



# LAKE

# Ronkonkoma

## Draft Generic Environmental Impact Statement 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma & Farmingville

**Location of Action:** Lake Ronkonkoma & Farmingville, Town of Brookhaven, Suffolk County, New York

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## **I. PREFACE**

First and foremost it should be realized that this Draft Generic Environmental Impact Statement (DGEIS) is not a document separate from the 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma & Farmingville. Instead, the 2009 Portion Road Corridor Study and Land Use Plan is an integral part of the DGEIS and these two documents taken together should be considered as the complete DGEIS.

More specifically, the 2009 Portion Road Corridor Study and Land Use Plan contains a detailed discussion of the Town's existing conditions, natural resources and development patterns, as well as the Plan's purpose and goals. These aspects of the Plan represent the typical State Environmental Quality Review Act (SEQRA) Environmental Impact Statement sections "description of the action" and "environmental setting". The DGEIS document contained herein builds upon that information by adding the mandatory SEQRA sections of "Executive Summary", "Significant Adverse Environmental Impacts", "Mitigation Measures", and "No Action Alternative". Therefore, taken together, these two documents represent the complete DGEIS.

## II. EXECUTIVE SUMMARY

The 2009 Portion Road Corridor Study and Land Use Plan is a general blueprint upon which future land use decisions will be based. The Plan identifies important elements of the natural, cultural and resource base and proposes land use recommendations in regard to these resources. In numerous areas the Land Use Plan suggests potential future zoning code changes, changes in permitted land uses within a specific zoning district, potential future zoning changes, design guidelines and other land use strategies.

In a preliminary SEQRA review of this Plan, the Town of Brookhaven has not identified any significant adverse environmental impacts for this action. Indeed, the majority of the potential actions considered by the Plan are anticipated to be beneficial. Nevertheless, the Town of Brookhaven has chosen to use the format of a Generic Environmental Impact Statement (GEIS) in the development of this Plan. Precedent for utilizing a GEIS in such a manner, as a forum for public discussion, has already been established by the New York State Department of Conservation (DEC) in its use of a GEIS for recent changes to the New York State Environmental Quality Review Act (SEQR) regulations. As stated in the SEQRA regulations (Part 617, Section 617.10) GEISs may be used *“to assess the environmental impacts of an entire program or plan having wide application...including new or significant changes to existing land use plans...”* regardless of whether or not the action is expected to possibly result in adverse environmental impacts.

Utilization of a GEIS in this manner is also consistent with the intent of Subdivision 617.10(b) of the SEQRA regulations which states:

*“In particular, agencies may prepare generic EISs on the adoption of a comprehensive plan prepared in accordance with subdivision 4, section 272-a of the Town 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.”*

It is noted that this section does not mandate that municipalities must prepare GEISs for comprehensive plans; it only suggests this as an option.

The SEQRA regulations also state that “*GEISs 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*”. Therefore, SEQRA review of future implementation programs will be conducted pursuant to the GEIS procedures for future actions as follows:

*“SEQRA Regulations Section 617.10 (d)*

- 1. No further SEQRA 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 GEIS or its findings statement;*
- 2. An amended findings statement must be prepared if the subsequent proposed action was adequately addressed in the GEIS but was not addressed or was not adequately addressed in the findings statement for the GEIS;*
- 3. A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the GEIS and the subsequent action will not result in any significant environmental impacts;*
- 4. A supplemental to the final GEIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the GEIS and the subsequent action may have one or more significant adverse environmental impacts.”*

The DGEIS on the Land Use Plan is comprised of six major chapters, five of which are required by the SEQRA regulations. These are the Preface, Executive Summary, Description of the Action, Environmental Setting, Potential Adverse Environmental Impacts & Mitigation Measures, and Alternatives. The Executive Summary section herein provides a brief, precise synopsis of the DGEIS and summarizes the aforementioned major sections as follows:

## **A. PROJECT DESCRIPTION**

The 2009 Portion Road Corridor Study and land Use Plan is a general blueprint upon which future land use decisions will be based within this study area. The land use plan covers the Portion Road (County Road 16) corridor, and the surrounding area, for approximately 3.5 miles from the west end of the Town of Brookhaven in the hamlet of Lake Ronkonkoma, east to Nichols Road (County Road 96) through the western part of the hamlet of Farmingville.

