Resolution Submission Form

MEETING OF: AUGUST 11, 2016 RESOLUTION NO. 2016-0591

MOVED BY COUNCILMEMBER: KEVIN LAVALLE

REVISION JULY 18, 2016 9:57 AM

SHORT TITLE: ADOPTION OF THE FINDINGS STATEMENT FOR THE HORSEBLOCK ROAD LAND USE PLAN FOR FARMINGVILLE

DEPARTMENT: LAW

REASON: Resolution adopting Findings Statement needed to complete SEQRA.

Financial Impact:
No fiscal impact - not reviewed by the Commissioner of Finance

SEQRA REQUIRED:

PERMISSIVE REFERENDUM:

Present	Absent		Motion	Aye	No	Abstain	Not Voting
		Councilmember Cartright		✓			
		Councilmember Bonner	2	✓			
		Councilmember LaValle	1	✓			
		Councilmember Loguercio		✓			
		Councilmember Foley		✓			
	✓	Councilmember Panico					
		Supervisor Romaine		✓			

ADOPTED

BY THE BROOKHAVEN TOWN BOARD

RESOLUTION NO. 2016-0591
MEETING: AUGUST 11, 2016

ADOPTION OF THE FINDINGS STATEMENT FOR THE HORSEBLOCK ROAD LAND USE PLAN FOR FARMINGVILLE

WHEREAS, the Town Board is currently considering the adoption of the Horseblock Road Land Use Plan for Farmingville and in conjunction therewith, at its February 25, 2016 meeting, accepted the Draft Generic Environmental Impact Statement (DGEIS) associated with said plan as complete and initiated a public comment period; and

WHEREAS, a combined public hearing on the DGEIS and the Draft Land Use Plan was held on March 22, 2016; and

WHEREAS, on May 26, 2016, in connection with same, a Final Generic Environmental Impact Statement (FGEIS) was accepted and 10-day comment period began; and

WHEREAS, in response to the submitted comments, questions and concerns as well as the Town of Brookhaven's own analysis, the Town Board is considering adopting said Plan; and

WHEREAS, pursuant to the requirements of Part 617.11 of the State Environment Quality Review Act a written Findings Statement must be prepared prior to the adoption of the Horseblock Road Land Use Plan for Farmingville;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Brookhaven that the attached Findings Statement for the Horseblock Road Land Use Plan for Farmingville is hereby adopted.

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
FINDINGS STATEMENT FOR THE 2016 HORSEBLOCK ROAD CORRIDOR
STUDY and LAND USE PLAN for FARMINGVILLE
July 13, 2016

Town of Brookhaven
Edward P. Romaine, Supervisor

Town Council
Valerie M. Cartright, Councilmember, District 1
Jane Bonner, Councilmember, District 2
Kevin LaValle, Councilmember, District 3
Michael Loguercio, Councilmember, District 4
Neil Foley, District 5
Daniel Panico, Councilmember, District 6

Lead Agency Contact: **TOWN OF BROOKHAVEN TOWN BOARD**
Brenda A. Prusinowski, AICP, Deputy Commissioner
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Prepared by: Town of Brookhaven Department of Planning, Environment & Land Management
Peter E. Fountaine, Sr. Environmental Analyst and
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Date Draft GEIS Accepted: February 25, 2016
Date Final GEIS Accepted: May 26, 2016
SEQRA Classification: Type I

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AGENCY JURISDICTION:

The elected municipal legislative body of the Town Brookhaven whose duties include development and enactment of local land use legislation including zoning laws, approval of various land use applications including rezonings, oversight over the land use process in the Town of Brookhaven and approval of Comprehensive Land Use Plans.

The proposed Land Use Plan was referred to the following agencies for review and recommendations:

Central Pine Barrens Joint Planning and Policy Commission
Suffolk County Department of Planning
Suffolk County Department of Public Works
Suffolk County Department of Parks and Recreation
Suffolk County Water Authority
Suffolk County Dept. of Health Services
Suffolk County Sewer Agency
NYS Dept. of Environmental Conservation
NYS Office of Parks, Recreation and Historic Preservation

It should be noted that the above agencies do not have formal approval/denial authority over the proposed action. The Brookhaven Town Board has the ultimate approval authority and sole discretion over the adoption of the Land Use Plan. However, implementation and all development within the corridor must be in conformance to the rules, regulations, and laws of all governmental entities.

Pursuant to Article 8 of the New York State (NYS) Environmental Quality Review Act (SEQRA) of the New York State Environmental Conservation Law and Title 6 of the NYS Code of Rules and Regulations (6 NYCRR) Part 617, the Town Board of the Town of Brookhaven makes the following findings.

LOCATION OF THE ACTION:

In the region of the approximately 2.3 mile corridor of Horseblock Road (County Road (CR) 16) between Nicholls Road (CR 97) and Old Medford Road consisting of approximately 3,125 acres within the hamlet of Farmingville within the Town Of Brookhaven. The extent of the planned area is described in detail in the text and maps included in the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville.*

DESCRIPTION OF THE ACTION:

The adoption of the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* – July 2016 (Land Use Plan) by the Town Board of the Town of Brookhaven.

The Town Board of the Town of Brookhaven proposes to approve and adopt a Comprehensive Land Use Plan for the corridor on and around the approximately 2.3 mile corridor of Horseblock Road (County

Road (CR) 16) between Nicholls Road (CR 97) and Old Medford Road consisting of approximately 3,125 acres within the hamlet of Farmingville within the Town Of Brookhaven.

The planning for the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* began in 2008 with the organization of local residents, community organizations, elected officials, Town staff, and community planners who sought a collective community vision for the Farmingville area. After a two-year community planning process that cumulated in a three day Community Planning Weekend, the group unveiled the community redevelopment plan known as *Farmingville: Our Vision for Tomorrow* in October of 2010. The plan made needed recommendations in the areas of zoning, policies and guidelines, focus areas, the business environment, landscaping and beautification, transportation and roads, and recreation with a clear implementation plan.

