DRAFT Generic Environmental Impact Statement
for the
GORDON HEIGHTS
Land Use Plan

August 2010

ADLIII Architecture

Prepared for the:

TOWN OF BROOKHAVEN

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DRAFT GENERIC
ENVIRONMENTAL IMPACT STATEMENT

FOR THE

GORDON HEIGHTS LAND USE PLAN

GORDON HEIGHTS
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

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1. Executive Summary

The Gordon Heights Land Use Plan (GHLUP) details existing land use, demographic, and economic conditions in the hamlet and provides guidance for future land-use decisions inside the study area. The Land Use Plan is based on an earlier community visioning and extensive community outreach. The Plan covers the community's traditional boundaries: Middle Country Road to the north, East and West Bartlett Roads to the east, Mill Road to the west, and the area approximately 1000 feet south of Granny Road on the southern end.

The Plan analyzes the following elements of the Gordon Heights community: land use and zoning, demographics and economics, mobility, infrastructure, and environmental resources. The GHLUP elaborates on the results of the community visioning. The Plan reviews those elements of the Middle Country Road Land Use Plan that pertain to Gordon Heights, specifically the proposed Westfield-Fife Neighborhood Center and the Transitional Corridors east and west of it.

The discussion of land use covers residential, commercial, industrial, and recreational uses as well as community services, and open space. The Plan focuses on the land use and related requirements of the South and North Neighborhood Centers as proposed by the community during the visioning and modified based on the economic report conducted for the Land Use Plan.

The GHLUP makes recommendations for new and modified residential and commercial land uses. Zoning and building code modifications are recommended in support of the Plan. The Plan recommends infrastructure and mobility improvements, particularly wastewater collection and treatment. The report also summarizes recommendations made for related community issues, specifically the concentration of sex offenders, and the high fire district taxes.

1.1. SEQRA Compliance

The action is the adoption of the Gordon Heights Land Use Plan. While this action, in and of itself, will not result in any environmental impacts, the implementation could result in land use changes that could create environmental impacts. This Generic Environmental Impact Statement (GEIS) provides a mechanism to evaluate in a generic way, the potential impacts of the land use changes. It is anticipated that future development applications will be subject to additional and separate reviews under SEQRA as this document does not address site specific issues, nor the way in which individual sites will be developed.

The GHLUP contains elements of a Generic Environmental Impact Statement (GEIS) including a detailed description of the action and the existing environmental setting. This

document focuses on significant adverse environmental impacts, mitigation measures, and the No-Action Alternative of the GHLUP not being implemented. The GHLUP is incorporated herein by reference and the two documents together constitute the Draft GEIS.

The Draft GEIS fulfills the requirements of SEQRA Subdivision 617.10(b) which states:

> (b) In particular agencies may prepare generic EISs on the adoption of a comprehensive plan prepared in accordance with subdivision 4, section 28-a of the General City Law; subdivision 4, section 272-a of the Town Law; or subdivision 4, section 7- 722 of the Village Law and the implementing regulations. Impacts of individual actions proposed to be carried out in conformance with these adopted plans and regulations and the thresholds or conditions identified in the generic EIS may require no or limited SEQR review as described in subdivisions (c) and (d) of this section.

Subdivisions (c) and (d) below describe how future actions undertaken in compliance with the GHLUP would comply with SEQRA:

> (c) Generic EISs and their findings should set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. This may include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site specific impacts, that were not adequately addressed or analyzed in the generic EIS.
>
> (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 conditions and thresholds established for such actions in the generic EIS or its findings statement;
>>
>> (2) An amended findings statement must be prepared if the subsequent proposed action was adequately addressed in the generic EIS but was not addressed or was not adequately addressed in the findings statement for the generic EIS;
>>
>> (3) A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the generic

EIS and the subsequent action will not result in any significant environmental impacts;

(4) A supplement to the final generic EIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts.

It is anticipated that this GEIS will serve as the SEQRA compliance for adoption of the GHLUP and its implementation measures including rezoning of specified parcels as described in the GHLUP. Future development proposals for specific sites would be subject to additional SEQRA review for any impacts not sufficiently analyzed in this GEIS.

1.2. Gordon Heights Land Use Plan Recommendations

The following recommendations from the GHLUP are arranged by topic and are the subject of this DGEIS:

<u>Land Use/Zoning</u>

- Rezone South Neighborhood Center Parcels to Planned Development District (PDD) (See Table 3-5 for specific parcel information).
- Rezone the parcels in the proposed Fife-Westfield Neighborhood Center to J6 and designate the Center as a Hamlet Overlay District. Issue guidelines for development of the parcels including the suggested number and mix of housing types, affordability goals, architectural guidelines, and community amenities (See Table 3-5 for specific parcel information).
- Rezone Middle Country Road parcels to J - Transitional Business (See Table 3-5 for specific parcel information).
- Revise Accessory Apartment Code (∋85-201) to Permit Detached Accessory Dwelling Units (ADUs) within 1500 feet of J6 districts, hamlet overlay districts, and PDDs that include a neighborhood or hamlet center. Institute specific building and site requirements to protect single-family neighborhoods.
- Permit live/work units in Hamlet and Neighborhood Centers. Ensure that building codes provide for flexible use of the residential and commercial spaces, include appropriate safety language, and meet current guidelines for live/work units.

- Designate the Transitional Corridors of Middle Country Road as sending areas for the potential sale of Transfer of Development Rights (TDR) credits. Designate the Fife-Westfield Neighborhood Center as a receiving area for SCDHS sanitary credits, Pine Barrens credits and potential future Town of Brookhaven TDR credits.

- Disallow new commercial or industrial use applications for non-conforming properties except along Mill Road. Change the zoning for selected properties on Mill Road to conform to existing industrial and commercial uses(See Table 3-5 for specific parcel information).

<u>Residential Land Uses</u>

- Require a minimum of 20 percent affordable housing in the South and Fife-Westfield Neighborhood Centers. Per § 85-340 (B), provide bonus incentives for additional affordable housing and community amenities which may be provided by the developer(s) of these two sites.

- Provide live-work units in the neighborhood centers.

- Make Accessory Dwelling Units (ADU's) available inside some of the principal dwellings in the proposed Neighborhood Centers.

- Work with housing groups like the Long Island Housing Partnership to acquire, consolidate, and redevelop selected small lot clusters

- Work with housing groups like the Long Island Housing Partnership to purchase distressed mortgages and prevent foreclosures

- Monitor locations of housing utilized by sex offenders in Gordon Heights. Enforce Town and County regulations for housing utilized by sex offenders

- Develop and maintain a sex offender tracking system with real time updates on both sex offender and childcare locations that includes an email notification system.

- Conduct annual seminars to educate residents and organizations that care for children on current policy and procedures regarding housing utilized by sex offender.

- Institute area restrictions for housing utilized by sex offenders to avoid clustering.

- Require property owners wishing to house multiple offenders to register as a group home, obtain permits, and provide for tenants' mental and physical health needs either in house or by referral.

- Require other levels of government to comply with local laws regarding housing utilized by sex offenders.

Commercial Land Uses

- Expedite permitting for new retail business in the Gordon Heights Neighborhood Centers

- Redraw the boundaries of the Gordon Heights Fire District to incorporate all of traditional Gordon Heights to include all existing and future Gordon Heights commercial development inside the fire district

Industrial Land Uses

- Encourage and the facilitate the expansion or redevelopment of underutilized industrial land uses to bring additional jobs to Gordon Heights. Redraw the boundaries of the Gordon Heights Fire District to include all of Gordon Heights so that businesses on these parcels contribute to fire district revenue.