The Plan identifies and analyzes important elements of land use, economic, ecologic and transportation considerations of the study area. More specifically, the Portion Road Corridor Study and Land Use Plan contains a detailed discussion of the Town's existing conditions, natural resources and development patterns, as well as the plan's purpose and goals.

Natural and cultural resources are identified and specific recommendations are provided for the future protection of these valuable resources. Transportation related issues and problems are examined and detailed recommendations for future transportation improvements are offered.

The plan proposes land use recommendations with regard to all of the resources identified in the detailed discussions. In numerous areas, the land use plan suggests potential future zoning changes and code changes including, changes in permitted land uses within a specific zoning district. The plan also provides guidance to development with specific site layout and design guidelines along with other land use strategies.

## **B. DESCRIPTION OF THE ACTION**

The Description of the Action can best be described as a summarization of the various sections of the Draft 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma and Farmingville. These sections are Introduction, Community Driven Process, Goals, Existing Conditions, Land Use, Natural Resources, Transportation and Implementation.

## **1. Introduction.**

The Introduction section provides an overview of the planning process and the development of the Plan. It also provides a synopsis of the reasons for the development of the Plan and provides an overview of the background and history leading up to the Plan.

## **2. Community Driven Process.**

The Lake Ronkonkoma Civic Association supported a public process to create a master vision for the Lake Ronkonkoma area. The *Portion Road Vision Report* - reflects the community's input and directions for the future. It provides strategic direction and sets the foundation for updating the Town Of Brookhaven Comprehensive Land Use Plan and initiated the formulation of this 2009 Portion Road Land Use Plan. The vision report, dated October 2002, identifies the problems the community faces with the existing conditions of the Portion Road Corridor, the principles by which the community can achieve its goals, and the solutions recommended for the overall corridor. The vision report is incorporated by reference into the Land Use Plan.

## **3. Land Use Plan Goals**

The Land Use Plan Goals will guide the implementation of the Plan. These were developed collectively by the working group committee and the Town Planning Staff and are as follows:

- Create strong economic activity to provide jobs and an adequate tax base.
- Development of Downtown Centers that are controlled and compact that would create traditional neighborhoods and increase utilization of the district while fostering a greater sense of community
- Develop defined commercial transitional and residential transition districts between the commercial centers, activity centers and main streets.
- Develop design criteria for commercial centers along with parking improvements and pedestrian linkages.
- Support and encourage appropriate roadway improvements to adequately serve the adjacent land uses while providing alternate means of access and travel ways and enhancing all transportation modes including motorized and non-motorized.
- Provide for well-placed and centrally located public spaces and parklands in addition to the preservation of environmentally sensitive lands.
- Offer a mix of housing types and styles including affordable and workforce housing opportunities within walking distance of the Downtown Centers.

- Enhance the aesthetic appeal of the area with particular attention to the building architecture and streetscape.
- Identify Historic buildings and provide appropriate redevelopment opportunities with particular attention to the building architecture and preservation.
- Create strong economic activity to provide jobs and an adequate tax base.

#### **4. Existing Conditions.**

The Existing Conditions sections discuss, examine and inventory the overall conditions of the Portion Road corridor and the outlying study areas. Examination of the current conditions of the corridor will enable the Town Of Brookhaven to determine what the needs are of the corridor and of the community. Identifying the problems and finding solutions to remedy those problems. These sections of the Plan examine the existing population and the current zoning, and provide an inventory of the existing land uses along the corridor and the building square footage information relating to those land uses. This section also looks at the existing parks and open spaces as well as the existing ecological and historic resources. The transportation section explores the existing traffic patterns and roadway network on both County Road 16 and Town roads.

##### **4a. Demographics.**

The Demographics section discusses population history and trends. It includes data and analysis of population projections, age and race characteristics of the population as well as, income and poverty. This section provides part of the basis for recommendations made in other portions of the Land Use Plan.

##### **4b. Existing Zoning.**

The existing zoning section discusses zoning history and the current zoning trends along the Portion Road corridor as well as the other areas of the study. It includes data and analysis of commercial and residentially zoned lands. It also provides a brief synopsis of the permitted uses and regulatory requirements of each zoning district.

