



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

DATE: June 23, 2021

TO: Kimberly Kennedy, Assistant to General Counsel, Suffolk County Water Authority
Alexander J. Prego, Director of Traffic Engineering, Suffolk County Department of Public Works
Gregson H. Pigott, Commissioner, Suffolk County Department of Health Services
Claire Werner, Environmental Analyst II, Division of Environmental Permits, Region 1, NYSDEC
Andrew P. Freleng, Chief Planner, Suffolk County Department of Planning
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Ellen Brett, Town of Brookhaven, Division of Traffic Safety
Daniel P. Losquadro, Town of Brookhaven, Highway Department

FROM: Peter E. Fountaine, Pr. Environmental Analyst, DEP, PELM *PEF*

RE: SEQRA Final Scope for the Site Plan Application of
Horseblock Road Properties, LLC at Medford
21 Rice Ct., E/s of Rice Ct. approx. 800 feet N/o Horseblock Road (CR 16), Medford
Town File Number: 15SP001
SCTM #s: 0200 73800 0200 016002 and 017002 (approx. 37.8-acres)

The Planning Board of the Town of Brookhaven, as the SEQR Lead Agency, has determined that the proposed action described above may have a significant impact on the environment and that a Draft Environmental Impact Statement (DEIS) should be prepared. A copy of the February 10, 2020 Planning Board positive declaration for the above-mentioned change of zone application was sent to your offices on February 19, 2020.

A draft scoping document was received from the applicant and was sent to your offices on December 22, 2020. It was posted on the Town's website and sent to interested parties requesting a copy. A virtual public scoping session on the Draft Scope was held on January 28, 2021 at 5:00 pm via zoom meetings to provide public participation to identify the potentially adverse impacts related to the proposal. Written comments on the draft scoping document were accepted until close of business on February 28, 2021.

Please find enclosed the Final Scoping Document, dated June 11, 2021, resulting from the public meeting and written comment period. A Draft Environmental Impact Statement (DEIS) will be forwarded for your review and comment once accepted as complete by the Planning Board of the Town of Brookhaven.

All correspondence should be forwarded to this office for distribution to the lead agency. Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Department. Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Department.

PEF/pef

Enc.

Cc: Councilperson Michael Loguercio – Council District 4
Vincent E. Pascale, Chairperson, Town of Brookhaven Planning Board
Beth Ann Reilly, Commissioner, PELM (w/o enclosure)
Chip Wiebelt, Senior Site Plan Reviewer, Planning Division, PELM
Applicant: Horseblock Properties, LLC, 336 South Service Road, Melville, NY 11747
Environmental Notice Bulletin



Town of Brookhaven Long Island

**FINAL SCOPE FOR THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
HORSEBLOCK PROPERTIES, LLC SPECIAL PERMIT APPLICATION
Hamlet of Medford, Town of Brookhaven,
Suffolk County, NY
June 11, 2021**

1.0 INTRODUCTION

This document provides a brief site and project description for the “Horseblock Properties, LLC Special Permit Application” and identifies the scope, content, extent, and quality of information to be included in the proposed Draft Environmental Impact Statement (DEIS) for this project. The information below is designed to provide the framework for a thorough examination of existing conditions and the potential for adverse environmental impacts from the proposed special permit approval, legalization of an existing use on the subject property, conceptual site plan, other aspects of the action, and to identify practicable impact prevention and mitigation strategies in accordance with the standards and procedures set forth in 6 NYCRR Part 617, State Environmental Quality Review (SEQRA).

The Town of Brookhaven Planning Board (“Planning Board”), as lead agency, has determined that the Proposed Action has the potential to result in one or more significant adverse environmental impacts as stated in Parts 2 and 3 of the Environmental Assessment Form (EAF) and the Positive Declaration based on review of the special permit and site plan application materials provided by the Applicant in November 2019. The impacts identified by the Planning Board include impacts to land, groundwater, human health, fire safety, plants, animals, open space, transportation, energy, noise, odor, light, and cumulative impacts.

