on the foregoing premises any wireless station or piggery for more then two (2) grown hogs and that no building shall be erected on said premises having what is commonly known as a flat roof and that no building shall be erected within thirty (30) feet of the street line upon which the building fronts. And the party of the second part further covenants and agrees that he will not use said premises for the purpose of gravel business or digging gravel pits thereon.

TOGETHER with the appurtenances and all the estate and right of the parties of the first part in and to said premises. TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs and assigns forever. And said James A. Bolton, one of the parties of the first

part covenants as in the first part, is to convey the same. SE said premises; TH as herein stipulat procure any further James A. Bolton, o the said premis in their hands and in presence of Charles P. Fisher

nineteen hundred a his wife, to me kn foregoing instrume Notary Public, Suf:

L1074  
P167

hundred and twenty Sayville, County o: BOLTON FISHER of Sa: second part, WITNES: sum of Ten (\$10.00 considerations paid into the party of Al and being at Sayvil as a certain map ex James A. Bolton, si May & Smith Inc., C Clerk of the County 157 (Being in all himself, his heirs and with the party that the premises a

On the 27 day of June, 1923, James A. Bolton and Edith C. Bolton, as described in, and at they executed N.Y.

day of June, and EDITH C. BOLTON, of New York, parties of the first part, for the sum of ten dollars, lawful money, paid by the party of the second part,

lots of land, situated in the City of New York, known as Section 2 of Northdowns, Sayville, Suffolk Co., N.Y., as shown on the plan of Engineers, Patchogue, N.Y., as and by the lot numbers 160-161-162-163-164-165-166-167, his heirs, executors, administrators and assigns, that the premises are free from any wireless building restrictions. That the party of the first part has no building shall be as a flat roof and of the street line and part further for the purpose of the first part, his heirs and assigns, that the premises as conveyed shall be subject to the following covenants and

part covenants as follows: FIRST. That said James A. Bolton, one of the parties of the first part, is seized of the said premises in fee simple, and has good right to convey the same. SECOND. That the party of the second part shall quietly enjoy the said premises; THIRD. That the said premises are free from incumbrances; excepting as herein stipulated. FOURTH. That the parties of the first part will execute or procure any further necessary assurance of the title to said premises. FIFTH. That said James A. Bolton, one of the parties of the first part will forever WARRANT the title to the said premises. IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In presence of  
Charles P. Fisher  
JAMES A. BOLTON L.S.  
EDITH C. BOLTON L.S.  
State of New York County of Suffolk ss: On the --- day of June, nineteen hundred and twenty-three before me came James A. Bolton and Edith C. Bolton, his wife, to me known to be the individuals described in, and who executed, the foregoing instrument, and acknowledged that they executed the same. Charles P. Fisher Notary Public, Suffolk Co., N.Y.

Recorded 2 July 1923 @ 9 A. M.

L1074  
p167

(50 cents U.S.I.R.S. CAN.)

THIS INDENTURE, made the twenty-seventh day of June, nineteen hundred and twenty-three BETWEEN JAMES A. BOLTON and EDITH C. BOLTON, his wife, of Sayville, County of Suffolk and State of New York, parties of the first part, and ANTON FISHER of Sayville, County of Suffolk and State of New York, party of the second part, WITNESSETH, that the parties of the first part, in consideration of the sum of Ten (\$10.00) Dollars, lawful money of the United States, and other valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever.

ALL those certain lots, pieces or parcels of land, situate, lying and being at Sayville, County of Suffolk and State of New York, known and designated on a certain map entitled, "Map of subdivision of Section 1 of Northdowns. Property of James A. Bolton, situate at Sayville, Suffolk Co., N.Y." surveyed March 1923 by May & Smith Inc., Civil Engineers, Patchogue, N.Y., and filed in the office of the Clerk of the County of Suffolk as and by the lot numbers 160-161-162-163-164-165-166-167 (Being in all eight lots on said map) And the party of the second part for himself, his heirs executors, administrators and assigns, covenants and agrees to and with the party of the first part; his heirs, legal representatives and assigns, that the premises as conveyed shall be subject to the following covenants and

**Appendix A-7**  
**Preliminary Sewer Extension Routing Map**

PWGC

*11/27/18*



**Appendix A-8**  
**Percolation Test Results**

East Coast Geoservices

*October 19, 2018*



October 19, 2018

Scott Protosow  
P. W. Grosser  
630 Johnson Avenue, Suite 7  
Bohemia, New York 11716

Re: Soil Percolation Test Results  
Greybarn @ Island Hills, Sayville  
NP&V Job# 16130

Dear Mr. Protosow:

This letter has been provided to summarize the results of percolation testing conducted at the above referenced property. The testing involved the installation of five (5) percolation test wells at locations throughout the above referenced property followed by percolation testing conducted in general accordance with 10NYCR, Appendix 75-A and the NYSDOH Residential On-site Wastewater Treatment Design Handbook.