#### **4c. Existing Land Use.**

The Existing Land Use section discusses land usage trends. It includes data and analysis of existing land uses, number of parcels of land, acreages and existing building area. The analysis was further examined as it relates specifically to the Hawkins Avenue Main Street area.

#### **4d. Vacancy Analysis.**

The Vacancy Analysis section utilizes the existing land use section along with a physical inventory of vacant storefronts to determine the number of vacancies in the study area. It includes data and analysis of commercial land uses including number of parcels of land, acreage, number of commercial tenants, number of vacant tenants and percentages based on land use.

#### **4e. Natural Resources**

The Environmental Resources section discusses the existing conditions pertaining to the many significant environmental resources (including wetlands, parks and open space and historic structure inventory) contained in the Portion Road study area. The analysis is categorized and is further described in more detail below.

##### **4e1. Ecology.**

The Ecology section discusses in general natural and ecological resources in the Town of Brookhaven including vegetative communities and significant habitats, rare, endangered, threatened and special concern species of wildlife and plants, special groundwater protection areas and deep recharge zones.

##### **4e2. Wetlands and Waterways.**

The wetlands and waterways section discusses freshwater wetlands that have been identified in the study area including but not limited to Lake Ronkonkoma. This section provides information, data and historical references

regarding Lake Ronkonkoma and the other freshwater wetlands identified in this Land Use Plan.

#### **4e3. Parks & Open Space.**

The Parks & Open Space section discusses existing park land systems and their use as active or passive recreation. Information is provided including number of parcels, municipal or private ownership and the status of the development associated with these lands. This section also examines the Level of Service for parklands in this study area. This section provides part of the basis for recommendations made in other portions of the Land Use Plan.

#### **4e4. Historic and Cultural.**

The Historic and Cultural section identifies all known historic structures in the study area. It includes data of known structure, circa, location, and landmark status. This section provides part of the basis for recommendations made in other portions of the Land Use Plan.

#### **4f. Economics.**

The Economic section references, discusses and summarizes the market analysis that was provided as an appendix to the Land Use Plan. The market analysis promotes a solid economy built on family wage jobs and a vibrant business community. It also suggests partnership efforts among the many economic development organizations (e.g., the Ronkonkoma Chamber of Commerce) and others (such as the town, county, and state) to selectively recruit and foster business development. The market analysis provides for focuses on Downtown activity and provides a retail gap analysis for future commercial land uses not currently represented in the area. This section provides part of the basis for recommendations made in other portions of the Land Use Plan. This section reveals the economic impact of maintaining a no-change scenario and elaborates the extent of excess commercial zoning relative to the contributing area.

#### **4g. Existing Infrastructure.**

The Existing Infrastructure section identifies the existing conditions of the highway and other roadways to provide the reader with a detailed understanding of the important elements of each of its roadway section. The details of each roadway section is presented geographically, from west to east, for each of the identified Hamlet Centers on which the overall plan focuses.

##### **4g1. Local Streets.**

The local streets include the following: Lake Shore Road, Ronkonkoma Avenue, Hawkins Avenue, Patchogue to Holbrook Road (CR 19), Ackerly Lane, Holbrook Road, Avenue D, Warren Avenue, Morris Avenue and Nicholes Road (CR 97). Each one of these roadways is discussed with regards to municipal jurisdiction, class of roadway, direction of the roadway and the function.

##### **4g2. Portion Road, C.R. 16.**

The Portion Road, C.R. 16 section discusses the Suffolk County Department of Public Works examination this section of roadway as part of their overall highway improvement plan. The improvement plan along with the statistical data and the environmental impact statement are included as reference into the Land Use Plan.

##### **4g3. Town Roads.**

The Examination of Town Road section identifies key intersections under the jurisdiction of the Town of Brookhaven Highway Department.

##### **4g4. Accident History.**

The Accident History section discusses the Town of Brookhaven Division of Traffic Safety data contained within its SIMS database related to the existence of High Accident Locations (HAL) along Town roads. Charts are provided showing the total number of accidents occurring at and between the

intersections identified along roadways during the two most recent years for which complete data is available.

#### **4g5. Average Daily Traffic.**

The Average Daily Counts section offers information regarding Annual Average Daily Traffic (AADT) traffic data on Town Roads. This data is provided for specific sections of each roadway within the study area.