2.0 LOCATION AND DESCRIPTION OF THE PROPOSED ACTION

2.1 Location

The subject 37.8-acre site is located north of Horseblock Road (CR 16), on the east side of Rice Court, west of Bellport Avenue (CR 64) and south of the Long Island Rail Road (LIRR) tracks in the Hamlet of Medford, Town of Brookhaven, Suffolk County, New York. The property is further identified as Suffolk County Tax Map District 200; Section 738; Block 2; Lots 16.2 and 17.2. The subject site is an existing gravel short-term parking facility with storage of new and used vehicles, located in an area containing a variety of existing land uses including: industrial uses to the north, south and west; a transportation corridor (the LIRR) to the north; a single-family residential neighborhood farther north and scattered single-family residences to the south and east; institutional uses to the south; commercial uses to the south and west; and undeveloped wooded land to the south, east and west.

2.2 Description of Action

The Proposed Action involves special permit and site plan approval for a property comprised of two tax lots located at 21 Rice Court, hamlet of Medford, Town of Brookhaven, Suffolk County ("subject property"). Specifically, the Applicant is requesting a special permit approval for a short-term parking

facility with storage of new and used vehicles at the 37.8± acre subject property and legalization of existing uses at the subject property. After special permit approval and legalization of existing uses at the subject property, the site would continue to operate as a short-term parking facility with storage of new and used vehicles on 28.8± acres of cleared land on an overall 37.8± acre property. In addition, all existing gravel areas will be paved, a small portion of existing landscaped area on the northwestern portion of the property would be cleared and paved. Moreover, a recharge basin will be constructed on the northern portion of the subject property and new drainage systems consisting of solid piping and catch basins will be installed throughout the property to direct stormwater to the proposed recharge basin. In order to comply with appropriate setback requirements of the L-Industrial-1 (Light Industry) zoning district (i.e., front yard, rear yard and side yard setbacks), new landscaping would be installed along the property boundaries, which will screen views of the vehicle parking facility from surrounding uses. Additional landscaping will also be provided to comply with applicable Land Development Standards provided in §85-843 Town of Brookhaven Town Code (“Town Code”) and the minimum 100 foot buffer area, as prescribed by §85-569.K(3)¹. A security building would be installed at the entrance of the subject property and all existing trailers would remain on-site.

2.3 Involved and Interested Agencies and Required Permits, Approvals and Reviews

All involved and interested reviewing agencies will be identified and the permits, approvals and reviews required, as defined by the SEQRA. Once the DEIS accepted as complete, coordination with these agencies by the Town with respect to the DEIS is required to solicit the comments and recommendations of these agencies to fulfill their informational needs. All comments will be addressed in the Final Environmental Impact Statement (FEIS).

3.0 IDENTIFIED POTENTIAL SIGNIFICANT ADVERSE IMPACTS

According to Parts 2 and 3 of the EAF and the Positive Declaration, the lead agency has determined the following:

1. **Impact on Plants and Animals** – According to the Planning Board, the Proposed Action “has resulted in the conversion of 23.83-acres of pitch pine-oak forest habitat into an outdoor storage yard without approvals including the possible excavation and removal of more than 1,000 tons of natural material.” Additionally, the Proposed Action has resulted in the loss of flora and fauna and may have caused reduction in population and reduction or degradation of habitat used by the Northern Long Eared Bat which is listed as “threatened” by the United States Fish and Wildlife Service (USFWS). In New York, all federally threatened species that occur in the state are afforded threatened status under the New York Endangered Species Law and its implementing regulations. Additionally, the Proposed Action has likely caused reduction in population of the Eastern Box Turtle that use the site or are found on or near the site and the reduction and degradation of habitat used by the Eastern Box Turtle. The Eastern Box Turtle is considered a “species of special concern” in New York State. The Proposed Action has resulted in the impairment of natural functions or “ecosystem services” provided by an undeveloped area including but not limited to stormwater storage, nutrient cycling, and wildlife habitat.
2. **Impact on Water Resources** – The subject property is above the Town of Brookhaven Hydrogeological Sensitive Zone, the Central Suffolk Special Groundwater Protection Area, the Suffolk County Department of Health Services Ground Water Management Zone III, and the 2-5 year contributing area of the Suffolk County Water Authority Patchogue-Yaphank Road Well Field. The Proposed Action has the potential to impact human health from the exposure to new or existing sources of contaminants due to automobile storage operations and may result in the release of