Recreational Land Uses

- Work with Civic Association to confirm suitability of parcels identified for pocket parks.

- Connect the proposed South Neighborhood Center to the trail network proposed by the Town. Connect existing and proposed parks and open space inside Gordon Heights to each other and to neighboring greenbelts, parks, and preserves. Connect the Westfield-Fife Neighborhood Center to the County-owned Davis Park and the Overton Preserve.

Infrastructure

- Permit phased development of the Neighborhood Centers with flexible options for sewage collection and treatment to manage wastewater collection and treatment until regional sewer treatment becomes available.

- Incorporate Gordon Heights Neighborhood Center sewer connection into plans for the County's Selden or Medford treatment plants. Ensure that Gordon Heights flow is considered in the Suffolk County and Brookhaven studies.

- Request an assessment by the Town's Division of Streetlighting to determine what enhancements might be needed to address concern about adequate street lighting in the community. The enhancements would then be integrated into the Streetlighting Inventory and Maintenance System (SIMS) that tracks the status of each light, its maintenance history, wattage, etc. Residents and the Civic Association should continue to report damaged or unlit lights to the Division on a routine basis.

<u>Mobility</u>

- Extend Rose Lane across Gordon Avenue towards the proposed South Neighborhood Center through an existing right-of-way. Construct north-south road from Richard Drive across Granny Road with a crosswalk in that intersection. Connect Richard Drive extension to an extension of Gray Avenue southward.

- Work with Suffolk County Bus to alter their S60 route to incorporate the planned Neighborhood Centers into the route.

- Work with the Town Division of Traffic Safety and Gordon Heights Civic Association to identify the best locations for bicycle lanes based on the popular routes traveled by children to community facilities. Provide bicycle racks at Town Parks, the St. Michaels Community Center, and other locations where children gather. Provide bicycle access to the Overton Preserve and the former Coram Airport if/when it becomes a County Park.

- Construct approximately 3-miles of sidewalks as follows: along Granny Road from Mill Road to West Bartlett Road (.90 miles); on Wilson Avenue from Carr Lane to Middle Country Road (.90 miles); and on West Yaphank Road from Seymour Lane to Middle Country Road (1.2 miles).

- Provide well-marked or raised crosswalks at all roadway intersections where sidewalks are recommended.

- Work with the NYS DOT to implement changes recommended in the Middle Country Road Land Use Plan for SR 25: reduce number of curb cuts; provide central shared access to businesses sites; provide shared parking and connectivity between developed

properties and centralized off-street parking with connecting drives; provide raised medians and associated improvements between Homestead Drive and Wilson Avenue.

- Incorporate the recommended access and parking recommendations into the Fife/Westfield Neighborhood Center Hamlet Overlay District requirements.

- Permit parking reductions in the Neighborhood Centers for shared parking and on-street parking. As feasible, locate parking behind commercial uses.

Community Services

- Redraw the Gordon Heights Fire District boundaries to encompass all of Gordon Heights to increase fire district tax revenues and lower residential fire district taxes

- Incorporate a public green and provisions for new community center into the requirements for the South Neighborhood Center Planned Development District (PDD).

1.3. Potential Impacts and Proposed Mitigation

Many of the recommendations of the GHLUP improve quality of life and would not create significant adverse environmental impacts. The primary action that has the potential to create significant adverse impacts is the rezoning of approximately 131 acres of Gordon Heights 1745 acres. The following summarizes the potential adverse impacts anticipated by this rezoning.

Geology, Soils, and Topography

Potential Impacts – The recommendations will result in relocation of the density of development. It is not anticipated that any future development under existing or proposed conditions would affect geologic conditions. The majority of the study area has slopes of 0 to 10% with approximately 20% of the study area having slightly steeper slopes up to 15%. Therefore, no zoning or land use changes are proposed in steep slope areas.

Proposed Mitigation – None required.

Groundwater – Water Use and Wastewater Treatment

Potential Impacts – Impacts to groundwater include those related to withdrawals and others related to infiltration. The zoning and land use changes proposed could result in increased withdrawal of groundwater and an associated increase in generation of wastewater. Under existing zoning, parcels would likely be

developed at densities that would allow on-site sanitary systems. By concentrating development in the neighborhood centers, a wastewater treatment plant would be required, which should provide better treatment and therefore, better groundwater protection.

Proposed Mitigation – Water conservation methods could reduce consumption of public water. Drought-tolerant plants could be used where possible to reduce irrigation needs. Pervious materials could be used wherever possible to increase infiltration. Roof collection systems could return rainwater to the ground through the use of dry wells.

Stormwater

Potential Impacts – The zoning and land use changes proposed could result in additional impervious surfaces. Runoff from roads and parking areas may carry contaminants such as metals, petroleum hydrocarbons, sand, salt, and other compounds. Runoff from non-vehicle areas such as roofs, courtyards, patios, and tennis courts would be relatively clean. Stormwater could lead to erosion and sedimentation if not properly controlled.

Proposed Mitigation - Stormwater systems would be required to capture and treat runoff.

Land Use and Zoning

Potential Impacts – Changes to land use and zoning are proposed which will redirect development into Neighborhood Centers.

Proposed Mitigation – The proposed changes in land use and zoning are in themselves a mitigation method-reducing sprawl and the range of harmful impacts associated with it.

Ecological Resources

Potential Impacts of Proposed Project – The zoning and land use changes proposed could result in a change of habitats found on some parcels. Most of the wildlife expected to be found in these areas are those species that are tolerant of human activity because of the existing habitats and the intensity of the existing and surrounding land uses. The effect on the density and diversity of both local and regional populations should be minimal, as the area represents only a small portion of similar habitats available in the vicinity.

Proposed Mitigation – No rare plants, rare animals or rare ecological communities are known to occur on the parcels recommended for zoning and land use changes. Some parcels are recommended to be preserved as open space.

Transportation – Traffic and Parking

Potential Impacts of Proposed Project – Development under existing zoning could generate peak hour trips ranging from 315 to 961 trips per hour. With the changes proposed in the GHLUP, peak hour weekday trips are generally anticipated to be less with volumes more balanced between entering and exiting trips. Peak hour trips would be split among various directions and different travel routes.

Proposed Mitigation – No mitigation is needed.

Visual Quality and Community Character

Potential Impacts of Proposed Project – The views along major roadways would change as development is clustered into the North and South Neighborhood Centers and potentially lessened along the remainder of Middle Country Road. Particularly in the South Center, views of wooded land would change to views of developed land.

Proposed Mitigation – Development of the North and South Centers would include landscaping treatments to create visual buffering of uses between the sites and adjacent properties. The lighting plans would be designed in conformance with Town Code §85-463, which requires containment of light on site and sets location, lumen output, wattage, hours of use and other lighting standards to mitigate harmful impacts.

Noise

Potential Impacts of Proposed Project – The zoning and land use changes proposed are not anticipated to increase noise levels significantly as they consist of residential and commercial uses not unlike those already found in the community.

Proposed Mitigation – None required.

Air Quality

Potential Impacts of Proposed Project – The zoning and land use changes proposed will not cause significant traffic volume changes and therefore will not create conditions that would significantly impact air quality.

Proposed Mitigation – No mitigation is required.