Since that time, significant development has occurred in the Farmingville area around Horseblock Road (CR 16), North Ocean Avenue (CR 83) and the Long Island Expressway (LIE 495). Most development has followed the recommendations found in the 2010 plan but some has not and with the passage of time, the decision was made to revisit the land use plan for this area of Farmingville. This effort has resulted in the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville.*

This Land Use Plan analyzes the recommendations entailed in prior studies, examines existing and potential land uses, the adequacy and opportunities of existing infrastructure, and puts forth strategies and tools to plan for revitalization, investment and growth. The *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* will serve as a policy document that the Town of Brookhaven will use as a guide for decision making with the intent to sustain and improve the study area over time.

By scrutinizing current land use and zoning trends, together with the current transportation and environmental needs, on and around the approximately 2.3 mile corridor of Horseblock Road between Nicholls Road (CR 97) and Old Medford Road the *2016 Horseblock Road Corridor Study and Land Use Plan* will further the Town's and the community's development goals for Farmingville. Recommendations are provided on how the various responsible parties can best implement the broad foundation and policies of the Land Use Plan.

This document is a findings statement to provide a rationale for the Town Board approval and adoption of the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* and has been prepared in accordance with 6 NYCRR Part 617. The Land Use Plan presents existing conditions, land use strategies, zoning recommendations as well as development designs and standards for the Farmingville Study Area. This study area, which encompasses an approximately 3,125-acres, is located in the Town of Brookhaven, Farmingville, NY 11738, bisected by Horseblock Road (CR 16), and is bounded by Nichols Road (CR 97) to the west and Old Medford Road on the east.

The *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* builds on the previous redevelopment plan and details land use strategies, zoning recommendations and Town Code amendments that will guide future growth while preserving and enhancing the individual character of the hamlet and addressing elements common to the hamlet area as a whole. The overall corridor and land use strategy is intended to preserve the community identity, define a hamlet center, employ traffic calming measures to allow for greater pedestrian activity and recreational activities, create public spaces and install landscaping to further enhance the aesthetics of the community.

These Findings are issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the New York State Environmental Conservation Law. A Final Generic Environmental Impact Statement (FGEIS) has been completed and accepted for the proposed action described above.

HISTORY OF THE ACTION:

The Town Board as lead agency adopted a SEQRA Positive Declaration of Environmental Significance on December 17, 2015 for the Draft *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville.* This was a determination by the lead agency that the action may result in one or more significant environmental impacts and will require the preparation of an Environmental Impact Statement (EIS) before a decision is made regarding the action. The positive declaration starts the EIS process.

Subsequently, a Draft Generic Environmental Impact Statement (DGEIS), dated February 2016, was prepared for the Land Use Plan. At the February 25, 2016 Town Board meeting, the Brookhaven Town Board accepted the DGEIS as complete with respect to its scope and content for the purpose of commencing public review in accordance with 6 NYCRR §617.9(a)(2). The DGEIS subsequently was circulated for review and to solicit comments from interested agencies and the public, pursuant to 6 NYCRR §617.12. In conformance with the SEQRA requirements, the DGEIS, with the Land Use Plan, was distributed to the Sachem Public Library for the review of their patrons' and posted on the Town of Brookhaven's website.

A public hearing regarding the DGEIS was held by the Town Board on March 22, 2016, pursuant to 6 NYCRR §617.9(a)(4) and a public comment period was held open to April 21, 2016 to allow for the opportunity for further written commentary to be received.

The Final Generic Environmental Impact Statement (FGEIS) was then prepared to respond to inquiries and comments received during the public hearing and comment period. The Brookhaven Town Board accepted the FGEIS as complete at its May 26, 2016 meeting. Following its official acceptance by the Brookhaven Town Board, the FGEIS was circulated in accordance with the requirements of 6 NYCRR §617.12.

Additionally, the FGEIS was posted on the Town of Brookhaven's website and distributed to the Sachem Public Library. Before issuing these findings and subsequently taking action on the Land Use Plan, the Town Board has provided a minimum period of ten days for agencies and the public to consider the FGEIS.

The *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* is the next step in a community planning process that began over six years ago with the visioning document, *Farmingville: Our Vision for Tomorrow.* At that time, community leaders from the Farmingville area and local businesses evaluated the need for a community redevelopment plan. Sustainable Long Island, a nonprofit planning consultant, was chosen to assist with a community visioning following a selection process headed by community leaders and elected representatives. Community groups, civic leaders and

businesses throughout the Farmingville community were invited to direct and oversee the community planning process.

A recommendation of the visioning plan was the completion and adoption of a land use plan and associated DGEIS. The *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* will fulfill this recommendation and serve as a policy document that the Town of Brookhaven will use as a guide for future decision making for land use in the study area. This plan sets forth a broad, ambitious set of recommendations and design parameters to sustain and improve the Horseblock Road and County Road 83 corridors over time. Recommendations are provided on how the various responsible parties can best implement the broad foundation and policies of the plan.

As stated in the visioning document and the *2016 Horseblock Road Corridor Study and Land Use Plan* for Farmingville, the priorities of the community are as follows:

- Preserve the small-town feel which is the essence of Farmingville
- Foster community pride and enhance community identity
- Calm traffic and make the area more inviting to pedestrians
- Landscape and further beautify the community
- Create public space and define a town or —hamlet center
- Strengthen the local economy, particularly small, locally owned businesses
- Expand and enhance recreational opportunities

These priorities have driven the proposed goals for the Farmingville area and are supported by implementation strategies and an action plan developed in the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* and form the basis of the recommendations contained herein.