The percolation test wells at each location were installed at depths equivalent to the bottom of the leaching structures proposed for each area. The approximate location, coordinates and depths for each percolation test well has been provided on a location map prepared by P.W. Grosser and included in **Attachment 1**.

Following installation, each of the test wells were presoaked for at least four (4) hours to the greatest extent practicable, one (1) day prior to percolation testing. The percolation tests were conducted by filling each test well with water to a depth of six (6) inches above the well bottom and then measuring the rate of drop from six (6) inches to five (5) using an electronic water level indicator. The testing at each well was repeated a minimum of three (3) times and/or until two (2) successive tests were approximately equivalent.

A summary of the results for each percolation test well is provided in Table 1 which has been provided in **Attachment 2**.

If you have any questions or would like to discuss the percolation testing results, please do not hesitate to contact me.

Very truly yours,

NELSON, POPE & VOORHIS, LLC

Eric C. Arnesen, P.G.  
Project Manager/Hydrogeologist

# **ATTACHMENT 1**



# PWGC

Strategic Environmental and Engineering Solutions

**P.W. GROSSER CONSULTING ENGINEER  
AND HYDROGEOLOGIST, P.C.**

630 Johnson Avenue. • Suite 7  
Bohemia • NY • 11716-2618  
Phone: (631) 589-6353 • Fax: (631) 589-8705  
E-mail: INFO@PWGROSSER.COM

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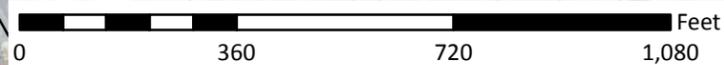

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	RSL1801	Designed by:	SP
Date:	10/12/2018	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	SP

## Percolation Well Locations

458 Lakeland Ave  
Sayville, NY



-  Percolation Well
-  Site Tax Lot Boundary
-  Tax lot Boundary

## **ATTACHMENT 2**

**TABLE 1**  
**PERCOLOATION TEST RESULTS**  
**GREYBARN @ ISLAND HILLS, SAYVILLE**

TEST WELL ID#	TEST #1	TEST #2	TEST #3	TEST #4	TEST #5
	minutes				
PW-1	0.33	0.22	0.10	0.08	NC
PW-2	49	35	22	23	25
PW-3	Please See Note Below				
PW-4	0.46	0.56	0.52	0.63	NC
PW-5	16	16	14	15	NC

**Notes:** NC – Test Not Conducted

Water poured into test well drained to quickly to measure. Continuous water flow poured into well at a rate of approximately one (1) gallon per minute only resulted in a rise in water level to four (4) inches above the bottom of the well. Once water flow was terminated drainage was instantaneous.

**Appendix A-9**  
**Air Quality Analysis**

B Laing Associates, Inc.

*November 6, 2018*

# B. LAING ASSOCIATES

ENVIRONMENTAL CONSULTING  
www.blaingassociates.com

103 Fort Salonga Road - Suite 5 Fort Salonga, NY 11768  
(631) 261-7170, Fax: (631) 261-7454

November 6, 2018

Ms. Kathryn Eiseman,  
Nelson, Pope & Voorhis, LLC  
572 Walt Whitman Road,  
Melville, NY 11747

**Re: 500-508 Lakeland Avenue, Sayville, Suffolk County  
Air Quality Analysis for Proposed Development**

Dear Ms. Eiseman,

B. Laing Associates, Inc. is an environmental consulting firm providing air quality analysis services for the proposed Greybarn Development (herein referred to as the Project) located in the Hamlet of Sayville, Township of Islip, Suffolk County, New York. The Project site is identified as District 500, Section 257, Block 3, Lot 3 and District 500, Section 280, Block 1, Lots 2, 3, 4, 10, 15.1 and 16. The site encompasses approximately 114.34 acres or 4,980,650 square feet. The site is located at 500 Lakeland Ave and zoned by Suffolk County as Land Use 553 – Private Golf Country Clubs. The Project is bounded by Suffolk County Land Use 210 – One Family Year Round Residence to the north, south, east and west. **Figure 1** depicts the site in aerial view.