Cultural Resources

Potential Impacts of Proposed Project – Any historic sites in or near Gordon Heights would not be affected by the zoning and land use changes proposed

Proposed Mitigation – No mitigation is required.

Community Services

Potential Impacts of Proposed Project – Many of the properties proposed to be rezoned currently require police, fire and emergency response. Developing currently undeveloped parcels will increase demand over existing levels. However, the comparison between maximum development under existing and proposed zoning would not be expected to be significantly different.

School aged children could be generated by the new housing units proposed in the North and South Centers. In addition, rezoning to J Business District will allow some housing instead of commercial structures along Middle Country Road. Development is anticipated to occur over time, lessening the impact of new students on the school district.

Proposed Mitigation – The various taxing districts would be expected to benefit from increased tax revenues.

Utilities

Potential Impacts of Proposed Project – Wastewater treatment capacity` would need to be developed to meet the needs of the proposed development in the south center under the proposed zoning.

Proposed Mitigation – None required.

Economic Impacts

Potential Impacts of Proposed Project – The zoning and land use changes proposed should create tax benefits to affected taxing jurisdictions.

Proposed Mitigation – Impacts are positive so none required.

1.4. Project Alternatives

Under the No Action Alternative the properties proposed for rezoning would continue to be developed in accordance with existing zoning.

1.5. Conclusions

Based upon the analysis herein, the proposed action is not expected to have significant adverse impacts on the environment.

2. Description of the Land Use Plan

The Gordon Heights Land Use Plan details existing land use, demographic, and economic conditions in the hamlet and provides guidance for future land-use decisions inside the study area. The Land Use Plan is based on an earlier community visioning and extensive community outreach. The Plan covers the community's traditional boundaries: Middle Country Road to the north, East and West Bartlett Roads to the east, Mill Road to the west, and the area approximately 1000 feet south of Granny Road on the southern end.

The Plan analyzes the following elements of the Gordon Heights community: land use and zoning, demographics and economics, mobility, infrastructure, and environmental resources. The Gordon Heights Land Use Plan elaborates on the results of the community visioning. The Plan reviews those elements of the Middle Country Road Land Use Plan that pertain to Gordon Heights, specifically the proposed Westfield-Fife Neighborhood Center and the Transitional Corridors east and west of it.

The discussion of land use covers residential, commercial, industrial, and recreational uses as well as community services, and open space. The Plan focuses on the land use and related requirements of the South and North Neighborhood Centers as proposed by the community during the visioning and modified based on the economic report conducted for the Land Use Plan.

The Gordon Heights Land Use Plan makes recommendations for new and modified residential and commercial land uses. Zoning and building code modifications are recommended in support of the Plan. The Plan recommends infrastructure and mobility improvements, particularly wastewater collection and treatment. The report also summarizes recommendations made for related community issues, specifically the concentration of sex offenders, and the high fire district taxes.

2.1. Summary of GHLUP

Chapter 1 is an Executive Summary. Chapters 2 through 9 describe existing conditions and the elements of the proposed GHLUP. Chapters 10 through 16 provide the recommendations required to implement the GHLUP.

Chapter 2 - Introduction includes a description of the study area, a brief history of Gordon Heights, a summary of the community visioning conducted by Vision Ling Island and ADLIII Architecture in 2006, an analysis of how the GHLUP relates to the previously adopted *Final 2006 Middle Country Road Land Use Plan for Coram, Middle Island, and*

Ridge, (MCRLUP) and a description of the community outreach, meetings and events conducted during 2008 through 2010.

Chapter 3 –Community's Vision discusses the results of the community visioning. The community's concerns included crime, high tax rates, the disproportionately high number of sober houses, halfway houses, sex offenders as compared with surrounding communities, absentee-landlords, and abandoned or poorly maintained houses. Positive feelings were expressed about the residential fabric of the neighborhood and the open space surrounding their community. Residents were eager to establish a strong sense of place, and wanted better street lighting, safer streets, improved pedestrian safety and public transportation, access to neighboring commercial districts, affordable housing for single mothers, seniors, young singles, and others and a multi-use community center. Two mixed-use neighborhood centers at the north and south of the community were desired.

Chapter 4 – The Westfield-Fife Neighborhood Center describes the center as identified in the MCRLUP. While this Neighborhood Center would serve the purpose of the north community center envisioned by the community, it is noted that this location is west of the desired location expressed by the Gordon Heights Community and is not within the boundary of the Gordon Heights Fire District.

Chapter 5 – Land Use and Zoning describes the existing land use within the Gordon Heights study area (Table 2-1).

Table 2-1 - Land Use

Land Use	No. Parcels	Percent	Acreage	Percent
Residential	1275	74.7	786.8	49.4
Commercial	42	2.5	78.9	5.0
Industrial	3	0.2	20.8	1.3
Vacant Land	290	17.0	192.3	12.1
Institutional	21	1.2	37.9	2.4
Public Land	69	4.0	268.6	16.9
Recreational	8	0.5	208.6	13.1
Total	**1708**	**100.0**	**1594.0**	**100.0**

Source: Suffolk County Real Property Tax Service Agency, 2007

Residential trends discussed include general housing characteristics, rental housing (29% of housing), accessory apartments, desire for live/work units, affordable and workforce housing, prevalence of small lots, abandoned and fire damaged homes, foreclosures, and housing utilized by sex offenders and recovering substance abusers. It was noted that there are few commercial and industrial uses, some of which are nonconforming on residentially zoned properties on Granny Road, Gray Avenue, Homestead Drive and West Yaphank Road.

Fire protection was discussed in detail as the boundaries of the Gordon Heights Fire District are not the same as the traditional boundaries of Gordon Heights. The lack of commercial and industrial uses within the district contributes toward high tax rates for the homeowners.

The community noted that the existing 1,000 square foot St. Michaels Community Center was too small for the programs offered and attendance it attracts. In June 2008 there were nine day care centers and thirteen churches within the study area. Recreational uses were noted to be adequate with the exception of play lots or pocket parks.

There are 290 vacant parcels representing 192 acres (12%) of the Gordon Heights study area. Public land accounts for 69 parcels representing 269 acres (17%) of the Gordon Heights study area.

Chapter 6 – Infrastructure covers wastewater, street lighting, mobility and infrastructure funding. Options related to sewage treatment include potential credits and connections to nearby district or private plants, as well as the options for on-site treatment. Current street lighting and future street lighting needs are discussed. Mobility issues include connectivity between the Hamlet Centers and Neighborhood Center on Middle Country Road, connectivity within the Gordon Heights study area, open space connectivity, public transportation, bicycle lanes, sidewalks, traffic conditions and parking. Infrastructure funding opportunities include state and county programs.

Chapter 7 – Environmental Resources describes existing open space, protection of groundwater resources (the study area is located within Hydrogeologic Zone III), sensitive environmental resources (the study area is within the Long Island Pine Barrens Compatible Growth Area and wetlands are present in the study area), proximity of the Overton Preserve.

Chapter 8 – Demographic and Economics provides demographic and market research including population and household characteristics, educational attainment, growth projections, and existing and proposed housing stock. The Market Opportunities Analysis includes residential and retail market demand, and achievable rents.

Chapter 9 - Housing Assistance Opportunities acknowledges that public incentives may be needed to support the desired affordable and workplace housing. Programs provided by federal, state, county and town governments, and private programs offered through the Long Island Housing Partnership and Habitat for Humanity are described.