The Town Board, as Lead Agency, adopted a SEQR Positive Declaration in order thoroughly analyze environmental concerns to determine if there may be any adverse impacts associated with the action. In accordance with 6 NYCRR 617.10, the Town determined that a Generic Environmental Impact Statement would be most appropriate because as set forth in 6 NYCRR 617.10 (a):

> "Generic EIS's may be broader, and more general than site or project specific EIS's and should discuss the logic and rationale for the choices advanced. They may also include an assessment of specific impacts if such details are available. They may be based on conceptual information in some cases. They may identify the important elements of the natural resource base as well as the existing and projected cultural features, patterns and character. They may discuss in general terms the constraints and consequences of any narrowing of future options. They may present and analyze in general terms a few hypothetical scenarios that could and are likely to occur.
>
> A generic EIS may be used to assess the environmental impacts of:
>
> (1) A number of separate actions in a given geographic area which, if considered singly, may have minor impacts, but if considered together may have significant impacts; or
>
> (2) A sequence of actions, contemplated by a single agency or individual; or

(3) Separate actions having generic or common impacts; or

(4) An entire program or plan having wide application or restricting the range of future alternative policies or projects, including new or significant changes to existing land use plans, development plans, zoning regulations or agency comprehensive resource management plans."

A Draft Generic Environmental Impact Statement (DGEIS) was prepared and accepted by the Town Board on February 25, 2016 and a public hearing on the DGEIS and Land Use Plan was held on March 22, 2016 with written comments accepted until April 21, 2016. The Final Generic Environmental Impact Statement (FGEIS) was accepted on May 26, 2016 followed by more than the minimum 10-day review period.

The Town Board has, in response to the submitted comments, questions and concerns as well as the Town's own analysis, revised the Land Use Plan. The revisions improve and ultimately add to the level of detail but do not fundamentally change the document.

INTRODUCTION:

This Findings Statement has been prepared pursuant to the requirements of Part 617.11 of the State Environmental Quality Review Act (SEQRA). These New York State regulations state that no agency shall make a decision on an action that has been the subject of a FGEIS until a written Findings Statement has been prepared concerning the facts and conclusions contained within the Draft and Final GEIS relied upon to support its decision. To conform to the SEQRA provisions, the Town Board of the Town of Brookhaven has prepared this Findings statement.

In the SEQRA review of this Plan, the Town of Brookhaven has not identified any significant adverse environmental impacts for this action. Nevertheless, the Town of Brookhaven chose to use the format of a Generic Environmental Impact Statement (GEIS) in its subsequent SEQRA review of and public comment on this Plan as it provided for the most comprehensive environmental review of the Land Use Plan and allowed for the greatest degree of public awareness and input.

Furthermore, even if no significant adverse environmental impacts were identified as a result of the Land Use Plan, Section 617.10 of the SEQRA regulations states that GEIS's may be used, "to assess the environmental impacts of: an entire program or plan having wide application...including new or significant changes to existing land use plans..." regardless of whether or not the action is expected to possibly result in adverse environmental impacts. In addition, Part 617.10 endorses the concept of using a GEIS for the adoption of a Comprehensive Plan prepared in accordance with Subdivision 4, Section 272-a of the New York State Town Law. These reasons have compelled the Town of Brookhaven to utilize the GEIS process for the Plan.

The *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* is a broad, general blueprint upon which future land use decisions will be based. The Plan identifies important elements of the natural and cultural resource base and addresses these and other land use issues pertaining to Goals,

Community Vision, Environmental Resources, Historic Preservation, Transportation and Existing Land Uses.

In numerous areas, the Land Use Plan suggests potential changes in permitted land uses within a specific zoning district, suggests potential broad future zoning changes and proposes numerous other non-zoning actions for land use. The Plan notes that most specific suggestions would need further environmental and planning analysis as well an opportunity for public input prior to implementation.

SUMMARY OF FACTS AND CONCLUSIONS IN THE GEIS RELIED UPON TO SUPPORT THE DECISIONS:

As set forth in 6 NYCRR 617.10, this section of the Findings Statement considers the relevant environmental impacts, facts and conclusions of the main environmental issues relating to the Land Use Plan and provides the rationale for the decision(s) made by the Brookhaven Town Board regarding this matter. In addition, specific conditions and criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance, are provided.

This Findings Statement is organized by subject headings that generally correspond to the section headings of the DGEIS. The full information supporting the decision-making process, which were considered in preparing this Findings Statement, are contained in the February 25, 2016 DGEIS and the May 26, 2016 FGEIS.

LAND USE PLAN GOALS:

The Land Use Plan and GEIS outline a number of broad goals, which are the basis for the land use recommendations that will guide the implementation of the Land Use Plan. The adoption and subsequent implementation of the Land Use Plan is expected to achieve the following goals:

- Establish future land use trends that clearly provide for appropriate commercial and residential development in a traditional neighborhood fashion in order to reduce commercial sprawl.
- Support and encourage appropriate roadway improvements to adequately serve the adjacent land uses while providing alternate means of access and travel ways and enhancing all transportation modes.
- Provide for well-placed and centrally located public spaces in addition to the preservation of environmentally sensitive lands.
- Enhance the aesthetic appeal of the area with particular attention to the building architecture and streetscape.
- Maximize citizen participation by providing opportunities for public meetings and input.

EXISTING CONDITIONS:

The Land Use Plan and GEIS discuss, examine and inventory the overall conditions of the Horseblock Road (CR 16) corridor and the outlying study areas. These sections of the Land Use Plan examine the existing population, the current zoning patterns of the study area; provide an inventory of the existing land uses along the corridor and the building square footage information relating to those land uses. This section also looks at the existing parks and open spaces as well as the existing ecological and historic resources. The transportation section explores the existing traffic patterns and the roadway networks. It is the intent of the Town by adoption of the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* to improve the physical, environmental, land use, and transportation conditions along the Horseblock Road (CR 16) corridor while striking an appropriate balance with important social and economic considerations.

LAND USE PLAN AND ZONING:

The Land Use Plan promotes the protection and preservation of the local environment and is not anticipated to have a significant adverse impact on the corridor's land use and zoning. Expected beneficial impacts include:

- The creation of a Farmingville Hamlet Center which would focus and concentrate similar "Main Street Commercial Uses" at the intersection of Horseblock Road (CR 16) and Granny Road to benefit the surrounding residents and create a community center.