## **Proposed Action**

The Project is a proposed residential development which will require rezoning of the 114.34-acre site (formally Island Hills Country Club) from Use District Residence AAA to PDD (with development based on Residence CA bulk requirements), followed by development of a 1,365-unit residential project. On-site stormwater and sewage treatment systems are proposed, with resident amenities including interior open spaces outdoor pool/patio areas, and an internal walking trail network. Additionally, a public amenity is proposed in the form a 25-acre perimeter park with a separate walking trail. Three vehicle access points are proposed, in the northwestern corner (onto Lakeland Avenue), the southwestern corner (onto Hauppauge [Terry] Road), and on the north (onto Eleventh Street).

The purpose of this analysis is to evaluate temporary or permanent impacts to air quality that may occur as a result of the Project. Mitigation and assessment of significant air quality impacts will be addressed accordingly.

## **General Air Quality Characteristics**

### ***Existing Conditions***

#### *Climate*

The climate in Sayville, New York is warm during the summer when average temperatures tend to be in the 80's and very cold during winter when average temperatures tend to be in the 30's. The National Oceanic and Atmospheric Administration (NOAA) record this local climate in Islip, New York. The warmest month of the year is July with high average temperature of 83 degrees Fahrenheit, while the coldest months of the year are January and February with a high average of temperature 40 degrees Fahrenheit. Temperature variations between night and day tend to be fairly limited during summer with a difference that can reach 15-17 degrees Fahrenheit, and fairly limited during winter with

an average difference of approximately 15 degrees Fahrenheit. The annual average precipitation in Islip is between around 43 inches. This locale receives about 42 inches of snow per year on average.

*Ambient Air Quality*

Existing air quality is good for the Project site. The median air quality index (AQI) in 2017 for Suffolk County, New York was 39.<sup>1</sup> An AQI between 0 and 50 is satisfactory and air pollution poses little or no risk. Existing air quality standards for New York State are found in the State Ambient Air Quality Standards (SAAQS) which largely mimic the National Ambient Air Quality Standards (NAAQS). Possible relevant pollutants for mobile sources are particulate matter (PM), ozone (O<sub>3</sub>) and carbon monoxide (CO). Carbon monoxide is the dominant pollutant and so, it is modeled as provided in NYSDOT's The Environmental Manual (TEM).

Table 1 depicts the NAAQS.

TABLE 1  
National Ambient Air Quality Standards\*

POLLUTANT	PRIMARY/ SECONDARY	AVERAGING TIME	LEVEL	FORM	
CARBON MONOXIDE	primary	8-hour	9 ppm	Not to be exceeded more than once per year	
		1-hour	35 ppm		
LEAD	primary and secondary	Rolling 3-month average	0.15 µg/m <sup>3</sup> (1)	Not to be exceeded	
NITROGEN DIOXIDE	primary	1-hour	100 ppb	98th percentile of 1-hour daily maximum concentrations, averaged over 3 years	
	primary and secondary	Annual	53 ppb (2)	Annual Mean	
OZONE	primary and secondary	8-hour	0.070 ppm (3)	Annual fourth-highest daily maximum 8-hr concentration, averaged over 3 years	
PARTICLE POLLUTION	PM <sub>2.5</sub>	primary	12 µg/m <sup>3</sup>	annual mean, averaged over 3 years	
		secondary	15 µg/m <sup>3</sup>		
	PM <sub>10</sub>	primary and secondary	24-hour	35 µg/m <sup>3</sup>	98th percentile, averaged over 3 years
		primary and secondary	24-hour	150 µg/m <sup>3</sup>	Not to be exceeded more than once per year on average over 3 years
SULFUR DIOXIDE	primary	1-hour	75 ppb (4)	99th percentile of 1-hour daily maximum concentrations, averaged over 3 years	
	secondary	3-hour	0.5 ppm	Not to be exceeded more than once per year	

\*<http://www.dec.ny.gov/chemical/8542.html>

NYSDEC monitors air quality throughout the state. There are currently 58 active air monitoring sites in New York State. Parameters observed vary from air monitoring sites. Four (4) monitoring sites are located within NYSDEC Region 1 (Long Island) with one (1) site in Nassau County and three (3) sites in Suffolk. The closest monitoring site to the Project is 5150-10 located at Sagamore Junior High School at 57 Division Street, Holtsville, New York. Parameters are described below:

Particulate matter (PM 2.5) is measured in Holtsville, New York at station 5151-10. The 5151-10 station had an annual mean standard for last three (3) years (2015-2017) of 6.7ug/m<sup>3</sup>. This annual mean was well below the 12 ug/m<sup>3</sup> standard. The 5151-10 station had an average of 98th percentile for last 3 years 15.7 ug/m<sup>3</sup>. This average was well below the 35 ug/m<sup>3</sup> standard.