¹Per §85-569.K(3) “A minimum one-hundred-foot buffer shall be provided to all adjacent residentially zoned or use properties”.

contaminated leachate from the project site. According to the Planning Board, the Proposed Action “will result in the bulk storage of petroleum and chemical products over the aquifer and may have the potential to introduce contaminants to the aquifer. Additionally, the proposed recharge basin will serve as a direct conduit for contaminants to enter the aquifer.”

3. **Impact on Land and Human Health** – The action has resulted in the conversion of 23.83-acres of pitch pine-oak forest habitat into an outdoor storage yard without approvals including the possible excavation and removal of more than 1,000 tons of natural material. A Phase I Environmental Site Assessment (ESA) will be performed including groundwater sampling to determine the current environmental condition of the property and underlying groundwater. The subject property is located within 1,500 feet of facilities serving children and people with disabilities including the Developmental Disabilities Institute (approx. 100 ft. south), the Boy Scouts of America (approx. 500 ft. south), and the New Interdisciplinary School (approx. 1,500 ft. east).
4. **Impact on Noise, Odor and Light** – The Proposed Action has resulted in the increase in noise above noise levels established by local regulation and operations may result in light shining onto adjoining properties.
5. **Impact on Aesthetic Resources** – The Proposed Action will be visible to Long Island Railroad (LIRR) commuters and visitors engaging in tourism-based activities accessed by the LIRR.
6. **Impact on Archeological Resources** – The Proposed Action is within an archaeologically sensitive area as designated by the New York State Office of Parks, Recreation and Historic Preservation’s (NYS OPRHP) archaeological site inventory.
7. **Impact on Transportation** – The Proposed Action may result in a change to existing transportation systems and degrade existing transit access. The Proposed Action will result in the construction of paved areas for 1,000 or more vehicles and associated traffic increases that may exceed the capacity of the existing roadway network.
8. **Cumulative Impacts** – As there are similar automobile storage facilities and industrial uses that are located within a ½-mile of the subject property, cumulative impacts of this and other nearby projects in the area need to be addressed. Alternatives and project mitigation must be considered.

4.0 PROPOSED FORMAT AND CONTENT OF DEIS

The following is an outline of the proposed DEIS content and general topics for each section.

EXECUTIVE SUMMARY

- 1.0 DESCRIPTION OF THE PROPOSED ACTION**
 - 1.1 Introduction**
 - 1.2 Project Background, Need, Objectives and Benefits**
 - 1.2.1 Project Background
 - 1.2.2 Public Need and Municipality Objectives
 - 1.2.3 Objectives of the Project Sponsor
 - 1.2.4 Benefits of the Project
 - 1.3 Location**
 - 1.4 Project Design and Layout**
 - 1.4.1 Overall Site Layout
 - 1.4.2 Grading and Drainage
 - 1.4.3 Access, Road System and Parking
 - 1.4.4 Site Landscaping and Vegetated Screening
 - 1.4.5 Exterior Lighting and Signage