Chapter 10 provides an overview of zoning, building code and TDR recommendations. These cover the rezonings required to create the north and south neighborhood centers, to create a transitional zone between the Hamlet Centers on Middle Country Road, to allow live-work units, and to address non-conforming use properties. Utilizing transfer of development rights to transfer density from the transitional areas to the North and South Centers is recommended.

Chapter 11 covers residential land use recommendations including:

- South Neighborhood Center – incorporate varied housing types including townhouses, apartments, granny flats, single-family hones, live-work units and accessory dwelling units to appeal to different economic levels and family structures.
- Fife-Westfield Neighborhood Center – provide mixed use buildings.
- Establish housing affordability guidelines.
- Provide live-work units in the Neighborhood centers.
- Expand availability of accessory apartments.
- Redevelop small lots by aggregating parcels for new multi-family and clustered single-family development with community recreational and quality-of-life amenities.
- Identify options to reduce foreclosures.
- Monitor housing utilized by sex offenders.

Chapter 12 covers commercial land use recommendations including:

- Provide new retail development in the neighborhood centers.
- Expand the commercial tax base for the Gordon Heights Fire District by redrawing the district boundaries to incorporate all of the study area.

Chapter 13 covers industrial land use recommendations including:

- Encourage development of the vacant Light Industrial (LI) parcel on the east side of Mill Road near West Yaphank Road and redevelopment of the Light Industrial (LI) parcels on Mill Road to create jobs.
- Expand the commercial tax base for the Gordon Heights Fire District by redrawing the district boundaries to incorporate all of the study area.

Chapter 14 covers recreational land use recommendations including:

- Create new pocket parks.
- Improve park connectivity and accessibility with hiking trails, pedestrian and bicycle paths.

Chapter 16 covers infrastructure recommendations including:

- Provide wastewater collection and treatment for the Neighborhood Centers.
- Ensure adequate street lighting.
- Improve mobility:
    - Connect neighborhood centers by extending street connectivity.
    - Maximize public transportation access.
    - Provide bicycle lanes and racks in key locations.
    - Construct sidewalks.
    - Provide traffic calming measures.
    - Improvements to Middle Country Road including reducing the number of curb cuts, encouraging shared parking, providing raised landscaped medians and turning lanes.
    - Allow shared parking in neighborhood centers.
    - Locate parking behind commercial areas.

Chapter 17 covers community service recommendations including:

- Reduce fire district taxes by redrawing the district boundaries to encompass the entire study area.
- Designate space for a community center and public space in the South Neighborhood Center.

The Appendix includes a Sex Offender Study, a detailed evaluation of the Gordon Heights Fire District, the Market Opportunities Analysis, Hamlet Center and Transitional Zone Overlay District Guidelines, Accessory Apartment Ordinance and Live-Work Unit Guidelines.

3. Description of the Action

The action is the adoption of the Gordon Heights Land Use Plan. While this action, in and of itself, will not result in any environmental impacts, the implementation could result in land use changes that could create environmental impacts. In order to evaluate the magnitude of the potential environmental impacts that could ensue if the plan were implemented it is necessary to compare what can be built under existing zoning (the No Action Alternative), to what could be built under the proposed Gordon Heights Land Use Plan. The rezonings and changes in land use proposed encompass approximately 131 of Gordon Heights 1745 acres.

3.1. No Action Alternative - Existing Conditions

Under the existing zoning the maximum development is estimated as approximately 114 residential units and 575,000 square feet of commercial uses. This assumes that each commercial lot will be developed to the maximum permitted lot occupancy, one residence per acre in the A1 Residential District, six units per acre in the PRC District and that existing open space remains as open space.

Table 3-1 - Maximum Development Under Existing Conditions

Zoning District	Area in acres	Use	Floor Area Ratio	Area in square feet	Maximum Building Area	Residential Units
A1	78.99	40k sf residential lot				78
A2	3.50	Open Space				-
J2	26.05	Commercial	35%	1,134,738	397,158	-
J4	15.83	Commercial	25%	689,555	172,389	-
J5	0.63	Commercial	25%	27,443	6,861	-
PRC	6.00	6 units/acre				36
	131.00			1,851,736	576,408	114

3.2. Proposed Conditions

Under the proposed conditions there will be a shifting of density from areas not in the North and South Neighborhood Centers to those districts. The existing zoning along Middle Country Road is primarily comprised of J Business 2 District (Neighborhood Business), J Business 4 District (Professional and Business Offices) and J Business 5 District (High Intensity Business). These areas will be rezoned to J Business 6 District (Main Street Business District) for the North Center and J Business District (Transitional Business) for the remainder of the parcels. The South Center would be rezoned from A1 Residence District to a Planned Development District. Figure 3-1 and Figure 3-2 show the parcels which are proposed to be rezoned. Table 3-5 provides existing and proposed zoning and land use, as well as acreage for each of these parcels.

For the DGEIS it is assumed that the North and South Centers will be developed in accordance with the GHLUP recommendations. Development for the North Center would consist of 13 residential units and 5,880 square feet of commercial development. Development for the South Center would consist of 118 residential units and 18,000 square feet of commercial development

Since the J Business District allows a range of uses from residential to office, three scenarios are considered. In the first scenario, all of the J Business District is developed with single family homes, and the north and south centers are developed at the densities recommended in the GHLUP. Under that scenario there would be an increase in housing from 118 units to 340 units accompanied by a significant decrease in commercial use as compared to the maximum development under existing zoning.

Table 3-2 - Development Under Proposed Conditions – Scenario 1

Zoning District	Area in acres	Permitted Use	Building Area	Residential Units
A1	3.36	40k sf residential lot	-	3
A1	3.15	Recreation		-
A2	2.07	Open Space	-	-
J	70.79	15,000 square foot residential lot		205
J6	8.4	North Center	5,880	13
J6	1.43	Open Space		
PDD	41.8	South Center	18,000	118
	131.00		23,880	339

Under the second scenario, all of the J Business District is developed with office use, and the north and south centers are developed at the densities recommended in the GHLUP. Under that scenario there would be an increase in commercial use and a similar number of housing units as compared to the maximum development under existing zoning.

Table 3-3 - Development Under Proposed Conditions – Scenario 2

Zoning District	Area in acres	Permitted Use	Building Area	Residential Units
A1	3.36	40k sf residential lot	-	3
A1	3.15	Recreation	-	-
A2	2.07	Open Space	-	-
J	70.79	Office Use at 20% Lot Occupancy	616,722	
J6	8.4	North Center	5,880	13
J6	1.43	Open Space	-	-
PDD	41.8	South Center	18,000	118
	131.00		640,602	134

It is likely that the actual development would fall somewhere in between these two extreme scenarios, with an increase in housing and a decrease in commercial use. In the third scenario, half of the acreage is developed with residential use and half with commercial use. Regardless of the scenario, as some of these properties are already developed, it is

likely that with the exception of the North and South Centers, redevelopment would occur over an extended time frame, if at all.