- The creation of Transition Areas between the Hamlet Center and the Regional Commercial Centers which consist of residential structures along Horseblock Road (CR 16), Granny Road and North Ocean Avenue (CR 83) that have been converted to commercial uses. The Land Use Plan recommends architectural and landscaping improvements to preserve the residential appearance of these commercial transitional areas and to eliminate the appearance of commercial sprawl. The proposed Transition Areas will consist of distinct boundaries, parking in the rear of the structures, and other design features intended to compliment the hamlet center.

- The re-vitalization of the existing Regional Commercial Centers with the development of appealing design criteria and architectural enhancements for infill or redevelopment of existing regional commercial centers and new large-scale development. In addition to providing for vehicular and pedestrian connections and common parking areas, the reanalysis and redesign of these areas will enhance the aesthetics and efficiency of these areas.

- Roadway and transportation improvements to the Horseblock Road (CR 16) corridor are central to the Land Use Plan. Traffic is a problem in the study area and public transportation does not adequately service the area. The Land Use Plan recommends eliminating curb cuts onto the corridor, utilizing traffic calming measures to reduce travel speeds, the promotion of vehicular and pedestrian safety, as well as needed roadway improvements to Horseblock Road (CR 16). As both Horseblock Road (CR 16) and North Ocean Avenue (CR 83) are under the jurisdiction of the Suffolk County Department of Public Works, the Town will work with the County to implement the necessary improvements to increase safety and accessibility.

- The adverse transportation conditions are a function of the lack of public transportation and limited walk-ability of the study area. Elements of the Land Use Plan recommend increasing sidewalk

availability and their widths, incorporation of bike lanes, the design of pedestrian orientated centers with cross access and shared parking, improvement of mass transit, and enhanced lighting, landscaping and signage to encourage reduced automobile use.

- Connection of newly developed and redeveloped properties in the study area to existing and proposed sewage treatment plants will allow for the development of multi-story buildings in the opportunity areas and will allow for mixed-use development, including potentially high-density housing in the transition areas. The study area contains a number of groundwater drawdown areas as identified in the *Suffolk County Comprehensive Water Resources Management Plan.* Utilization of existing and proposed sewage treatment plants, within and just outside of the study area, will minimize adverse environmental impacts to the drinking water quality in this deep ground water recharge area.

- The proposed Land Use Plan strives for greater consistency with the goals and applicable recommendations set forth in the *Long Island Comprehensive Waste Treatment Management Plan (208 Study), the Town of Brookhaven 1996 Final Comprehensive Land Use Plan, the 1996 Central Pine Barrens Comprehensive Land Use Plan, the Suffolk County Comprehensive Water Resources Management Plan*, and the 2010 *Farmingville: Our Vision for Tomorrow.*

The Land Use Plan is not anticipated to have any significant adverse impacts on the environment.

The use of zoning as a tool to advance the Town's land use planning goals and objectives is indispensable and well established under both law and practice. However, in cases where individuals feel aggrieved by a particular building or zoning regulation, they would be entitled to petition for relief under the variance process, thereby providing a means of mitigating possible adverse impacts to such individuals on a site-by-site basis.

Where applicable, future development actions will still be required to conform to the mandates and specifications of the SEQRA, and as such, those actions determined to be Type I or Unlisted would be subject to additional environmental review. This additional review will provide further opportunity to focus impact analysis on site-specific conditions and the specifics of individual development proposals for which anticipated impacts can be evaluated on a site and project specific basis. Future rezoning and site development and redevelopment will be subject to site plan, subdivision, and environmental reviews and approvals.

CRITERIA, CONDITIONS AND THRESHOLDS:

Site-specific development, redevelopment, and policies affecting land use in the study area will conform to:

- The goals and the underlying intent of the Land Use Plan with respect to density, uses, changes to the zoning map and overall development;

- The guidelines and stated goals of the *Town of Brookhaven 1996 Final Comprehensive Land Use Plan* and any amendments thereof;

- The guidelines and regulations of the Suffolk County Department of Health Services Sanitary Code Article 6 (Realty Subdivisions, Developments and Other Construction Projects);

- The guidelines and standards of the Comprehensive Land Use Plan for the Central Pine Barrens Preserve.

- Requiring mitigation of significant adverse impacts created by any land use or zone changes to neighboring properties and the area's overall land use pattern; and

- Maintaining an adequate and relatively balanced mix of housing, workplace, shopping, recreation, and institutional uses.

GEOLOGY, TOPOGRAPHY, DRAINAGE AND HYDROGEOLOGY:

The adoption and implementation of the Land Use Plan is not anticipated to have an adverse impact on the soils and groundwater resources within the study area and should lead to improved protection of the underlying sole source aquifer system due to the following:

- Improving the overall pattern and occurrence of development by way of clustering mixed uses and creating downtown centers will likely decrease the extent of impermeable surfaces and improve the recharge characteristics of developed sites;

- Encouraging non-commercial land uses along transportation routes in the proposed transitional areas which will also decrease the extent of impermeable surfaces and improve the recharge characteristics of developed sites;

- Development and redevelopment requirements will be expanded, thereby giving the Town Board increased authority to seek mitigation for potential adverse effects to groundwater resources (among other impacts) and;

SURFACE WATER AND WETLANDS:

The Land Use Plan should not have an adverse impact on the surface waters and wetlands of the study area because it:

- Recognizes existing wetlands and applies regulations as defined in Brookhaven Town Code.

- The creation of compact, orderly and efficient development in the corridor will decrease the maximum extent of impermeable surfaces, thereby decreasing stormwater volumes and the associated potential for impacts to surface waters and wetlands;

- No recommendations in the Land Use Plan envision affecting any of the Town or State jurisdictional area around the recharge basins or wetland.; and

- There are no mapped natural wetlands within the study area to be impacted.

NATURAL RESOURCES:

The Natural Resources section of the Land Use Plan and GEIS provides a detailed discussion of the various significant natural resources (including rare, threatened and endangered species and aesthetic qualities and scenic vistas) contained in the study area and existing problems and issues concerning those resources.

The Land Use Plan and GEIS propose recommendations pertaining to the significant environmental aspects in the study area. The recommendations are categorized according to Rare, Threatened and Endangered Species, Aesthetic Qualities and Scenic Vistas.