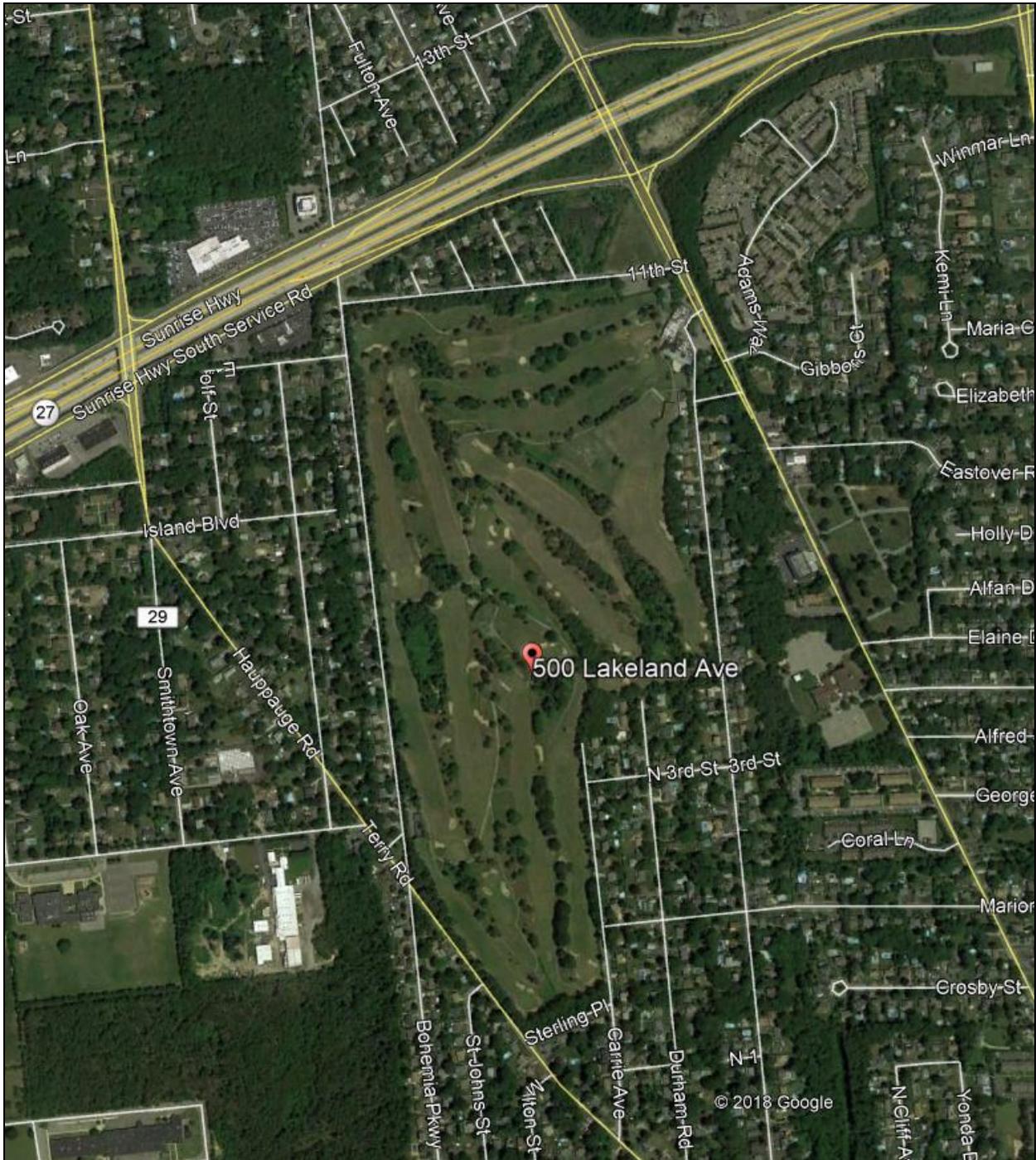
<sup>1</sup> According to the United States Environmental Protection Agency (EPA) Outdoor Air Quality Data, Air Quality Index Report.