- 1.4.6 Sanitary Disposal and Water Supply
- 1.4.7 Utilities
- 1.5 Construction Schedule and Operations**
- 1.6 Involved Agencies, and Required Permits, Approvals and Reviews**
- 2.0 NATURAL ENVIRONMENTAL RESOURCES**
 - 2.1 Topography**
 - 2.1.1 Existing Conditions
 - 2.1.2 Anticipated Impacts
 - 2.1.3 Proposed Mitigation
 - 2.2 Surface and Subsurface Soils**
 - 2.2.1 Existing Conditions
 - 2.2.2 Anticipated Impacts
 - 2.2.3 Proposed Mitigation
 - 2.3 Water Resources**
 - 2.3.1 Existing Conditions
 - 2.3.2 Anticipated Impacts
 - 2.3.3 Proposed Mitigation
 - 2.4 Ecology**
 - 2.4.1 Existing Conditions
 - 2.4.2 Anticipated Impacts
 - 2.4.3 Proposed Mitigation
- 3.0 HUMAN ENVIRONMENTAL RESOURCES**
 - 3.1 Land Use, Zoning and Land Use Plans**
 - 3.1.1 Existing Conditions
 - 3.1.2 Anticipated Impacts
 - 3.1.3 Proposed Mitigation
 - 3.2 Community Character**
 - 3.2.1 Existing Conditions
 - Visual Character
 - Noise
 - Odor
 - Lighting
 - Air Quality
 - 3.2.2 Anticipated Impacts
 - Visual Character
 - Noise
 - Odor
 - Lighting
 - Air Quality
 - 3.2.3 Proposed Mitigation
 - 3.3 Community Services**
 - 3.3.1 Existing Conditions
 - Existing Taxes
 - School District
 - Police Protection
 - Fire Protection and Ambulance and Medical Services
 - Water Supply
 - Wastewater Treatment and Disposal
 - Energy Supply
 - Solid Waste Disposal
 - 3.3.2 Anticipated Impacts
 - Tax Revenue

- School District
 - Police Protection
 - Fire Protection and Ambulance and Medical Services
 - Water Supply
 - Wastewater Treatment and Disposal
 - Energy Supply
 - Solid Waste Disposal
- 3.3.3 Proposed Mitigation
- 3.4 Transportation**
- 3.4.1 Existing Conditions
- 3.4.2 Anticipated Impacts
- 3.4.3 Proposed Mitigation
- 3.5 Archaeological Resources**
- 3.5.1 Existing Conditions
- 3.5.2 Anticipated Impacts
- 3.5.3 Proposed Mitigation
- 4.0 OTHER ENVIRONMENTAL IMPACTS**
- 4.1 Cumulative Impacts**
- 4.2 Unavoidable Adverse Environmental Impacts**
- 4.3 Irreversible and Irretrievable Commitment of Resources**
- 4.4 Growth-Inducing and Secondary Impacts**
- 4.5 Energy Use, Conservation and Climate Change**
- 4.6 Construction Related Impacts**
- 5.0 ALTERNATIVES**
- 5.1 No Action Alternative**
- 5.2 Full As-of-Right Development Alternative**
- 5.3 Summary and Conclusions**
- 6.0 REFERENCES**

5.0 EXTENT AND QUALITY OF INFORMATION NEEDED

The DEIS will be prepared in conformance with the standards and specifications outlined in SEQRA Section 617.9, “Preparation and Content of Environmental Impact Statements.” The DEIS is intended to provide important and relevant qualitative and quantitative information and analyses to assist the lead agency (The Town of Brookhaven Planning Board) and other involved agencies in the SEQRA decision-making process including the ultimate preparation of a SEQRA Findings Statement and the issuance of decisions on necessary permits and approvals. The DEIS will be concise but thorough, analytical, and not encyclopedic, well documented, accurate, and consistent with the requisite standards and specifications of SEQRA. Separate supplemental studies for environmental, traffic, fiscal, and economic analyses, and any other aspects of the DEIS, will be prepared by qualified specialists and will be appended and referenced accordingly. Technical information may be summarized in the body of the document and supplemental support materials will be attached in a separate appendix.

Information sources for the DEIS include, but are not limited to the following: Soil Survey of Suffolk County, NY; existing soil borings data; Natural Resources Conservation Service website and database; LIDAR and USGS topographic maps; Suffolk County Groundwater Management Zone Map; Suffolk County Groundwater Contour Map; Suffolk County Sanitary Code; Town zoning laws, subdivision and site plan regulations and other codes as necessary; GIS generated maps; conceptual site plans and CAD drawings; SEQRA Environmental Assessment Forms Parts 2 and 3 and the Town’s official SEQRA Positive Declaration for this project; NYSDEC’s Environmental Mapper, Spills and Site Remediation databases; previously prepared Environmental Site Assessments; Suffolk County Water Authority water district monitoring data; NYS OPRHP Cultural Resources Information System database; adopted Town comprehensive land use, corridor, area, and hamlet plans; 2015 Suffolk County Comprehensive Water