The Land Use Plan should not have any significant adverse impacts on natural resources and should result in improved protection of natural resources as compared to existing conditions due to the following:

- The creation of compact, orderly and efficient development in the study area with transportation efficiency and options will help to reduce motor vehicle related emissions and air quality deterioration.

- The establishment of parks and civic spaces as well as the clustering of development may provide for additional habitat(s) for flora and fauna.

- The conversion of specific properties from current or previous intense uses to more passive uses should result in improvements in the habitat potential of areas where development does occur.

- The recommendations proposed in the Land Use Plan will primarily occur on properties currently denuded of natural vegetation by previous development and is not anticipated to cause significant adverse impacts to natural resources.

Site-specific environmental assessments will still be required for Type I and Unlisted Actions, which will set forth mitigation strategies on a case-by-case basis.

ECONOMICS:

In 2006, The Suffolk County Department of Planning prepared *Shopping Centers and Downtowns Suffolk County, New York*, which inventoried existing land use and businesses in Suffolk County, analyzed market potential, identified spending trends, and made recommendations for appropriate types of and locations for commercial development. The Farmingville study area was determined to have a 10% vacancy rate, poor signage, and a need for in-fill construction to enhance the downtown district.

At the time of the study, the Farmingville study area consisted of approximately 521,000 square feet of "Shopping Centers and Downtowns" all constructed prior to 1994. Of these shopping centers and downtowns, the Expressway Plaza was the largest at approximately 101,000 square feet; equivalent to 19% of the shopping center and downtown area in Farmingville, as of 2016 this is still the case. The study further states that the Farmingville area had 55% occupied storefronts used for retail purposes in the shopping centers and 44% occupied storefronts used for retail purposes in the downtown.

The commercial districts concentrated along Horseblock Road (CR 16) and at the intersections at Waverly Avenue, Granny Road, and the Regional Commercial Center at the intersection of North Ocean Avenue (CR 83) and Horseblock Road (CR 16), are where several shopping centers are located and are a primary focus of the Land Use Plan recommendations. Traveling south on North Ocean Avenue (CR 83) towards the Long Island Expressway are office, light industrial, hotel, and high density residential public parking uses that, along with the surrounding medium density residential development, provide a robust tax base and consumers for the surrounding commercial areas.

To encourage downtown redevelopment, Brookhaven Town created a J Business 6 (J-6) zone to encourage integrated mixed-use pedestrian-oriented main street centers. In addition to stores, restaurants, and bars, J Business 6 zone allows theaters, museums, indoor recreation, and second-story residential uses. A Main Street Business Design Manual adopted in 2003 includes illustrations to guide the design of buildings, landscaping, sidewalks, parks, and multi-family housing so they reflect similar themes.

Although the use of a J Business 6 zoned district could significantly improve the look and feel of the Horseblock Road (CR 16) corridor, changing the zoning can be a lengthy and difficult process. Farmingville currently has no areas zoned J Business 6, but the Land Use Plan encourages the Main Street type redevelopment at the intersections of Horseblock Road (CR 16) at Waverly Avenue (CR 61) and Granny Road proposed as the Waverly Avenue Center and Farmingville Hamlet Center, respectively.

It is very difficult to determine with any degree of certainty what the potential economic effects of the Land Use Plan will be on the community as a whole. It is also impractical to attempt to determine the potential economic impact, positive or negative, to each individual lot that may be directly or indirectly impacted by the Land Use Plan given the scope of a Generic Environmental Impact Statement (GEIS).

It is not anticipated that the Land Use Plan will have significant adverse economic impacts on the community when viewed from a broad and general perspective. The Land Use Plan will promote a sense of place and improve various conditions within the study area and along the Horseblock Road (CR 16) corridor. Furthermore, the Land Use Plan will ensure higher quality development, create more appropriate and compatible land development, and foster community sustainability.

A further benefit of the Land Use Plan is the creation of cohesive, discrete, and compatible centers in terms of permitted land uses. This, in conjunction with the implementation of beneficial land development and review standards, should provide benefits to the community in terms of property values and general economic vitality.

More specifically, the Land Use Plan will result in improved economic conditions due to:

- Minor adjustments in the local community's tax revenues due to changes in the tax assessments of some sites, depending on the changes in land uses and density permitted, and the type and size of buildings to be constructed;

- A generally positive impact to property values originating from the redevelopment and revitalization of commercial land within the proposed Farmingville Hamlet Center, Transitional Areas, and the Regional Centers (Farmingville Hamlet Center, Waverly Avenue Center, and the Ocean Avenue Center);

- Enhancement of the natural and man-made environment with an anticipated overall benefit to the community;

- Increased and enhanced site design standards that will be required within areas designated with the proposed Transitional and Farmingville Hamlet Center districts;

- Public Parking improvements that will be designed to ensure the availability of adequate parking space thus creating an economic benefit;

- The increased tax revenues resulting from increased development investment within the Regional Commercial Centers which should be sufficient to pay for required services to meet future community service demands (i.e. police and fire) without impacting schools;

- Conformance to the Land Use Plan which will facilitate project approval thereby reducing the costs associated with development;

- No significant adverse impacts are anticipated on the structure of the workforce and the availability of jobs in the various sectors. An increase in job opportunities is projected as a redistribution of future land uses seeks to address contemporary commercial needs.

There may be some small potential impacts to resale values of individual properties under the Land Use Plan. This will be primarily due to changes in the demand for the land as determined by the uses that are permitted. These changes are anticipated to be positive in many cases and the implementation of the Land Use Plan over time should have an overall positive effect.

However, in some cases, the overall return on property may be negatively affected. A remedy is available to those who can demonstrate that they are significantly aggrieved by a rezoning or dimensional restriction through a variance application to the Town, which will provide a means of mitigating possible impacts to affected property owners on a site-by-site basis.