### **5. Land Use.**

The Land Use Recommendation section provides an introduction to the recommendations that are expected to help to foster the development and redevelopment of the Portion Road corridor in a cohesive and coordinated manner. The recommendations refer to the Plan goals to further the community's vision for Lake Ronkonkoma and the Farmingville area. The land use recommendations are formulated into distinct areas. They include the Hawkins Avenue Main Street District, the Portion Road Downtown, Morris Avenue Neighborhood Center and the Highpoint Regional Center. Other areas include transitional areas, opportunity sites, single family and multi-family land uses and other land uses.

#### **5a. Land Use Plan Categories.**

The Land Use Categories section discusses and relates how the symbolization found on the Land Use Plan relates to specific land uses and zoning districts.

#### **5b. Design Guidelines.**

The Design Guidelines section provide for the layout and design elements and recommendations for each of the distinct areas. These include the following: Main Street, Downtown Lake Ronkonkoma, Morris Neighborhood Center, Regional Centers, Commercial Transition and Residential Transition. Layout standards show the desired placement of buildings and structures, parking facilities and other development criteria. Design standards show the desired building architecture and building form. These may

include architectural consistency and character, material types, signage and streetscape. A user friendly method is provided to assist anyone wishing to develop or redevelop property in this study area. Pull Sheets are provided offering a glimpse of the legislative requirements and desired design features for the distinctive areas within the land use plan.

**5c. Opportunity Sites.**

The Opportunity Sites section identified by the Land Use Plan as commercially or otherwise developed parcels that may not fit into the development pattern envisioned by the Plan. As a long range study and plan, the parcels of land identified as opportunity sites offers alternative land uses for these parcels for future redevelopment.

**5h. Other Commercial Land Uses.**

The Other Commercial Land Use section discusses the land uses such as the following: Office use, Heavy commercial use, Social and recreational use, Bars, taverns and night club uses and Commercial recreational uses. This section provides recommendations for location and continued use of these services.

**5e. Residential.**

The Residential section discusses recommendations for single family as well as multi-family land use opportunities.

**5f. Other Land Uses.**

The Other Land Use section identifies land uses such as Schools, Place of worship and Institutional land uses.

**6. Natural Resources.**

The Natural Resource section reviews the existing conditions and provides recommendations for the preservation of natural resources. This section provides

recommendations with regards to environmentally sensitive lands, wetlands, Lake Ronkonkoma management plans, Ground water protection and storm water assessment, historic and cultural recommendations and public lands recommendations.

**6a. Environmentally Sensitive.**

Using available information from New York State Department of Environmental Conservation, this section offers recommendation for a detailed site by site analysis for any rare endangered or species of special concern to be reviewed on a case by case application basis.

**6b. Wetlands.**

The wetlands section refers to the standards identified in the Town Code of the Town of Brookhaven for any future development in close proximity to fresh water wetlands. The Town Code measures currently in place sufficiently buffer and protect nearby freshwater wetlands.

**6c. Lake Management Plan.**

In 1986 Suffolk County prepared a document entitled *Lake Ronkonkoma Clean Lakes Study 1986* to develop a comprehensive management plan for Lake Ronkonkoma and its watershed areas. The management plan included provisions for the protection and enhancement of the lake's water quality and use, and protection of the lake shoreline and the publicly owned lands that surround the lake. A follow up report is presently being undertaken by the Town of Brookhaven. Several recommendations are presented for the continued effort for the protection and enhancement of the water quality and the shoreline of this valuable resource.

**6d. Groundwater/Storm Water Assessment Plan.**

Using information available from the Suffolk County Water Authority, the plan attempts to protect water quality and reduce the discharge of pollutants to the maximum extent practicable in contributing areas of existing well sites. Town Code of the Town

Of Brookhaven provides measures to sufficiently reduce and enhance the quality of storm water discharges protect groundwater.

**6e. Historical and Cultural.**

The historic and cultural section offers recommendations for the further protection of historical sites and structures in the study area.

**6f. Public Lands.**

The public lands section identifies sites for potential active and passive recreational opportunities as well as civic and public spaces within the downtown and hamlet center areas and any additional opportunities for open space preservation.

**6f1. Active Parks.**

Several sites have been specifically identified for the purpose and use as active park or recreation. Improvements to existing parklands are also proposed including a proposed pedestrian boardwalk around Lake Ronkonkoma.