Table 3-4 - Development Under Proposed Conditions – Scenario 3

Zoning District	Area in acres	Permitted Use	Building Area	Residential Units
A1	3.36	40k sf residential lot	-	3
A1	3.15	Recreation	-	-
A2	2.07	Open Space	-	-
J	35.39	Office Use at 20% Lot Occupancy	308,361	
J	35.39	15,000 square foot residential lot		102
J6	8.4	North Center	5,880	13
J6	1.43	Open Space	-	-
PDD	41.8	South Center	18,000	118
	131.00		332,241	236

3.3. Other Recommendations

While the zoning and land use changes discussed above have the potential to create environmental impacts, many of the other recommendations of the GHLUP would not be expected to create adverse environmental impacts. These include:

- Specifying a percentage of affordable housing in the Neighborhood Centers.
- Working with housing groups like the Long Island Housing Partnership to acquire, consolidate, and redevelop selected small lot clusters.
- Working with housing groups like the Long Island Housing Partnership to purchase distressed mortgages and prevent foreclosures.
- Monitor locations of housing utilized by sex offenders in Gordon Heights. Enforce Town and County regulations for housing utilized by sex offenders
- Develop and maintain a sex offender tracking system with real time updates on both sex offender and childcare locations that includes an email notification system.
- Conduct annual seminars to educate residents and organizations that care for children on current policy and procedures regarding housing utilized by sex offender.
- Institute area restrictions for housing utilized by sex offenders to avoid clustering.
- Require property owners wishing to house multiple offenders to register as a group home, obtain permits, and provide for tenants' mental and physical health needs either in house or by referral.

- Require other levels of government to comply with local laws regarding housing utilized by sex offenders.

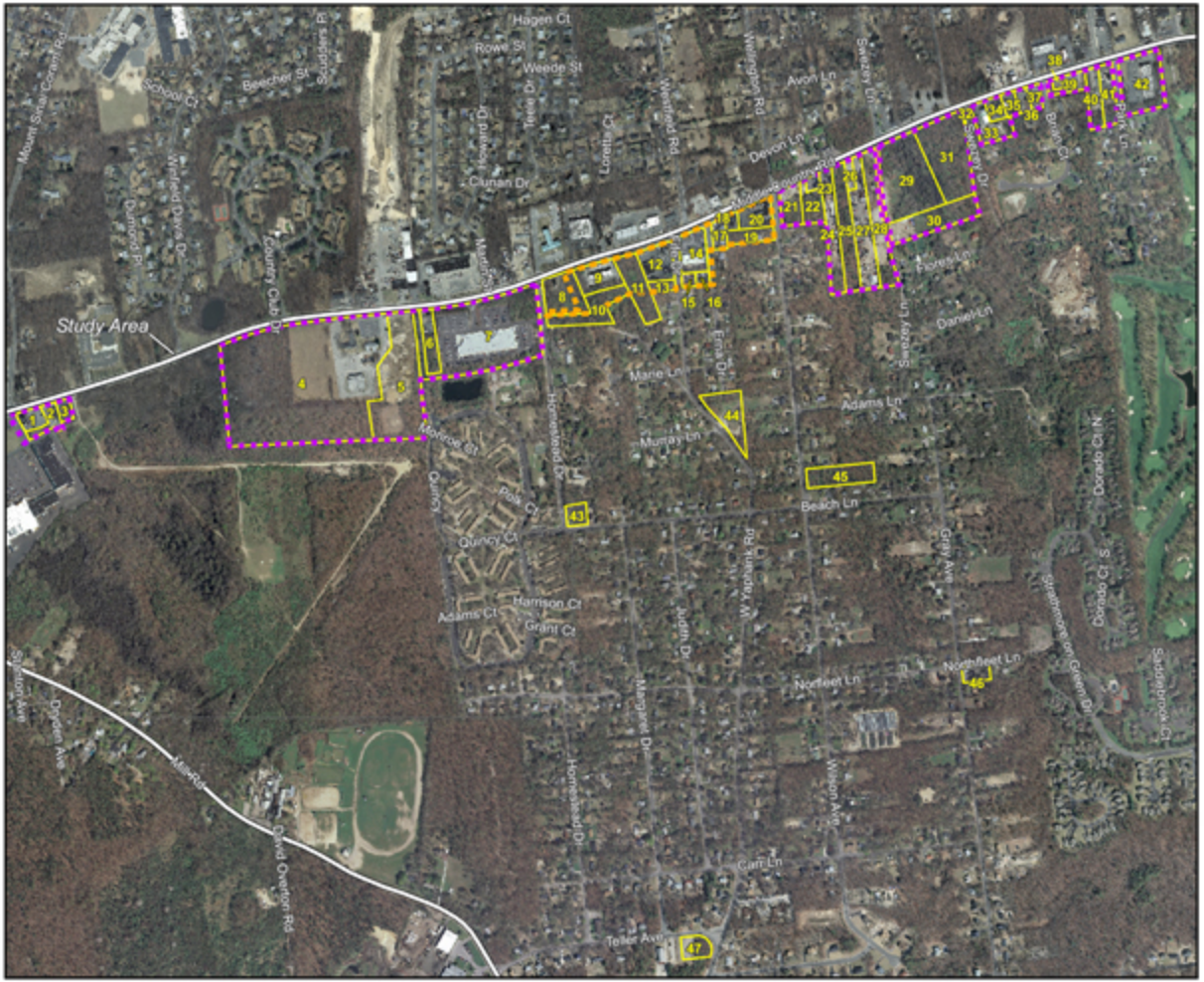
- Expediting permitting for new retail business in the Gordon Heights Neighborhood Centers.

- Infrastructure improvements including wastewater treatment plant capacity, street lighting, bus routing, bicycle lanes and racks, sidewalks, crosswalks, trail connections, pocket parks, and minor street extensions for connectivity.

- Redraw the boundaries of the Gordon Heights Fire District to incorporate all of traditional Gordon Heights to include all existing and future Gordon Heights commercial development inside the fire district. The potential impacts of this change are discussed in detail in Appendix B of the GHLUP.