GROWTH, COMMUNITY FACILITIES AND COMMUNITY CHARACTER:

The Land Use Plan was developed through an initiative to formulate a vision for enhancing the community character of Farmingville, to create an improved pattern of growth based on Smart Growth principles, and to work towards improving vehicular and pedestrian safety. A lengthy public process of consensus building, which included numerous community meetings to insure a maximum level of input from the interested public and completion of the previous visioning plan, has resulted in the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville.*

The Land Use Plan reflects the community's vision for itself and will therefore have a positive impact on community character and growth issues, it is not anticipated to result in significant adverse environmental impacts, and will include:

- New regulations pertaining to the provision of buffers, landscaping, and architectural treatments which will help to augment the aesthetic conditions and character of commercial areas, improve the scale and density of development, and promote the preservation of rural and suburban character in the affected communities;

- The enhancement of overall quality of life and desirability of the area, as a place to live, work and do business;

- Effectiveness in the control of commercial strip development and unwanted sprawl; and

- The preservation of significant scenic vistas and other environmental features important to the community.

CRITERIA, CONDITIONS AND THRESHOLDS:

Site-specific development, redevelopment and land use policies should:

- Promote economic viability in the proposed hamlet center and the regional commercial centers;

- Conform to the intent of the Land Use Plan with respect to the character and growth in the Farmingville study area and the Horseblock Road (CR 16) corridor; and

- Implement mitigation measures designed to address adverse economic impacts and to growth and community character.

TRANSPORTATION:

The elements in the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* will not reverse the trend for increased traffic along Horseblock Road (CR 16) due to future growth but will better manage the corridor's growth. This conclusion is based on the assessment that reducing commercial sprawl and advancing the development of compact, orderly and efficient retail centers should enhance the form and efficiency of recommended infrastructure improvements. Additionally, the Land Use Plan supports and strongly encourages roadway improvements and pedestrian treatments that will better serve adjacent land uses while providing alternate means of access and travels ways thereby enhancing all transportation modes including non-motorized.

Transportation improvements and traffic calming recommendations will aid in decreasing the number of vehicular accidents throughout the Horseblock Road (CR 16) and North Ocean Avenue (CR 83) corridors. These improvements should provide a secondary benefit in terms of reducing the demand placed on emergency service providers.

Enhanced and improved transportation facilities encouraged by implementation of the Land Use Plan recommendations and infrastructure improvements will improve overall transportation conditions throughout the study area. Improved transportation conditions will be accomplished by implementation of the following actions identified within the Land Use Plan.

The development of a Farmingville Hamlet Center and Regional Commercial Centers in conformance with the Land Use Plan will:

- Contribute to efforts to minimize future developmental sprawl and reduce the need for Horseblock Road (CR 16) curb cut access throughout the entire corridor and thereby eliminate traffic conflicts associated with multiple accesses;
- Contribute to the reduction of vehicle trips and their length while increasing pedestrian mobility;
- Provide the opportunity for integrated site development where parking lots are interconnected and their access shared by adjacent parcels;
- Provide the vision for consolidation of individual site accesses and coordinate access to the Horseblock Road (CR 16) and North Ocean Avenue corridors at existing intersections;
- Provide the potential for enhanced visual streetscape (i.e. landscaping) throughout the study area that will promote traffic calming effects and;
- Provide for the enhancement of pedestrian safety by providing wider sidewalks and pedestrian friendly areas within the hamlet centers.

The development of Transition Areas in conformance with the Land Use Plan between the Farmingville Hamlet Center and the Regional Commercial Centers in conformance with the Land Use Plan will:

- Reduce turning movements, curb cuts and pedestrian conflicts thus reducing the accident potential and improving traffic safety along the Horseblock Road (CR 16) corridor;
- Provide the ability to reduce overall vehicle trips to development along these sections of the Horseblock Road (CR 16) corridor thus minimizing the extent of infrastructure improvements that do not conform to the recommendations of this Land Use Plan;
- Provide the potential for enhanced visual streetscape (i.e., landscaping, bike lanes) along sections of Horseblock Road (CR 16) that promotes traffic calming along the corridor, and;
- Provide for the enhancement of pedestrian safety by providing sidewalks throughout the corridor and provide a greater separation between oncoming vehicles and pedestrians.

CRITERIA, CONDITIONS AND THRESHOLDS:

The transportation component of the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* is a guide to support and encourage roadway improvements along Horseblock Road (CR

16), North Ocean Avenue (CR 83), and within the Farmingville Land Use Plan Study Area. The recommendations contained therein are not the result of a comprehensive transportation corridor study that would be required to provide the quantitative and qualitative justification for specific and/or extensive roadway improvements. Rather, the traffic data provided and evaluated provides a broad expectation of transportation needs and possible mitigating alternatives spread out over 30 years.

It is recognized that Horseblock Road, also known as County Road 16 (CR 16), is under the jurisdiction of the Suffolk County Department of Public Works (SCDPW). As a result, all roadway improvements within the County's right-of-way will need to be reviewed and deemed necessary and appropriate by that agency. The Land Use Plan emphasizes that the anticipated implementation of much of the new roadway infrastructure will be the responsibility of private developers in association with their individual property developments in the future. The extent of the required improvements will be the result of further traffic impact studies and highway work permits required by agencies having jurisdiction.

Specific land development applications, future County roadway improvement projects and Town policy considerations along Horseblock Road (CR 16) should conform to the transportation recommendations set forth in the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville.*

AIR QUALITY:

The Land Use Plan is not anticipated to have any adverse impacts to the air quality of the study area. The air quality assessment was based on NYSDEC Region 1 and USEPA data and the overall recommendations and changes instituted by the Land Use Plan but not on site-specific future development consistent with the broad nature of the GEIS. Similarly, while traffic might increase in the Horseblock Road (CR 16) corridor, North Ocean Avenue (CR 83) corridor, and the study area due to growth, the proposed road improvements and pedestrian treatments will lessen congestion and thereby potential adverse impacts to air quality. Since the type of development is related to the quality and quantity of emissions, it is important to assess air quality of future development on a site-by-site basis.