Ozone is measured at the 5151-10 station in Suffolk County. It is the only pollutant that occasionally exceeds the standard both in NYSDEC Region 1 and State-wide. It is formed from the long-term transport of hydrocarbon emissions in the mid-western United States and as such, is not a "local" enforcement issue on emissions. The average 3 year annual mean for this pollutant was 0.067 parts per million (ppm) for the years 2015 to 2017. The first highest maximum daily eight hour average was 0.081 ppm in 2017 when it slightly exceeded the 0.070 ppm standard.

Sulfur dioxide (SO<sub>2</sub>) is monitored at station 5151-10. In 2017, the annual average was recorded at 0.16 parts per billion (ppb) versus an annual standard not to exceed 30 ppb and the one hour average for the last three years (2015-2017) have peaked at 4.43 ppb versus a standard of 75 ppb.

Carbon Monoxide (CO) is not measured at station 5151-10. The closest monitoring station is approximately 40 miles to the west at Queens College 2 (7096-15) and Queens College Near Road (7096-16). The highest one hour value in 2017 at 7096-15 was 1.78ppm versus a standard of 35 ppm. The highest eight hour value was 0.90 ppm versus a standard of 9.0 ppm. The highest one hour value in 2017 at 7096-16 was 1.76ppm versus a standard of 35 ppm. The highest eight hour value was 1.20 ppm versus a standard of 9.0 ppm.

Nitrogen dioxide (NO<sub>2</sub>) and lead are also not measured at station 5151-10. Monitoring sites are located in Region 2.



**FIGURE 1**

**SITE LOCATION MAP  
500 LAKELAND AVENUE  
SAYVILLE, NEW YORK**

(SOURCE: GOOGLE EARTH)

## Proposed Action Analysis

### **Mobile Screening:**

The first level of “air quality screening” as provided in NYSDOT’s The Environmental Manual (TEM) is essentially a traffic analysis consistent with the Highway Capacity Manual (HCM). This Traffic Impact Study was provided by Nelson & Pope dated November 2018 and is appended to this report by reference. The TEM provides guidance on determination for a required microscale analysis which is based on the consideration of several standards.

Per TEM I-1 Level of Service (LOS) Screening, intersections potentially impacted by the Project must be screened for overall Level of Service (LOS). If the LOS is A, B, or C, no further analyses are required. If any signalized intersections have LOS predicted D, E, or F, significant vehicle queuing may occur and further analysis may be required for up to the three worst intersections. In this case, twenty one (21) signalized intersections and twenty one (21) unsignalized intersections were analyzed by the professional traffic operations engineer (PTOE) for LOS in the existing, no build and build phases in both the school phase and summer phase. The analysis for these intersections included Other Planned Developments (OPD). OPD refers to developments located near the project area that are currently under construction or in the planning stages. Traffic generated by these projects may significantly influence the operations of the study intersections and would not be represented in the collected field data. For this analysis, the data for the signalized intersections in the school phase were utilized. The LOS for both the AM and PM scenario in these intersections are provided below in **Tables 2 and 3**, respectively. **Figure 2** depicts the analyzed intersections in aerial view.

Sensitive receptors<sup>2</sup> (i.e., schools, hospitals, etc.) were noted during this air quality analysis for potential impact. There are few schools that exist within the range of the proposed action. The closest sensitive receptor to the Project is New Life Nursery School and Church located approximately 600 feet east at 380 Lakeland Ave. This receptor is bordered on the west by residential homes on Chester Street and on the east by Lakeland Ave. The local VFW and Community Ambulance Company exist to the north. The closest intersection analyzed for the Project in this location was Lakeland Avenue and Gibbons Court. The LOS level for the proposed Project is B in both the AM and PM scenarios.

Edward J. Bosti Elementary School is located at 50 Bourne Boulevard approximately 1200 feet to the west of the Project. The school is bordered to the east by Paramold Manufacturing and ball fields to the west along Locust Avenue. The closest intersection analyzed for the Project in this location was Smithtown Avenue and Terry Road/Island Boulevard to the north. The LOS level for the proposed Project is B in the AM scenario and LOS A in the PM scenario.

Sayville Middle School and Lincoln Avenue Elementary School are both located to the east of the Project east of Johnson Avenue. The closest intersection analyzed for the Project in this location was Johnson Avenue and NYS Route 27 South Service Road. The LOS level for the proposed Project is C in the AM and PM scenario.

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<sup>2</sup> 1,000 foot receptor analysis required for modeling. Few sensitive receptors mentioned are outside this determined distance but noted for their existence.