**6f2. Civic.**

Civic and public spaces are focused primarily on the downtown, hamlet center and Main Street as well as in large scale commercial centers. Public spaces include squares, plazas, greens, and landscaped areas. A greenway or common area can also serve as pedestrian common area and can be developed with amenities such as gazebos, community center or other public amenities.

**6f3. Open Space.**

The Open Space section identifies specific sites for the preservation of natural open space lands.

## **7. Transportation.**

The Transportation section provides for the development of a resourceful transportation plan and involves not only addressing the needs of motorists, bicyclists, pedestrians, and the local community, but also of this land use plan. The Suffolk County Department of Public Works is currently reconstructing a 2.73 mile section of Portion Road. The land use plan centers around four distinct areas, which include the Hawkins Avenue Main Street District, the Portion Road Downtown area, the Morris Avenue Neighborhood Center, and the Highpoint Regional Center. At each of these areas, there will be transition zones which contain both residential and business uses. Interconnectivity between parking lots, as well as shared parking facilities among neighboring businesses will help to minimize congestion. Minimizing the number of curb cuts, e.g. by sharing access to multiple businesses, will facilitate traffic flow and safety. Establishment of bike routes and installation of bike racks and bus shelters will also enhance bicycle and pedestrian activity in these areas. Increased density of development will encourage improved Suffolk Transit bus service.

### **7a. Roadway Improvement Recommendations.**

This section of the land use plan identifies roadways such as Hawkins Avenue and Morris Avenue and provides recommendations for improvements to these roadways.

### **7b. Hamlet Center Improvements.**

As identified throughout the land use plan certain areas such as the Hawkins Avenue Main Street District, the Portion Road Downtown area, the Morris Avenue Neighborhood Center, and the Highpoint Regional Center are the focus of this study. This section offers recommendations in these areas with regards to transportation and pedestrian for transportation improvement and traffic and pedestrian safety.

### **7c. Parking Improvements.**

Within the study area public parking facilities presently exist. This section provides for the improvement, expansion and addition of public parking facilities within the Hawkins Avenue Main Street.

**7d. CR 16 Recommendations.**

The Suffolk County Department of Public Works continues its highway improvement plan of CR 16, Final Design Report, PIN 0755.98, Reconstruction of County Road 16, dated May 2003. The land use plan reinforces the highway improvement plan and reaffirms the improvements proposed. The plan offers several recommendations for additions to the final plan such as street tree types, bus shelters, cross walks and bike lanes.

**7e. Improvements to Town Roads.**

This section offers specific recommendations for the improvements to Town Roads within the study area.

**7f. Bike Routes.**

This section offers specific recommendations for the improvement of Bike Routes within the study area.

**7g. Bus Routes.**

This section offers specific recommendations for the improvement of Bus Routes within the study area.

**7h. Safe Routes.**

This section discusses the program known as Safe Routes to Schools. The program provides for sidewalks and improved safety and encourages more children to safely walk and bicycle to school. Recommendations include measures which can be taken to increase motorist awareness of children walking to school such as increased signage, upgrading the signage and upgrading existing pavement markings.

## **8. Incentives.**

Incentives can revitalize older neighborhood centers by providing extraordinary economic and human resource development programs, coupled with planning, design and infrastructure improvements. The intent of revitalization programs is to provide the necessary incentives to attract investment from private business and to maintain the connection between such growth and the community vision.

## **9. Implementation.**

The land use plan provides tables indicating implementation actions needed.

## **B. ENVIRONMENTAL SETTING**

The Environmental Setting section represents the existing natural resources and human resources found in the Portion Road Study Area. These are more fully described in the Plan and are contained in the sections entitled Natural Resources Introduction, Environmentally Sensitive, Wetlands, Groundwater, Historic and Cultural, Air Quality, and Public Lands. Environmental resources are diverse and significant in Lake Ronkonkoma and include groundwater, surface waters, geological resources and ecological resources including wildlife and plants. The human aspects of the Environmental Setting include historic and prehistoric cultural resources - the evidence of past use and habitation of the land within Lake Ronkonkoma by both Native Americans and Europeans; the extensive transportation network comprised of Town, County and State roadways, bus systems, the railroad, and bicycles; demographic considerations regarding where and how residents live, where they work, how they are employed, how old they are and so forth and land use which entails how property within the study area has been utilized in the past and how it is being utilized at present, including present zoning and what uses it allows on an underlying parcel of land.