Resources Management Plan; NY Natural Heritage Program survey information; NYSDEC Ecological Communities publication (Edinger *et al.*, 2013); Breeding Bird Survey; FEMA Flood Insurance Rate Maps; Institute of Transportation Engineers (“ITE”) publication entitled Trip Generation, 10th Edition; traffic counts; Highway Capacity Manual; NYSDOT accident data; various available published fiscal and economic data; input from consultations with service providers; site and area inspections; and other sources as needed. Topics and sections within the DEIS and the information to be collected and analyzed within are as follows:

Description of the Proposed Action

Project Background, Need, Objectives and Benefits

Project Background

- There will be a brief description of the site and application history including a full description of the existing and historic use of the site, status of current use, existing operations, site ownership, stages of planning and environmental review, and related background and history.

Public Need and Municipal Objectives

- This section will include the justification for the proposed project in terms of the Town’s general goals and goals for the area, including those outlined or may be inferred from the Town zoning code and any applicable recommendations provided in adopted land use plans.
- Public need for the special permit approval and proposed land uses will be discussed.
- Population affected and/or benefited by the project will be identified.

Objectives of the Project Sponsor

- The goals and objectives of the project sponsor in pursuing the proposed project will be discussed.

Benefits of the Project

- A discussion of the benefits expected as a result of the Proposed Action will be discussed, including the legalization of an existing non-conforming use, providing sufficient parking and internal circulation, installation of stormwater management systems (i.e., piping and catch basins) where no formal stormwater management systems exist, installation of a recharge basin to capture stormwater in excess of Town Code requirements, reduction in potential for fuel and oil to directly enter groundwater by clearing and paving existing gravel areas, installation of new landscaping and retention of existing wooded areas along the property boundaries to provide sufficient screening between the subject property and adjacent residential properties.

Location

- Using appropriate mapping and/or tables, describe the location of the site in terms of adjacent/nearby streets, land uses, zoning, and service districts, and list the site’s tax map numbers.

Project Design and Layout

- Provide a brief description of the property and the proposed land uses and layout of the project; discuss the requested special permit approval and site plan requirements; discuss conformance to zoning; indicate square-footage of the proposed security building and existing trailers to remain; indicate available services and utilities in the area and anticipated connections; identify site access points, site circulation/road system, and proposed parking arrangement; briefly discuss grading, drainage improvements, landscaping, buffers, exterior lighting and signage; discuss sanitary disposal, water supply and utilities; and reference proposed conceptual plan to be attached to DEIS.

Construction Schedule and Operations

- An anticipated construction schedule will be provided, and post-construction conditions will be discussed.

Involved Agencies and Required Permits, Approvals and Reviews

- Identify all required permits, approvals and reviews and identify the responsible agencies, departments and boards overseeing these reviews.

Natural Environmental Resources

Topography and Surface and Subsurface Soils

- Existing soil, subsoil and topographic conditions will be analyzed to establish existing conditions, constraints to development, anticipated development related impacts and to identify the measures that will be employed to minimize potential significant adverse environmental impacts or obstacles to development. The existing soil types will be determined pursuant to the Suffolk County Soil Survey and/or USDA online resources.
- Existing soil borings data will be utilized to determine subsurface soil quality and depth to groundwater.
- Existing Environmental Site Assessments will be discussed to determine the current environmental conditions of the property.
- Discussion of grading and topographic alteration including cut and fill estimates of the site will be considered.
- The topography of the site will be determined using LIDAR topographic data of the property at one-foot elevation contour intervals.
- Any history of known or possible on-site or nearby contaminated soil, nearby chemical, oil and petroleum storage facilities and other conditions (environmental cleanup and remediation sites) will be identified.
- Discussion of applicability of the need for a Stormwater Pollution Discharge Elimination System (SPDES) general stormwater permit, Stormwater Pollution Prevention Plan (SWPPP), and Erosion and Sediment Control Plans will be provided, and drainage controls will be discussed. The Construction Impacts section will discuss these issues further.
- Corrective measures necessary to overcome soil limitations or avoid soil and/or slope-related impacts will be identified.
- Mitigation in terms of erosion control, retention of soils, fugitive dust and related impacts shall be identified. See also “Construction-Related Impacts” below.
- Topography and Soil maps will be provided.