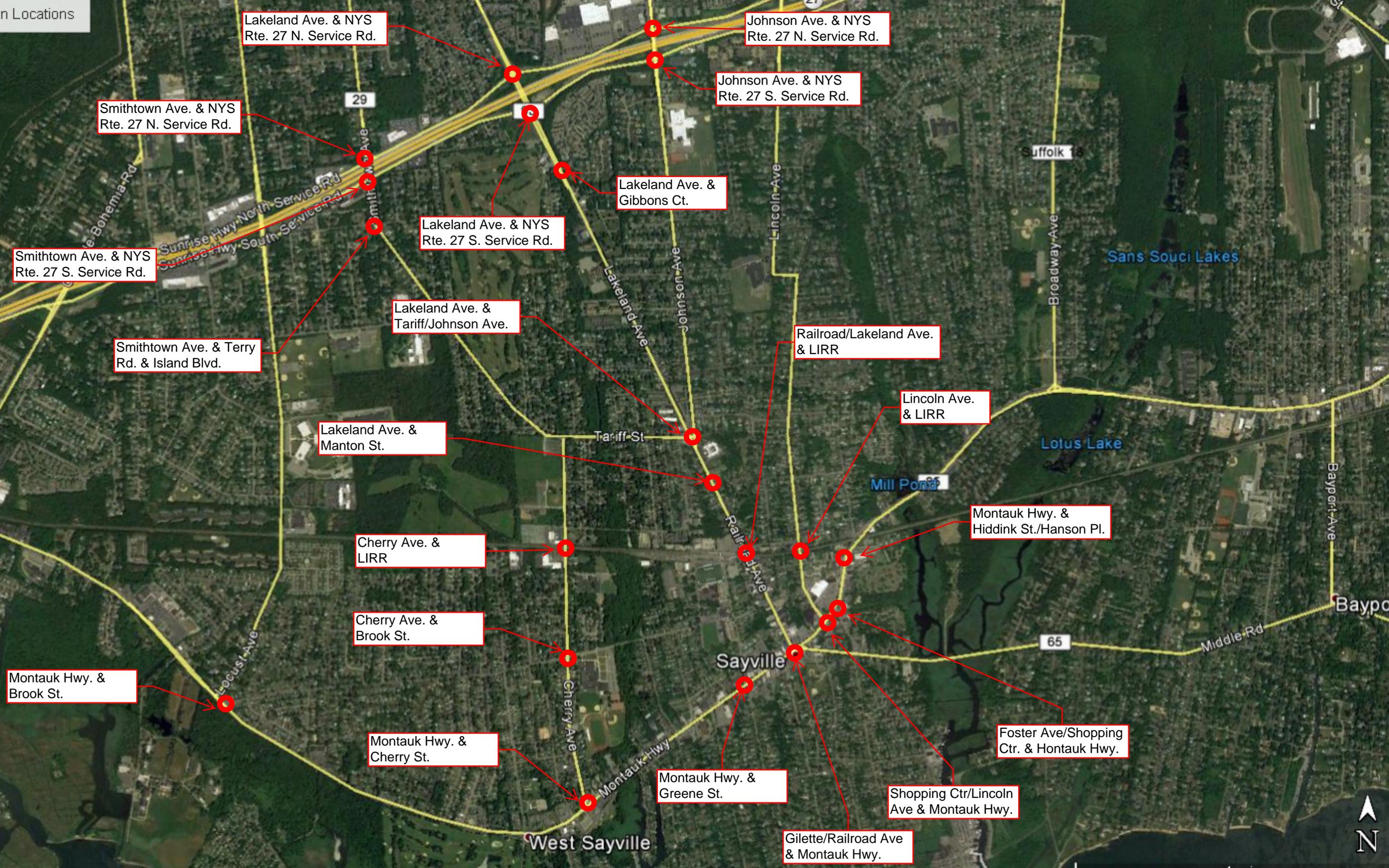
TABLE 2 - ANALYZED INTERSECTIONS AM SCHOOL PEAK