Table 3-5 - Proposed Zoning and Land Use Changes

Map ID	*Tax Map Number*	*Existing Land Use*	*Proposed Land Use*	*Existing Zoning*	*Proposed Zoning*	*Acreage*	*Comments*
1	451-2-4.2	Commercial	Transitional	A1	J	0.1770	Zoning
1	451-2-4.2	Commercial	Transitional	J2	J	0.4209	Zoning
2	451-2-4.6	Commercial	Transitional	J5	J	0.6313	Zoning
3	451-2-4.8	Commercial	Transitional	J2	J	0.3358	Zoning
4	451-2-8.1	Institutional	Transitional	A1	J	7.0672	Zoning
4	451-2-8.1	Institutional	Transitional	J4	J	14.8197	Zoning
5	452-1-15	Commercial	Transitional	PRC	J	6.0042	Zoning
6	452-1-14.2	Commercial	Transitional	J4	J	1.0062	Zoning
7	452-1-14.1	Commercial	Transitional	J2	J	9.4034	Zoning
8	452-1-10.1	Open Space / Preserve	Open Space / Preserve	A2	A2	1.1665	No Zone Change this part
8	452-1-10.1	Open Space / Preserve	Open Space / Preserve	A2	J6	0.6757	Zoning Change this part
9	452-1-11.3	Commercial	Mixed Use Hamlet Center	A1	J6	0.7132	Zoning
9	452-1-11.3	Commercial	Mixed Use Hamlet Center	J2	J6	0.7015	Zoning
10	452-1-11.2	Open Space / Preserve	Open Space / Preserve	A2	A2	0.9075	No Zone Change this part
10	452-1-11.2	Open Space / Preserve	Open Space / Preserve	A2	J6	0.7526	Zoning Change this part
11	452-1-13	Vacant	Mixed Use Hamlet Center	A1	A1	0.6757	No Zone Change this part
11	452-1-13	Vacant	Mixed Use Hamlet Center	A1	J6	0.6462	Zoning Change this part
11	452-1-13	Vacant	Mixed Use Hamlet Center	J2	J6	0.3817	Zoning Change this part
12	430-3-15.1	Commercial	Mixed Use Hamlet Center	J2	J6	1.3428	Zoning
13	452-2-3	Residential	Mixed Use Hamlet Center	A1	J6	0.3249	Zoning
14	430-3-22.1	Institutional (Church)	Mixed Use Hamlet Center	J2	J6	1.3009	Zoning
15	452-2-22	Residential	Mixed Use Hamlet Center	A1	J6	0.2290	Zoning
16	452-2-26.1	Residential	Mixed Use Hamlet Center	A1	J6	0.2244	Zoning
17	430-3-24	Commercial	Mixed Use Hamlet Center	J2	J6	0.4892	Zoning
18	430-3-28	Commercial	Mixed Use Hamlet Center	A1	J6	0.0256	Zoning
18	430-3-28	Commercial	Mixed Use Hamlet Center	J2	J6	0.2271	Zoning
19	430-3-26	Residential	Mixed Use Hamlet Center	A1	J6	0.7839	Zoning
20	430-3-25	Commercial	Mixed Use Hamlet Center	A1	J6	0.4115	Zoning
20	430-3-25	Commercial	Mixed Use Hamlet Center	J2	J6	0.5987	Zoning
21	431-3-1	Vacant	Transitional	A1	J	0.6111	Zoning
21	431-3-1	Vacant	Transitional	J2	J	0.3723	Zoning
22	431-3-2	Vacant	Transitional	A1	J	0.8138	Zoning
22	431-3-2	Vacant	Transitional	J2	J	0.1150	Zoning
23	431-3-3	Commercial	Transitional	A1	J	0.0036	Zoning
23	431-3-3	Commercial	Transitional	J2	J	0.2372	Zoning
24	431-3-8	Commercial	Transitional	A1	J	0.9978	Zoning
24	431-3-8	Commercial	Transitional	J2	J	0.9070	Zoning
25	431-3-9	Vacant	Transitional	A1	J	1.1337	Zoning
25	431-3-9	Vacant	Transitional	J2	J	1.0850	Zoning
26	431-3-10	Commercial	Transitional	A1	J	0.1509	Zoning
26	431-3-10	Commercial	Transitional	J2	J	0.1414	Zoning
27	431-3-11	Commercial	Transitional	J2	J	2.5668	Zoning
28	431-3-12	Residential	Transitional	A1	J	1.9935	Zoning
28	431-3-12	Residential	Transitional	J2	J	0.2542	Zoning
29	431-3-13.1	Vacant	Transitional	A1	J	4.7524	Zoning
30	431-3-14	Vacant	Transitional	A1	J	2.3643	Zoning
31	431-3-13.2	Vacant	Transitional	A1	J	4.0605	Zoning
32	431-3-62	Vacant	Transitional	A1	J	0.0505	Zoning
33	431-3-26.3	Commercial	Transitional	A1	J	0.5743	Zoning
33	431-3-26.3	Commercial	Transitional	J2	J	0.6001	Zoning
34	431-3-26.1	Commercial	Transitional	A1	J	0.1790	Zoning
34	431-3-26.1	Commercial	Transitional	J2	J	0.2836	Zoning
35	431-3-27	Institutional	Transitional	A1	J	0.1580	Zoning
35	431-3-27	Institutional	Transitional	J2	J	0.2308	Zoning
36	431-3-28.2	Commercial	Transitional	J2	J	0.3511	Zoning
37	431-3-28.1	Commercial	Transitional	J2	J	0.3666	Zoning
38	431-3-29	Vacant	Transitional	J2	J	0.1220	Zoning
39	431-3-30.5	Commercial	Transitional	J2	J	0.6397	Zoning
40	431-4-8	Commercial	Transitional	A1	J	0.7645	Zoning
40	431-4-8	Commercial	Transitional	J2	J	0.2314	Zoning
41	431-4-9	Commercial	Transitional	A1	J	0.7657	Zoning
41	431-4-9	Commercial	Transitional	J2	J	0.2338	Zoning
42	431-4-29	Commercial	Transitional	A1	J	0.7002	Zoning
42	431-4-29	Commercial	Transitional	J2	J	2.1110	Zoning
43	452-3-44	Abandoned Commercial	Residential	A1	A1	0.5235	Non-Conforming Use
44	452-2-38	Industrial	Residential	A1	A1	1.6283	Non-Conforming Use
45	453-2-20	Vacant	Recreational	A1	A1	1.5591	Proposed Pocket Park
46	479-4-9	Abandoned Commercial	Residential	A1	A1	0.5323	Non-Conforming Use
47	496-5-19	Vacant	Recreational	A1	A1	0.7343	Proposed Pocket Park
48	497-3-13	Vacant	Recreational	A1	A1	0.3895	Proposed Pocket Park
49	527-1-5	Vacant	Recreational	A1	A1	0.4667	Proposed Pocket Park
50	526-1-20	Vacant	Mixed Use Hamlet Center	A1	PDD	5.9883	Zoning
51	545-1-1	Vacant	Mixed Use Hamlet Center	A1	PDD	4.0995	Zoning
52	545-1-4	Vacant	Mixed Use Hamlet Center	A1	PDD	3.8994	Zoning
53	526-1-19	Vacant	Mixed Use Hamlet Center	A1	PDD	25.2393	Zoning
54	526-1-21	Vacant	Mixed Use Hamlet Center	A1	PDD	0.7220	Zoning
55	545-3-1.1	Vacant	Mixed Use Hamlet Center	A1	PDD	1.8572	Zoning



Source: Town of Brookhaven GIS Department (tax parcels).