Water Resources (Surface Waters, Wetlands and Groundwater)

- Adjacent surface waters and wetlands will be identified and described. The type or quality of the wetland or water feature will be noted per National Wetland Inventory (NWI) designations and it will be indicated if the feature is a natural wetland, recharge basin, retention pond, golf course water feature, etc. The distance and buffering between the surface water or wetland and the subject property will be indicated. New York State Department of Environmental Conservation (NYSDEC) freshwater wetlands and NWI wetlands maps will be provided.
- The site’s FEMA flood zone designation will be indicated, and a flood zone map will be provided.
- A discussion of the need for a Stormwater Pollution Discharge Elimination System (SPDES) general stormwater permit, Stormwater Pollution Prevention Plan, and Erosion and Sediment Control Plans will be provided, and drainage controls will be discussed.
- The Long Island groundwater management zone will be referenced, and a discussion of Long Island’s sole source aquifer will be provided.
- The DEIS will indicate if the property is wholly or partially within any designated public wellfield Water Supply Sensitive Areas (WSSAs), Special Groundwater Protection Areas (SGPAs), the Town’s Hydrogeological Sensitive Zone or any local groundwater protection area. Impacts will be assessed, and mitigations will be recommended.
- A discussion of the Proposed Action’s consistency with the 2015 Suffolk County Comprehensive Water Resources Management Plan.

- Calculations of projected water demand and sanitary flow will also be provided and discussed further in the “Community Services” section of the DEIS.
- A discussion of the subject property’s proximity to public supply wells and groundwater contributing areas will be discussed using mapping, narrative and tables and quantitative methods where possible.
- Suffolk County water quality monitoring data for the local water district will be reviewed to determine current groundwater quality and correspondence has been and will continue to be conducted with the Suffolk County Water Authority (SCWA). The Community Services section of the DEIS will provide additional information and analyses.
- Discuss potential contaminants from automobile storage operations and the potential release of contaminated leachate from the project site.
- Discuss vehicle handling, automotive fluid control, site management, and spill prevention countermeasures (e.g., monitoring wells).
- Conformance with Article 12 of the Suffolk County Sanitary Code requirements will be provided including storage and handling of hazardous materials.
- The depth to groundwater in key development locations of the site will be determined based on existing soil borings data, and an evaluation of impacts will be considered.
- Existing Environmental Site Assessments will be discussed to determine the underlying groundwater conditions below the subject property.
- The expected direction of groundwater flow based on hydrologic interpolation will be identified based on Suffolk County groundwater contour maps.
- A discussion of proposed wastewater collection and treatment will be provided and will be supplemented further in the “Community Services” section of the DEIS.
- Mitigation measures which may reduce potential water resources impacts will be identified.

Ecology

- Existing on-site habitats shall be inventoried through an inspection of the site by a qualified professional to determine the existing vegetation and wildlife, types of habitat and general habitat quality and character. An inventory of flora and fauna observed and expected will be provided in this section of the DEIS.
- In addition, protected plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or near the project site will be identified.
- The NY Natural Heritage Program shall be contacted for site file information concerning habitats, plant, and animal species.
- Impact to habitats shall be quantified and discussed qualitatively in terms ecological impact to plants and animals.
- Mitigation measures to reduce and/or avoid potential impacts will be identified and method of implementation determined.
- A habitat map will be provided.

Human Environmental Resources

Land Use, Zoning and Land Use Plans

- Using appropriate mapping and/or tables, describe current land use and zoning of site and adjacent properties, nearby sensitive land uses, and the pattern of land use and zoning in the vicinity. Provide existing land use and zoning maps.
- Discuss existing zoning and permitted land uses and indicate dimensional requirements.
- Discuss the need to receive site plan/special permit approvals.
- Review and identify applicable goals and recommendations from the 1996 Town Comprehensive Land Use Plan, the 2010 Medford Vision Update, and other applicable adopted regional, county, or local land use plans, and determine project consistency with these plans and policies.