NOISE:

The Land Use Plan will have a minor secondary benefit with respect to mitigating noise impacts caused by new development. It is anticipated that the Land Use Plan will make it less likely that an intrusive commercial use will be allowed in proximity to residential neighborhoods. In cases where such proximity is unavoidable, stricter design standards (with respect to setbacks and landscaping) will provide a certain degree of mitigation as well as Town Code requirements for noise control.

SCENIC, HISTORIC AND CULTURAL RESOURCES:

The Land Use Plan will not adversely impact the Town's historic and cultural resources. With the implementation of the Land Use Plan, there will be greater emphasis on architectural elements for new development and redevelopment.

Under the Land Use Plan, several parcels within the study area have been identified as possible neighborhood parks, plazas, greenways, and other common community areas. These parcels were

selected based on their locations, resources, and proximity to downtown centers and will enhance social activity, recreation, and visual enjoyment for community residents.

Additionally, the Land Use Plan provides a set of recommendations that will enhance existing historic preservation programs and efforts.

CRITERIA, CONDITIONS AND THRESHOLDS:

All projects will still be required to undergo necessary environmental reviews and conform to the Brookhaven Town Code and Suffolk County Health Department Standards. Type I and Unlisted projects will need to conform to the SEQRA. Therefore, the Land Use Plan will be at least as protective of these resources, and includes provisions that should provide benefits as compared to existing conditions.

Site-specific development and redevelopment land use policies should:

- Conform to the intent of Land Use Plan to advance the goals of preservation and enhancement of natural resources including but not limited to ecosystems, environmentally significant areas and ecological resources;
- Require mitigation measures designed to reduce or control environmental impacts;
- Address adverse impacts to any threatened or endangered species known to be on or near the site and the kind and amount of vegetation that will be removed or altered;
- Require slope and soil analysis of the site associated with an action with respect to the general types of soils and percent slope that are found on the site;
- Assess the purpose, type, and approximate quantities of any filling or grading associated with the respective action, if any;
- Ensure that proper mitigation measures that will be carried out in order to reduce or control erosion;
- Best management practices designed to address stormwater, drainage pattern and problems, such as erosion, steep topography, and wetlands;
- Mitigation measures for adverse impacts on adjacent or nearby bodies of water (recharge areas, ditches, drainage areas, etc.);
- Standard erosion control plans if needed during construction and post-construction;
- Implementation of accepted best management and pollution prevention practices where applicable;
- Conformance to regulations and management practices pertaining to the potential for the release of hazardous products or wastes;

- Undergo full fiscal and environmental assessment as to whether or not proposed wastewater treatment systems are adequate and effective;

- Comply with Suffolk County Department of Health Services and Suffolk County Department of Public Works rules and regulations;

- Conduct an air quality assessment to ensure that adjacent uses are not adversely impacted; and,

- Minimize traffic impacts and the overall level of emissions generated due to increases in development.

ENERGY/SOLID WASTE:

It is not anticipated that the Land Use Plan will significantly impact energy use and solid waste generation. Elements of the Land Use Plan that will reduce the allowable density and intensity of development is expected to lessen the increase in energy demand associated with new facilities. On the other hand, elements of the Land Use Plan that are directed at fostering redevelopment of existing downtown areas may result in continued (or modified) use of less energy-efficient structures. These increases in downtown development may result in better and more widely used public transportation and improved transportation efficiencies that will reduce energy usage.

In order to prevent significant adverse impacts to the environment created by changes in energy use or solid waste generation, all site-specific changes and policy development should:

- Undergo analysis of the geology and hydrogeology of the site and whether or not the change is suitable for the proposed waste handling or disposal activity;

- Undergo analysis of the proposed waste handling or disposal activity and if it is compatible with adjacent existing or zoned land uses;

- Undergo analysis pertaining to design, operational or pollution prevention practices that will be employed and reduce the likelihood of releases or to mitigate potential impacts from the proposed waste handling or disposal activity; and

- Undergo analysis regarding the kind of energy (electric, natural gas, oil, wood stove, solar) used and if it will meet the completed project's energy needs and if this will reduce or control energy impacts if any occur.

MITIGATION:

Neither the DGEIS nor the FGEIS identified any significant adverse environmental impacts. In fact, implementation of the Land Use Plan will reduce the magnitude of future negative impacts for a number of important environmental parameters. As compared to the No-Action Alternative, whereby development would proceed under the local laws, zonings, and regulations currently in place, changes under the Land Use Plan will result in the benefits discussed above under each of the subject areas considered in the review process.

Any project that is proposed will still be subject to the requirements of the SEQRA with respect to further environmental review. Since any significant future development will require, at a minimum, a discretionary site plan approval by the Town Planning Board, the potential environmental impacts of such actions will be initially assessed by means of an Environmental Assessment Form (EAF). This requires the presentation of detailed, project-specific information and analyses, leading to the issuance of a Determination of Significance.

If it is determined that any given application submitted to the Town in the future entails the potential for one or more significant environmental impacts, the need for the issuance of a Positive Declaration and preparation of a site-specific Environmental Impact Statement or a Supplemental Generic Environmental Impact Statement (SGEIS) would be required. In addition, development and redevelopment will still be subject to the rules, regulations, and procedures of the Town of Brookhaven, Suffolk County, New York State and the Federal government.

To those who can demonstrate that they are significantly aggrieved by the recommendations of the Land Use Plan, a remedy is available through variance applications to the Town. This provides a means of mitigating possible impacts to affected property owners on a site-by-site basis.

CHANGES TO THE ZONING MAP:

Although there are no rezonings proposed at this time, the Land Use Plan recommends the adoption of the Farmingville Hamlet Center, Transition Areas, and Regional Commercial Centers. Any future rezonings will require additional scrutiny as per the SEQRA.

ALTERNATIVES:

The Brookhaven Town Board considered two alternatives to the Land Use Plan and each alternative was examined in the DGEIS.

> *Alternative 1: No Action* – This alternative assumes that the Land Use Plan would not be adopted and commercial, industrial, and residential development would continue under the existing zoning.
>
> *Alternative 2: No Sewage Treatment Plant Connection* – This alternative assumes that the Land Use Plan would be adopted; however, connections to newly constructed and existing private STPs within and outside the study area would not be made to allow for proposed high-density development in the study area.