## C. POTENTIAL SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The Potential Adverse Environmental Impacts and Mitigation Measures section briefly discusses the potential negative environmental impacts the Draft 2009 Portion Road Land Use Plan may have. It is noted that the Plan is not anticipated to result in any such adverse environmental impacts. The Plan identifies past impacts and proposes mitigation measures that could be implemented so that these impacts are avoided in the future. Accordingly, the Plan is expected to result in significant beneficial environmental impacts and positive social impacts as well.

As required by the State Environmental Quality Review Act Section 617.9.b.5., the following sections are included:

- The proposed action is not anticipated to have any short-term and long term impacts;
- The proposed action is not anticipated to have any environmental impacts that can not be avoided;
- The proposed action is not anticipated to have any irreversible and irretrievable commitments of environmental resources;
- Any growth-inducing aspects of the proposed action are anticipated to be offset by the implementation of the recommendations contained in the Land Use Plan;
- The proposed action is not anticipated to have any impacts on energy;
- The proposed action is not anticipated to have any impacts on solid waste;
- The proposed action is not anticipated to have any impacts on public acquisition or lands use for agricultural production.
- The proposed action is not anticipated to have any impacts on comprehensive management plan for Special Groundwater Protection Area as the study area boundaries are outside of those designated.

## D. ALTERNATIVES

The Alternatives section describes only one Alternative, the No Action Alternative, which is required by the SEQRA regulations. This section notes that no other alternative is discussed because no other means of comprehensively addressing the identified land use, transportation, environmental, cultural resource, hamlet and demographic issues has been determined. Furthermore, if no action is taken, existing problems and issues identified in the Plan will not be rectified or addressed and will continue to represent significant areas of concern for all who live and work in the study area and the Town of Brookhaven.

### **III. DESCRIPTION OF THE ACTION**

The description of the action, the adoption of the 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma and Farmingville is contained in the Plan, which as stated in the Preface, is not a document separate from the DGEIS to be incorporated by reference but which is an integral part of the DGEIS.

### **IV. ENVIRONMENTAL SETTING**

The Environmental Setting, the study area of Lake Ronkonkoma and Farmingville within the Town of Brookhaven, is contained in the Plan, which as stated previously, is not a document separate from the DGEIS to be incorporated by reference but which is an integral part of the DGEIS. The Environmental Setting of this study area is embodied by the existing natural resources and human resources found in the Lake Ronkonkoma and Farmingville areas of the Town of Brookhaven. These are described in the Plan and are contained in the sections entitled Existing Conditions, Existing Land Use, Natural Resources and Transportation.

### **V. POTENTIAL SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

It should be realized that broadly and generally speaking, the 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma and Farmingville provides a detailed discussion of the existing conditions, natural and human resources and development patterns of the Lake Ronkonkoma and Farmingville study area. The plan then analyzes past development patterns and identifies various problems with those patterns. Finally, the plan offers various solutions to the identified problems. Therefore, by its fundamental structure, the Land Use Plan identifies past impacts and proposes mitigation measures that could be implemented so that these impacts are avoided in the future. Consequently the Draft 2009 Portion Road Land Use Plan is not anticipated to result in any significant adverse environmental impacts. Instead, the plan is expected to result in significant beneficial environmental impacts and positive social impacts as well.

In addition to the analysis presented above, a review of the Criteria for Determining Significance in Section 617.7 of the SEQRA regulations finds that the proposed action, the adoption of the Draft Land Use Plan, is not anticipated to result in any significant adverse impacts to any of the criteria examined. These criteria include impacts to: groundwater quality or quantity; surface water quality or quantity; traffic; noise levels; solid waste production; potential for erosion, flooding, leaching or drainage problems; impacts to vegetation, wildlife, significant habitat areas; and threatened or endangered species; impacts to Critical Environmental Areas; historical or archaeological resources; architectural or aesthetic resources; existing community or neighborhood character; energy; and agriculture.

Also examined was the potential for adverse growth-inducing actions, and any potential changes in two or more elements of the environment or cumulative impacts from two or more related actions, no one of which would have a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment. The analysis of these types of impacts also found that they would not be generated by the adoption of the Draft Land Use Plan.