Intersections	Existing		No Build Phase 6 with OPD		Build Phase 6 with OPD		Build Phase 6 with OPD with Mitigation	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Smithtown Ave. & NYS Route 27 North Service Rd.	51.2	D	64.5	E	63	E	63	E
Smithtown Ave. & NYS Route 27 South Service Rd.	12.5	B	12.6	B	12.7	B	12.7	B
Lakeland Ave. & NYS Route 27 North Service Rd.	41.6	D	52.9	D	57.2	E	52	D
Lakeland Ave. & NYS Route 27 South Service Rd.	24.7	C	26	C	29.8	C	25.5	C
Johnson Ave. & NYS Route 27 North Service Rd.	75	E	87	F	86.7	F	86.7	F
Johnson Ave. & NYS Route 27 South Service Rd.	24.5	C	24.9	C	25	C	25	C
Lakeland Ave. & Gibbons Court	8.3	A	8.9	A	22	C	19.3	B
Lakeland Ave. & Tariff St./Johnson Ave.	29.5	C	30.7	C	31.2	C	30.3	C
Lakeland Ave. & Manton St.	10.9	B	11.4	B	11.5	B	11.5	B
Montauk Hwy. & Brook St.	8.1	A	10.5	B	11.3	B	11.3	B
Montauk Hwy. & Cherry Ave.	6.7	A	7.4	A	7.1	A	7.1	A
Greene Ave. & Montauk Hwy.	12.5	B	13	B	13	B	13	B
Gillette/Railroad Ave. & Montauk Hwy.	21.5	C	25.4	C	25.6	C	25.7	C
Shopping Ctr/Lincoln Ave. & Montauk Hwy.	8.9	A	9.8	A	9.8	A	9.8	A
Foster Ave./Shopping Ctr. & Montauk Hwy.	20.5	C	21.2	C	20.9	C	24.1	C
Montauk Hwy. & Hiddink St./Hanson Pl.	11.3	B	12.5	B	12.9	B	10.4	B
Smithtown Ave. & Terry Rd. & Island Blvd.	9.8	A	11.4	B	10.9	B	10.9	B
Cherry Ave. & Brook St.	13.2	B	13.6	B	13.8	B	13.8	B
Cherry Ave. & LIRR	13.6	B	13.2	B	13.2	B	13.2	B
Railroad/Lakeland Ave. & LIRR	8.7	A	8.8	A	9.1	A	9.1	A
Lincoln Ave. & NPVSGC01 LIRR Analysis	10.5	B	10.2	B	10.2	B	10.2	B

TABLE 3 - ANALYZED INTERSECTIONS PM SCHOOL PEAK

Intersections	Existing		No Build Phase 6 with OPD		Build Phase 6 with OPD		Build Phase 6 with OPD with Mitigation	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Smithtown Ave. & NYS Route 27 North Service Rd.	47.6	D	59.2	E	58.3	E	58.3	E
Smithtown Ave. & NYS Route 27 South Service Rd.	12	B	12.1	B	12.3	B	12.3	B
Lakeland Ave. & NYS Route 27 North Service Rd.	78	E	94.4	F	109.9	F	73.6	E
Lakeland Ave. & NYS Route 27 South Service Rd.	26.8	C	27.4	C	28.4	C	27.5	C
Johnson Ave. & NYS Route 27 North Service Rd.	52.5	D	71.7	E	71.5	E	71.5	E
Johnson Ave. & NYS Route 27 South Service Rd.	23.6	C	23.5	C	23.5	C	23.5	C
Lakeland Ave. & Gibbons Court	7.4	A	8	A	18.9	B	16.4	B
Lakeland Ave. & Tariff St./Johnson Ave.	42.4	D	54.4	D	64.8	E	50.2	D
Lakeland Ave. & Manton St.	12	B	13.3	B	13.9	B	13.9	B
Montauk Hwy. & Brook St.	5.9	A	7.5	A	8.1	A	8.1	A
Montauk Hwy. & Cherry Ave.	11.3	B	13.3	B	14.6	B	14.6	B
Greene Ave. & Montauk Hwy.	17.2	B	18.1	B	18.1	B	18.1	B
Gillette/Railroad Ave. & Montauk Hwy.	27.4	C	30.2	C	30.4	C	30.4	C
Shopping Ctr/Lincoln Ave. & Montauk Hwy.	20.6	C	25.7	C	26.1	C	26.1	C
Foster Ave./Shopping Ctr. & Montauk Hwy.	14.2	B	15.6	B	15.7	B	15.7	B
Montauk Hwy. & Hiddink St./Hanson Pl.	21	C	21.9	C	22.1	C	22.1	C
Smithtown Ave. & Terry Rd. & Island Blvd.	8.9	A	10.6	B	8.6	A	8.6	A
Cherry Ave. & Brook St.	12.1	B	13.6	B	14	B	14	B
Cherry Ave. & LIRR	10.9	B	10.9	B	10.9	B	10.9	B
Railroad/Lakeland Ave. & LIRR	21.6	C	23.1	C	24.2	C	24.2	C
Lincoln Ave. & NPVSGC01 LIRR Analysis	9.2	A	9.2	A	9.2	A	9.2	A

**Figure 2**  
Signalized Intersection Locations



### AM School Peak Scenario

Twenty-one signalized intersections were analyzed for the first level of screening in both the AM and the PM scenario in the Traffic Impact Report. In the AM condition, the findings of the capacity analysis determined that the overall LOS for eighteen (18) of the 21 intersections would achieve LOS of A, B or C as a result of the Project. Thus, no further air quality analysis would be required for those intersection of A, B or C.