Under Alternative 1, the proposed *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* would not be adopted. As such, the creation of a hamlet center in Farmingville to focus and concentrate similar "Main Street Commercial Uses" at the intersection of Horseblock Road and Granny Road to benefit the surrounding residents and create a community center would likely not be realized. Transition areas between the Hamlet Center and the Regional Commercial Centers will likely be in filled with commercial sprawl and recommendations to architectural and landscaping

improvements to preserve the residential appearance of these commercial transitional areas will not occur.

The re-vitalization of existing Regional Commercial Centers through the development of design criteria and architectural enhancements for infill or redevelopment of the existing regional commercial centers and new large scale development will be unguided and vehicular and pedestrian connections and common parking areas may not be constructed. The adverse transportation conditions will continue and increasing sidewalks and their widths, incorporation of bike lanes, the design of pedestrian orientated centers with cross access and shared parking, improvement of mass transit, and enhanced lighting, landscaping and signage to encourage reduced automobile use will not occur. The current transportation patterns throughout the study area, if continued, will increase the present volatility of the roadways in the study area to unacceptable levels. This alternative did not meet the goals as outlined by the community's vision.

Alternative 2 would implement everything within the proposed Land Use Plan; however, it would not facilitate the connection of portions of the Farmingville Main Street District, Waverly Avenue Neighborhood District, the CR 83 Regional Center, the opportunity areas and additional residential areas to sewage treatment plants. While this alternative would have clear benefits over the "no action", many of the recommendations would be substantially less effective without the benefit of sewage treatment plants and the above areas would likely not be developed to their maximum potential. Additionally, impacts from sanitary waste under the current development patterns and trends would continue to adversely impact the groundwater that is utilized by the nearby Suffolk County Water Authority (SCWA) well fields.

While properties along the Horseblock Road (CR 16) corridor, North Ocean Avenue (CR 83) corridor, and the surrounding study area would still be developed with the recommendations contained in the Land Use Plan, the lack of a sewage treatment plants would significant decrease the utility of the existing zoning districts. Without a connection to a sewage treatment plant, properties identified as commercial centers and opportunity areas would not be able to utilize their full potential with multiple and mixed uses while still complying with underlying Suffolk County Department of Health Services regulations. Therefore, Alternative 2 is not preferred.

FUTURE SEQRA ACTION:

The State Environmental Quality Review Act (SEQRA) provides guidance on the preparation of a GEIS and the review of subsequent proposed actions. According to 6NYCRR 617.10:

> (d) When a final generic EIS has been filed under this part:
>
> > (1) No further SEQR compliance is required if a subsequent proposed action will be carried out in conformance with the Goals and underlying intent of the Land Use Plan and the conditions and thresholds established for such actions in the Land Use Plan and Generic EIS or its findings statement;

(2) A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the Land Use Plan and Generic EIS and the subsequent action will not result in any significant environmental impacts;

(3) A supplement to the Land Use Plan and Generic EIS may be required if the subsequent proposed action was not addressed or was not adequately addressed in the Land Use Plan and Generic EIS and the subsequent action may have one or more significant adverse environmental impacts including but not limited to the following:

- The subsequent proposed action is considered significantly non-compliant with the Land Use Plan and may have one or more significant adverse environmental impacts;

- The subsequent proposed action is considered significantly non-compliant with the Goals and underlying intent of the Land Use Plan and may have one or more significant adverse environmental impacts;

- The subsequent action constitutes a Type I or Unlisted action under SEQRA and may have a significant adverse impact on the environment which may include one or more of the following:

    - A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
    - The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
    - The creation of a material conflict with a community's current plans or goals as officially approved or adopted;
    - The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
    - A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses
    - Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

- An amended findings statement may be required if the subsequent proposed action was adequately addressed in the Land Use Plan and Generic EIS but was not addressed or was not adequately addressed in the findings statement for the Land Use Plan and Generic EIS;

As future development or site specific changes occur in the study area, the Town Board of Brookhaven, the Brookhaven Planning Board and the Brookhaven Board of Zoning of Appeals would be responsible for ensuring that the requirements of 6NYCRR 617.10 are met. This would require the Town Board, Planning Board, and Board of Zoning Appeals to interpret the Findings Statement and Land Use Plan as it specifically relates to the project under consideration.

CONCLUSION:

The DGEIS and FGEIS detail the ways that the Land Use Plan would reduce potential environmental impacts as compared to the status quo. The No-Action alternative may appear to be more favorable to some individual property owners because, as compared to the specifics of the Land Use Plan, it has fewer restrictions on the types of development and redevelopment. Some property owners may feel that the additional constraints and more stringent controls and stricter standards that will be established under the Land Use Plan may result in their property value decreasing. However, adherence to the Land Use Plan will result in higher quality development and will induce benefits associated with positive property values. Furthermore, in terms of the general public benefit, the preservation of community character and other important environmental resources, the Land Use Plan clearly is preferred to the no-action alternative.

Given the extensive planning effort and the positive comments received through the SEQRA process, the Brookhaven Town Board is satisfied that the Land Use Plan is the best alternative for land use planning in the Farmingville study area. As is the case with any legislative body, the Town Board will continue to consider comments and suggestions received from the public regarding the Land Use Plan and its implementation. It is altogether possible that this Land Use Plan will be subsequently modified to some degree following completion of this SEQR if the Town Board determines it can be further improved upon.

Having considered the FGEIS, including the DGEIS, and having considered the preceding written facts and conclusions relied upon to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1) The requirements of 6 NYCRR Part 617 have been met by the GEIS process for the proposed action; and

2) This Statement of Environmental Findings has considered the relevant environmental impacts, facts and conclusions disclosed in the FGEIS, as summarized herein; and

3) Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the current proposed action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

4) Consistent with social, economic and other essential considerations, adverse environmental effects revealed in the GEIS process have been minimized or avoided to the maximum extent practicable by the current proposed action.