No significant adverse impacts were identified because the adoption of the Land Use Plan would not in and of itself result in any direct modification of the environment (i.e. no construction or development activities are actually proposed). In addition, the plan does not commit the Town to any one course of action. Instead the plan presents, in the form of recommendations, mitigation measures or a range of mitigation measures that could be utilized in future land use decisions to minimize or avoid impacts identified in the Plan as being caused by past development patterns.

In conclusion, the Town of Brookhaven has not identified any significant adverse environmental impacts for this action. As noted above, the proposed action is expected to result in long-term beneficial impacts on the communities of Land Ronkonkoma and Farmingville as well as the whole Town of Brookhaven including those actions which are environmentally-sensitive, socially-desirable and economically feasible.

Nevertheless, individuals reviewing and commenting on the plan are encouraged and requested to identify any potential impacts of the Plan during the public comment period.

It is noted that the SEQRA regulations also state that *“GEISs 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”*. Therefore, SEQRA review of future implementation programs will be conducted pursuant to the GEIS procedures for future actions as follows:

*“SEQRA Regulations Section 617.10 (d)*

- 1. No further SEQRA 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 GEIS or its findings statement;*
- 2. An amended findings statement must be prepared if the subsequent proposed action was adequately addressed in the GEIS but was not addressed or was not adequately addressed in the findings statement for the GEIS;*
- 3. A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the GEIS and the subsequent action will not result in any significant environmental impacts;*
- 4. A supplement to the final GEIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the GEIS and the subsequent action may have one or more significant adverse environmental impacts.”*

The Town considers it inappropriate to go beyond the broad suggestions contained in the plan and develop more specific proposals at this time, as almost all such specific suggestions would need further analysis as well an opportunity for public input prior to implementation.

## VI. ALTERNATIVES

The Alternatives section describes only one Alternative, the No Action Alternative, which is required by the SEQRA regulations. No action herein is determined to mean that land use and development would continue to occur under the present Town Code, zoning and regulations, i.e. the status quo. (A No Action alternate entailing a No-Build and no physical activity scenario is unrealistic and unfeasible). No other alternative is discussed in this section because no other means of comprehensively addressing the identified land use, transportation, environmental, cultural resource, hamlet and demographic issues has been determined.

The No Action alternative is not considered feasible or desirable because if it is selected a more comprehensive, coordinated approach to directing land use will not be implemented and significant problem areas identified by the Community Vision will not be addressed in a cohesive manner. Furthermore, if no action is taken, existing problems and issues identified in the Plan will not be rectified or addressed and will continue to represent significant areas of concern for all who live and work in Lake Ronkonkoma and Farmingville along with the Town of Brookhaven in general. Such action items as a complete overhaul of the existing Town zoning patterns, providing design guidance for future development, reducing excessive retail zoning in specific areas and developing an overall open space and parks network will not come to fruition unless the concept of No Action is abandoned and the proposed action, the 2009 Portion Road Corridor Study and Land Use Plan, is adopted which supports all the feasible recommendations with the force of a legal mandate.

## **VI. CHANGE OF ZONE**

The first phase of the implementation of the 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma and Farmingville is the proposed rezoning of parcels. The Town of Brookhaven is proposing to rezone 127 tax lots comprising 178 acres along the Hawkins Avenue and Ronkonkoma Avenue corridors in the Lake Ronkonkoma communities. Additionally, public lands are also proposed for rezoning throughout the study area. The lots under consideration are grouped into separate parcels referred to as PRs (Portion Road).

### **A. DESCRIPTION OF THE ACTION**

The Town of Brookhaven is proposing to rezone approximately 127 tax lots comprising 178 acres along the Hawkins Avenue and Ronkonkoma Avenue corridors within the Lake Ronkonkoma communities. Additionally, public lands are also proposed for rezoning throughout the study area. The lots under consideration are grouped into separate parcels referred to as PRs (Portion Road).

#### **1. Proposed Rezoning.**

The Town Of Brookhaven has identified 80 parcels for rezoning. The table below identifies each parcel number, Suffolk County tax number, existing zoning, proposed zoning, total acreage and existing land use.