- Discuss conformance of proposed project to existing or anticipated future land use and zoning patterns of site and vicinity.
- Assess conformance to land use and appropriate land use plans and evaluate consistence with existing zoning.
- Discuss potential rail spur, future access to LIRR, associated impacts and methods for mitigation.
- Identify and discuss impacts that are expected and methods for mitigating or avoiding impacts.

Community Character

- Using mapping, narrative, photographs, and graphics, describe the visual community character of the site and area for observers along roadways, the Long Island Railroad and from other public vantage points. Analyze potential visual impacts, potential change to community character and the need for visual screening.
- Discuss existing ambient noise conditions during construction and operations; odors; and outdoor lighting issues (skyglow, glare, light trespass, aesthetics, conformance to Town standards, etc.) and concerns on-site and in the area and identify the potential noise, odor and lighting impacts of the Proposed Action on the surrounding area and identify uses that may be vulnerable to impacts. Include a discussion of both construction and post-construction conditions relative to existing background conditions and identify impact avoidance and/or mitigation techniques to address any concerns. Review project against the Town's Noise Ordinance (Chapter 50 "Noise Control"), lighting standards set forth under Town Code Article XXXIV "Land Development Standards," § 85-862, "Exterior lighting standards" and signage standards (Chapter 57A).
- Describe the existing ambient air quality conditions based on available ambient air quality monitoring data for the area, indicate Suffolk County's USEPA attainment/non-attainment status for 8-hour ozone National Ambient Air Quality Standards, discuss existing standards, existing NYSDEC air quality registrations at the subject property and in the surrounding areas, if any, and parameters and requirements, if any. Identify potential sources of air contaminants including dust that may be raised during construction and operations.

Community Services

- The existing community services and utilities in the area and the ability of these services to accommodate the proposed project will be described.
- Letters will be sent to community service providers and essential utilities to seek input, identify issues, and address concerns.
- Identify community service providers and facilities, determine current availability, capacities, and capabilities, estimate the project's public service demands and the need for service extensions, expansions, and upgrades. Determine potential impacts and identify project mitigations and/or impact prevention measures. Correspondence will be sent to each service provider and utility to request general information and identify any issues or concerns that each may have. Meetings will be held between project representatives and representatives of these service providers, as needed. Services and utilities to be contacted and/or evaluated include:
 - Public Schools
 - Police
 - Fire
 - Ambulance
 - Water Supply
 - Wastewater Disposal
 - Electricity
 - Solid Waste Disposal
- Include existing taxes on the property and anticipated tax revenue and distribution.
- Discuss recent firefighting incidents on the subject property in the last two years; identify potential impacts and discuss prevention methods to avoid future events at the subject property.
- Discuss potential for impact on the various community services available and necessary to serve the site and project; provide information on contact with service providers and/or letters of availability of services.

- Identify possible impacts and the means and methods to avoid or mitigate impacts.

Transportation

- Perform a field inventory of existing roadway features including geometry, lane widths, traffic control, pavement markings, parking restrictions, traffic signal timing and phasing.
- Determine Town Highway requirements, standards, and ownership of Rice Ct.
- Conduct turning movement counts at the following intersections during a typical weekday AM (7-9am), weekday PM (4-7pm) and Saturday (10am-2pm) peak hours:
 - Rice Court at Site Access
 - Horseblock Road at Rice Court
 - Horseblock Road at Bellport Avenue/Station Road
- Tabulate traffic count data and identify peak hour factors.
- Identify Other Planned Developments and roadway improvements in the nearby area that may affect the study intersections.
- Develop future No Build volumes for the study intersections. The volumes will be developed by removing the traffic volumes currently utilizing the site from the study intersections and adjust the remaining volumes to future levels using an annual growth factor obtained from the NYSDOT LITP2000 Study. Volumes generated by Other Planned Developments will be added.
- Perform trip generation calculations for the proposed project using traffic data collected at the driveway to the existing use. Perform trip generation calculations or obtain existing information for the Other Planned Developments in the project area.
- Prepare a trip distribution and assignment of site generated traffic based on roadway network, anticipated travel patterns of the proposed use and existing travel patterns established by the turning movement counts.
- Develop future Build volumes by adding the trip generation of the proposed project obtained from the existing traffic counts to the No Build Volumes.
- Perform intersection capacity analyses for the study intersections identified above. Analyses will be performed using Synchro Version 10 to provide level of service results at the intersections. The analyses will be completed for Existing, No Build, and Build Conditions for weekday AM, PM, and Saturday midday peak hours.
- Review the results of the capacity analyses and identify traffic impacts that could have been created by the proposed project and provide mitigations where necessary.
- Prepare a Letter Report containing text, tables, and graphics for submission to the Town of Brookhaven summarizing the results of Traffic Study.