Figure 3-1
Zoning & Land Use Changes
Northern Gordon Heights

CAMERON ENGINEERING & ASSOCIATES, LLP

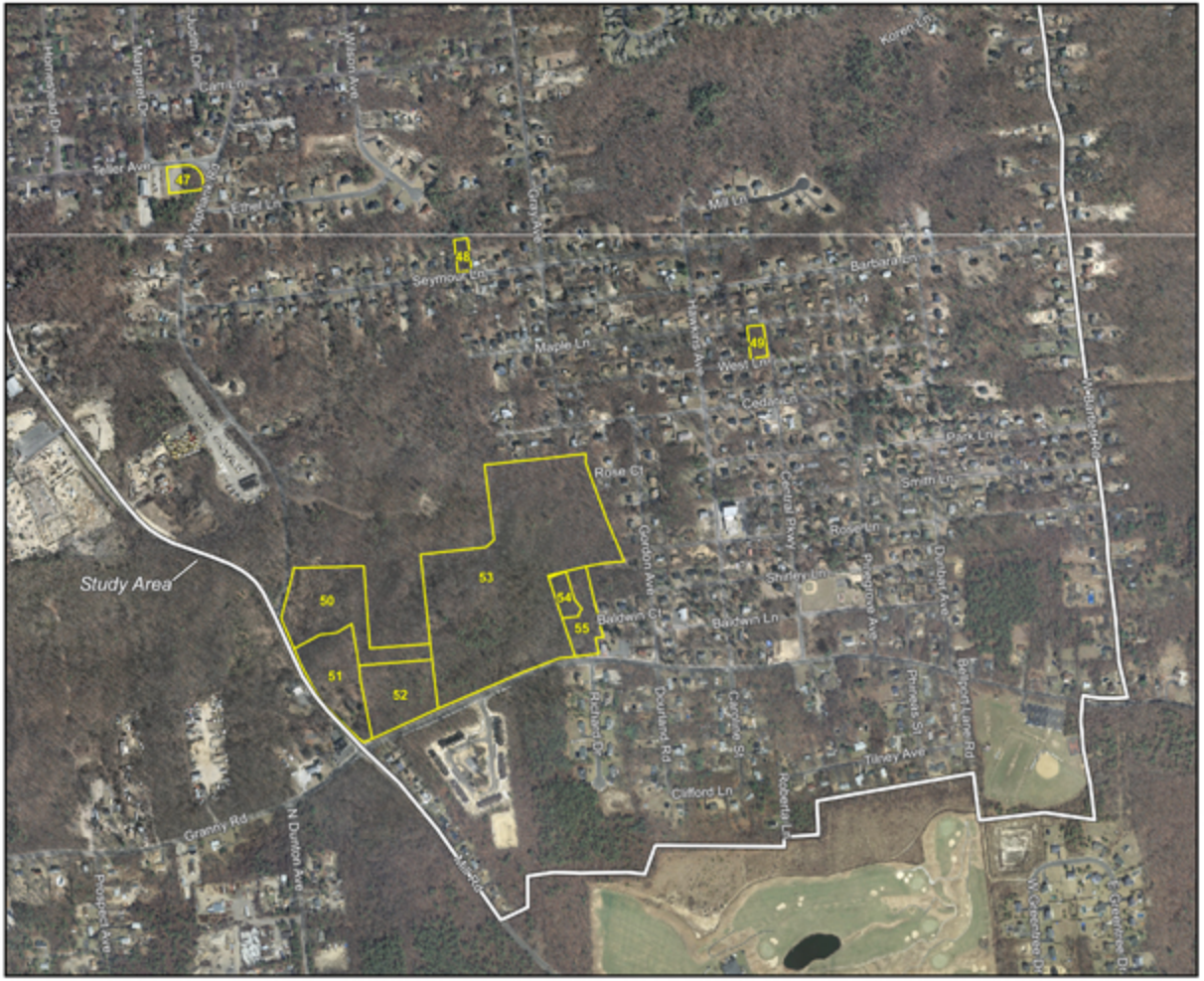


Figure 3-2
Zoning & Land Use Changes
Southern Gordon Heights

CAMERON ENGINEERING & ASSOCIATES, LLP

Source: Town of Brookhaven GIS Department (tax parcels).

4. Environmental Setting

The environmental setting of the study area is described in detail in the sections entitled Land Use and Zoning, Infrastructure, and Environmental Resources in the GHLUP, which is an integral part of this DGEIS.

5. Potential Significant Adverse Environmental Impacts, Mitigation Measures and Alternatives

Many of the recommendations of the GHLUP improve quality of life and would not create significant adverse environmental impacts. The primary action that has the potential to create significant adverse impacts is the rezoning of approximately 131 acres of Gordon Heights 1745 acres. The following analyses compare the No Action Alternative (development under existing zoning) with the proposed action. Where appropriate, as the proposed action will vary depending on actual uses proposed for specific sites, the three scenarios discussed in Section 3 above are analyzed.

5.1. Geology, Soils, and Topography

Potential Impacts – The recommendations will result in relocation of the density of development. It is not anticipated that any future development under existing or proposed conditions would affect geologic conditions.

According to the Web Soil Survey[1], the study area consists of primarily Carver and Plymouth sands which are deep, well drained soils (Table 5-1). Any future development under existing or proposed conditions would be required to protect soils with soil erosion control plans and provide adequate on site stormwater containment.

Table 5-1 - Soil Survey

Map Unit Symbol	Map Unit Name	Percent
At	Atsion sand	3.5%
CpA	Carver and Plymouth sands, 0 to 3 percent slopes	31.5%
CpC	Carver and Plymouth sands, 3 to 15 percent slopes	22.8%
CpE	Carver and Plymouth sands, 15 to 35 percent slopes	11.0%
CuB	Cut and fill land, gently sloping	5.0%
MfA	Montauk fine sandy loam, 0 to 3 percent slopes	0.8%
PIA	Plymouth loamy sand, 0 to 3 percent slopes	12.6%
PIB	Plymouth loamy sand, 3 to 8 percent slopes	7.9%
PIC	Plymouth loamy sand, 8 to 15 percent slopes	0.2%
RdA	Riverhead sandy loam, 0 to 3 percent slopes	2.9%
RdB	Riverhead sandy loam, 3 to 8 percent slopes	0.0%
SdA	Scio silt loam, sandy substratum, 0 to 2 percent slopes	1.0%
W	Water	0.7%
		100.0%

The majority of the study area has slopes of 0 to 10% with approximately 20% of the study area having slightly steeper slopes up to 15%. Therefore, no zoning or land use changes are proposed in steep slope areas.

[1] http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Proposed Mitigation – None required.

5.2. Groundwater – Water Use and Wastewater Treatment

Potential Impacts – Impacts to groundwater include those related to withdrawals and others related to infiltration. The zoning and land use changes proposed could result in increased withdrawal of groundwater. Water consumption and wastewater generation is estimated to be approximately 69,000 gallons per day (gpd) under existing zoning and to range from 75,000 to 100,000 gallons per day (gpd) for the proposed zoning and land use changes (Table 5-2). However, under existing zoning, parcels would likely be developed at densities that would allow on-site sanitary systems. By concentrating development in the neighborhood centers, a wastewater treatment plant would be required, which should provide better treatment and therefore, better groundwater protection.

Proposed Mitigation – Water conservation methods could reduce consumption of public water. Drought-tolerant plants could be used where possible to reduce irrigation needs. Pervious materials could be used wherever possible to increase infiltration. Roof collection systems could return rainwater to the ground through the use of dry wells.

5.3. Stormwater

Potential Impacts – The zoning and land use changes proposed could result in additional impervious surfaces, especially under Scenario 2. Runoff from roads and parking areas may carry contaminants such as metals, petroleum hydrocarbons, sand, salt, and other compounds. Runoff from non-vehicle areas such as roofs, courtyards, patios, and tennis courts would be relatively clean. Stormwater could lead to erosion and sedimentation if not properly controlled.

Proposed Mitigation - Stormwater systems would be required to capture and treat runoff.

5.4. Land Use and Zoning

Potential Impacts – Changes to land use and zoning are proposed which will redirect development into Neighborhood Centers. These changes are described in detail in the GHLUP.

Proposed Mitigation – The proposed changes in land use and zoning are in themselves a mitigation method.