Three intersections in the AM traffic analysis resulted in overall LOS of D, E or F in the existing, no build and/or build phases in the school phase. These intersections located north of the site and north of NYS Route 27 included (1) Smithtown Avenue and NYS Route 27 North Service Road, (2) Lakeland Avenue and NYS Route 27 North Service Road and (3) Johnson Avenue and NYS Route 27 North Service Road. These intersections, although LOS D, E or F, should not require microscale analyses as there will be no change from LOS in the no build to the build scenario. For example, for the intersection of Smithtown Avenue and NYS Route 27 North Service Road, the LOS in the existing condition is D and the LOS in the no build scenario is E. The LOS with the Project developed is E. Thus, the LOS level will not decrease as a result of the Project. This is similar to the intersections of Lakeland Avenue and NYS Route 27 North Service Road and Johnson Avenue and NYS Route 27 North Service Road. The LOS level will not degrade as the Project is advanced.

### PM School Peak Scenario

In the PM condition, the findings of the capacity analysis determined that the overall LOS for seventeen (17) of the 21 intersections would achieve LOS of A, B or C as a result of the Project. Thus, no further air quality analysis would be required for those intersections.

Four intersections in the PM traffic analysis resulted in LOS of D, E or F. These intersections included (1) Smithtown Avenue and NYS Route 27 North Service Road, (2) Lakeland Avenue and NYS Route 27 North Service Road, (3) Johnson Avenue and NYS Route 27 North Service Road which are located north of the site and north of NYS Route 27 and (4) Lakeland Avenue and Tarrif Street/Johnson Avenue which is located south of the Project. These intersections, although LOS D, E or F, should not require microscale analyses as there will be no change from LOS in the no build to the build scenario. For example, for the intersection of Lakeland Avenue and Tarrif Street/Johnson Avenue, the LOS in the existing condition is D and the LOS in the no build scenario is D. The LOS with the Project developed is E. However, with proposed mitigation measures the LOS level is D. Thus, the LOS level, with mitigation, will not decrease as a result of the Project. The intersection of Lakeland Avenue and NYS Route 27 North Service Road will actually improve as a result of the Project in the PM condition. The no build scenario is LOS F. The build scenario with mitigation will upgrade the LOS level to E. The intersection of Smithtown Avenue and NYS Route 27 North Service Road will have a LOS E in both the no build scenario and build scenario. This is similar to the intersection of Johnson Avenue and NYS Route 27 North Service Road. Thus, the LOS level will not degrade as the Project is advanced.

As a result of the above traffic findings, no significant change in the Level of Service will result from the Project. Further, per the traffic study, delay times will not increase and may go down slightly. Thus, further mobile analysis should not be required for the Project as it would not result in a significant air quality impact.

**Construction Screening:**

The short-term use of heavy equipment operations will result in a temporary, minor increase in pollutant emissions from various equipment used in the construction process for a short-term. However, the major concern during the construction operation will be the control of fugitive dust during site clearing, excavation, demolition and grading operations. Fugitive dust is essentially airborne soil particles caused by heavy equipment operations entraining the soil into the air. To a lesser extent, some fugitive dust emissions will arise from wind erosion of the exposed soils. All construction related air quality impacts will be of relatively short duration. Best construction management practices will be employed to reduce soil erosion and possible sources of fugitive dust. This generally includes the daily use of water/spray trucks in dry periods, anti-tracking pads at construction entrances and adherence to a Storm Water Pollution Prevention Plan (SWPPP) or Erosion and Sediment Control methods.

In addition, trucks, compressors, cranes, excavators and other equipment will be maintained and in good working condition and turned off when not in use. This will reduce the idling of unused equipment in adherence of state regulations. Reduced idling will reduce potential air pollution.

As a result of the findings, no further analysis in regard to potential air quality impacts due to construction is necessary for the Project as it would not result in a significant, extended impact on air quality as a result of the project.

**Conclusions:**

In review of screening guidelines of The Environmental Manual (TEM), no further air quality analysis should be required at this time for the Project as it would not result in a significant increase in impacts to air quality.

Please contact the office should you have any questions in regard to the enclosed information. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Danna Cuneo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Danna Cuneo  
Chairwoman