Archaeological Resources

- Contact the NYS OPRHP for information pertaining to previous submissions at the subject property, site file information on sensitivity and regulatory evaluation of the property.
- If determined necessary from the results of the OPRHP file information, assess the potential for the presence of significant pre-historic and/or historic era cultural resource; if such are present, the potential impact on these resources due to the Proposed Action will be addressed.

Other Environmental Impacts

Cumulative Impacts

- Describe nearby similar existing and proposed automobile storage facilities visible within ½-mile of the subject property and pending projects in vicinity.
- Determine potential for impacts due to implementation of the proposed project in combination with others and analyze/discuss impacts.

Unavoidable Adverse Environmental Impacts

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

Irreversible and Irrecoverable Commitment of Resources

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

Growth-Inducing and Secondary Impacts

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

Energy Use, Conservation and Climate Change

- Provide a brief discussion on those aspects of the proposed project which would contribute to an increase in energy as well as potential options for conservation.
- Provide a brief discussion of potential impacts to climate change such as increased carbon emissions, sea level rise and flooding as a result of the proposed project.

Construction Related Impacts

- Describe potential impacts related to construction noise, clearing, dust generation, erosion and sedimentation, and the import and/or export of soil and discuss possible mitigations.
- Discuss construction vehicle (truck) traffic and identify the most suitable route(s) to take during the construction period to reduce impacts.
- Discuss equipment, materials and on-site worker vehicle staging areas and indicate construction phasing and the hours of the day and days of the week that construction will take place.
- Identify other mitigation measures to reduce construction-related impacts.

Alternatives

SEQRA requires a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. As noted in SEQRA, “[t]he description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed”. The following alternatives and alternative impact assessments are anticipated:

- Alternative 1: No Action Alternative: Alternative whereby the site remains in its current condition with no changes.
- Alternative 2: Development of a Principal Permitted Use Under Existing L-Industrial-1 (Light Industry) Zoning compared against a short-term parking facility with storage of new and used vehicles that requires special permit approval.
 - Compare, contrast, and evaluate impacts on or from topography and soils, water resources, ecology, land use, zoning and land use plans, community character, community services, transportation/traffic, and archaeological resources.

Information to be Included in Appendices


All pertinent information and correspondence included, presented, or discussed in the document will be included in appendices identified for ease of reference. Such appendices may include, but not be limited to: the adopted Final Scope, Parts 2 and 3 of the EAF and Positive Declaration issued by the Town, Traffic Impact Statement, previous environmental assessments conducted at the site (if available), correspondence received from referral request, cultural resource study, and existing conditions photographs.

The intent of the Draft EIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project. The Final Scope has been the subject of a public scoping process in conformance with SEQRA Part 617.8. All public, agency and applicant comments have been incorporated into this Final Scoping document.

This document is intended to fulfill the lead agency requirements to facilitate issuance of a Final Scope in accordance with SEQRA Part 617.8. The document will assist the lead agency in evaluating the Draft EIS for content and adequacy for public review, assists the applicant in understanding the extent and

quality of information needed to evaluate the proposed project, and allows the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the project.

Adopted By:



Beth Ann Reilly
Commissioner, Department of Planning, Environmental, and Land Management

June 11, 2021