Table 5-2 - Water and Wastewater

Zoning District	Area in acres	Permitted Use	Building Area	Residential Units	Water/Wastewater Rate/Gallons per Day	
EXISTING						
A1	78.99	40k residential lot		78	300	23,400
A2	3.50	Open Space		-		
J2	26.05	Commerical	397,158	-	0.06	23,829
J4	15.83	Commercial	172,389	-	0.06	10,343
J5	0.63	Commerical	6,861	-	0.06	411.64
PRC	6.00	6 units/acre		36	300	10,800
Total	131.00		576,408	114		68,784
SCENARIO 1						
A1	3.36	40k residential lot	-	3	300	900
A1	3.15	Recreation		-		
A2	2.07	Open Space	-	-		-
J	70.79	15k residential lot		205	300	61,500
J6	8.4	North Center	5,880		0.06	353
				9	225	2,025
				4	300	1,200
J6	1.43	Open Space				-
PDD	41.8	South Center	18,000		0.06	1,080
				10	225	2,250
				108	300	32,400
Total	131.0		23,880	339		101,708
SCENARIO 2						
A1	3.36	40k residential lot	-	3	300	900
A1	3.15	Recreation		-		
A2	2.07	Open Space	-	-		-
J	70.79	Commercial	616,722	-	0.06	37,003
J6	8.4	North Center	5,880		0.06	353
				9	225	2,025
				4	300	1,200
J6	1.43	Open Space				-
PDD	41.8	South Center	18,000		0.06	1,080
				10	225	2,250
				108	300	32,400
Total	131.0		640,602	134		77,211
SCENARIO 3						
A1	3.36	40k residential lot	-	3	300	900
A1	3.15	Recreation		-		
A2	2.07	Open Space	-	-		-
J	35.395	15k residential lot		102	300	30,600
J	35.395	Commercial	308,361		0.06	18,502
J6	8.4	North Center	5,880		0.06	353
				9	225	2,025
				4	300	1,200
J6	1.43	Open Space				-
PDD	41.8	South Center	18,000		0.06	1,080
				10	225	2,250
				108	300	32,400
Total	131.0		332,241	236		89,309

*Assumed all office use for generation rate; could be higher for restaurants or other wet uses.

5.5. Ecological Resources

Potential Impacts of Proposed Project – The zoning and land use changes proposed could result in a change of habitats found on some parcels. Most of the wildlife expected to be found in these areas are those species that are tolerant of human activity because of the existing habitats and the intensity of the existing and surrounding land uses. The effect on the density and diversity of both local and regional populations should be minimal, as the area represents only a small portion of similar habitats available in the vicinity.

Proposed Mitigation – No rare plants, rare animals or rare ecological communities are known to occur on the parcels recommended for zoning and land use changes. Some parcels are recommended to be preserved as open space.

5.6. Transportation – Traffic and Parking

NYS Route 25 (Middle Country Road) is an east-west New York State Department of Transportation (NYSDOT) arterial. The cross-section has one travel lane in each direction with left turn lanes at some intersections, and relatively wide shoulders. There are various signalized intersections throughout this section of Middle Country Road. The road's Average Annual Daily Traffic (AADT) volume in the Gordon Heights area ranges from 23,000 to 24,500 vehicles per day.

Mill Road is a northwest-southeast road under the jurisdiction of the Town of Brookhaven. It has one travel lanes in each direction, and its AADT volume in the Gordon Heights area ranges from 5,800 to 7,700 vehicles per day.

Granny Road is an east-west road that is also under Town of Brookhaven jurisdiction. It has one lane in each direction, with turn lanes at some key intersections. Its AADT volume is approximately 5,350 vehicles per day.

Mt. Sinai-Coram Road is a north-south road under Town of Brookhaven jurisdiction. It has one lane in each direction, with turn lanes at some key intersections, and its AADT volume is approximately 10,300 vehicles per day.

Potential Impacts of Proposed Project – The trips for each scenario have been calculated according to the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 8th Edition* (Table 5-3).

According to this manual, the following summarizes the trips each potential zoning scenario would yield:

Existing: Peak hour trips range from 315 to 961 trips per hour.

Scenario 1: Peak hour weekday trips are smaller than the Existing potential, while weekend trips are higher. Volumes are more balanced in this scenario, but are smaller overall.

Scenario 2: Peak hour weekday and weekend trip volumes are higher than the Existing potential.

Scenario 3: As with Scenario 1, peak hour weekday trips are smaller than the Existing potential, while weekend trips are higher. Volumes are more balanced in this scenario, but are smaller overall.

Table 5-3 - Trip Generation

	AM Peak		PM Peak		Saturday Peak	
Development Under	Enter	Exit	Enter	Exit	Enter	Exit
Existing Zoning	801	160	201	748	169	146
Proposed Zoning - Scenario 1	80	208	252	166	232	207
Proposed Zoning - Scenario 2	881	210	280	857	266	234
Proposed Zoning - Scenario 3	481	213	270	514	251	223

Peak hour trips for any scenario would be split among various directions and different travel routes. Given the comparison between the potential trip generation of the Existing zoning to the various potential zoning scenarios, the existing roadway network will not be affected to a significantly greater degree by trips associated with the potential zoning or land use changes.

Proposed Mitigation – No mitigation is needed.

5.7. Visual Quality and Community Character

Potential Impacts of Proposed Project – The views along major roadways would change as development is clustered into the North and South Neighborhood Centers and potentially lessened along the remainder of Middle Country Road. Particularly in the South Center, views of wooded land would change to views of developed land.

Proposed Mitigation – Development of the North and South Centers would include landscaping treatments to create visual buffering of uses between the sites and adjacent properties. The lighting plans would be designed for safety and to highlight visually appealing elements of the architecture and landscape. Lighting plans would be designed in conformance with Town Code §85-463, which requires containment of light on site and sets location, lumen output, wattage, hours of use and other lighting standards to mitigate harmful impacts.

5.8. Noise

Potential Impacts of Proposed Project – The zoning and land use changes proposed are not anticipated to increase noise levels significantly as they consist of residential and commercial uses not unlike those already found in the community.

Proposed Mitigation – None required.

5.9. Air Quality

Potential Impacts of Proposed Project – The zoning and land use changes proposed will not cause significant traffic volume changes and therefore will not create conditions that would significantly impact air quality.

Proposed Mitigation – No mitigation is required.

5.10. Cultural Resources

Potential Impacts of Proposed Project – Historic sites in or near Gordon Heights would not be affected by the zoning and land use changes proposed

Proposed Mitigation – No mitigation is required.

5.11. Community Services

Potential Impacts of Proposed Project – Many of the properties proposed to be rezoned currently require police, fire and emergency response. Developing currently undeveloped parcels will increase demand over existing levels. However, the comparison between maximum development under existing and proposed zoning would not be expected to be significantly different.

School aged children could be generated by the new housing units proposed in the North and South Centers. In addition, rezoning to J Business District will allow some housing instead of commercial structures along Middle Country Road.

Proposed Mitigation – The various taxing districts would be expected to benefit from increased tax revenues.

5.12. Utilities

Potential Impacts of Proposed Project – Wastewater treatment capacity would need to be developed to meet the needs of the proposed development in the south center under the proposed zoning. Chapter 6 of the Land Use Plan provides detailed information on ways in which this capacity could be created.

Proposed Mitigation – None required.

5.13. Economic Impacts

Potential Impacts of Proposed Project – The zoning and land use changes proposed should create tax benefits to affected taxing jurisdictions.

Proposed Mitigation – Impacts are positive so none required.

5.14. Summary

This generic analysis has indicated that the adoption of the GHLUP is not expected to allow development that would generate greater significant adverse environmental impacts than development under existing zoning. However, development of existing vacant land, or redevelopment of developed properties, whether under existing or proposed zoning, does have the potential to create significant adverse environmental impacts as compared to existing conditions, depending on the individual site conditions, the proposed use and the density of development. Therefore, future development proposals may require site specific analysis for compliance with SEQRA.