## Portion Road (PR) Rezoning Matrix

Parcel	SCTM	From	To	Acre	Existing Use
PR-2	0200 68800 0100 028000 0200 68800 0100 029000	J6	B1	0.8	VACANT
PR-3	0200 72400 0500 041000	J2	C	0.43	VACANT
PR-4	0200 76100 0100 016003	C & J2	C	0.3	RESIDENCE
PR-5	0200 76100 0100 016002	C & J2	C	0.21	RESIDENCE
PR-6	0200 76100 0100 016001	C & J2	C	0.26	RESIDENCE
PR-7	0200 72400 0100 010000	C & J2	C	0.12	RESIDENCE
PR-8	0200 72400 0100 011000	C & J2	C	0.13	RESIDENCE
PR-9	0200 72400 0100 049000	C & J2	J	0.19	OFFICE
PR-10	0200 72400 0100 050000	C & J2	C	0.23	VACANT
PR-11	0200 72400 0500 019000	J2	J	0.23	OFFICE
PR-12	0200 72400 0500 018000	C & J2	C	0.17	RESIDENCE
PR-13	0200 72400 0500 020003	C & J2	C	0.55	VACANT
PR-14	0200 76100 0300 012000	J2	C	0.12	RESIDENCE
PR-15	0200 76100 0300 026001	J2	J	0.21	OFFICE
PR-16	0200 76100 0300 026002	J2	J	0.15	VACANT
PR-17	0200 76100 0300 043000	J2	C	0.18	RESIDENCE
PR-18	0200 76100 0300 044000	J2	C	0.14	RESIDENCE
PR-19	0200 76100 0300 045000	J2	J	0.14	OFFICE
PR-20	0200 76100 0300 055000	J2	C	0.14	RESIDENCE
PR-21	0200 76100 0300 056000	J2	C	0.14	RESIDENCE
PR-22	0200 76100 0300 057000	J2	C	0.18	RESIDENCE
PR-23	0200 68800 0400 026000	C & J2	C	0.42	RESIDENCE
PR-24	0200 72400 0200 001000	J2	J	0.32	OFFICE
PR-25	0200 72400 0200 002000	J2	C	0.52	RESIDENCE
PR-26	0200 72400 0200 003000 0200 72400 0200 004000	C & J2	C	0.46	RESIDENCE
PR-27	0200 72400 0200 006002	J2	J	0.28	OFFICE
PR-28	0200 72400 0200 006001 0200 72400 0200 016006	J2	C	0.23	VACANT
PR-29	0200 72400 0200 010005	C & J2	C	0.4	RESIDENCE
PR-30	0200 72400 0300 001000 0200 72400 0300 002000 0200 72400 0300 003000	J2	J	0.32	OFFICE
PR-31	0200 72400 0300 004000 0200 72400 0300 005000	J2	J	0.27	SERVICE
PR-32	OUT				
PR-33	0200 72400 0300 008000	J2	C	0.14	RESIDENCE
PR-34	0200 72400 0300 009000	J2	C	0.18	RESIDENCE
PR-35	0200 72400 0400 004000 0200 72400 0400 005000	J2	J	0.46	OFFICE
PR-36	0200 76100 0400 001000 0200 76100 0400 003002	C & J2	J	0.32	OFFICE
PR-37	0200 76100 0400 020000	C & J2	A5	2.31	PARK
PR-38	0200 76100 0400 021000	J2	C	0.18	RESIDENCE
PR-39	OUT				
PR-40	0200 68800 0400 011000 0200 68800 0400 012000	J2	J	0.41	OFFICE
PR-41	0200 72400 0200 052000	J2	J	0.18	OFFICE

<b>Portion Road (PR) Rezoning Matrix</b>						
<b>Parcel</b>	<b>SCTM</b>	<b>From</b>	<b>To</b>	<b>Acre</b>	<b>Existing Use</b>	
PR-42	0200 72400 0200 053000	C & J2	J	0.73	OFFICE	
PR-43	0200 72400 0200 073000	J2	J	0.14	OFFICE	
PR-44	0200 72400 0200 091000	J2	J	0.11	MUSEUM	
PR-45	0200 72400 0200 090000	C & J2	J	0.32	OFFICE	
PR-46	0200 72400 0300 048000	C & J2	C	2.09	DAY CARE	
PR-47	OUT					
PR-48	0200 72400 0400 056000	C & J2	C	0.25	RESIDENCE	
PR-49	0200 72400 0400 052001	C & J2	J	0.44	OFFICE	
PR-50	OUT					
PR-51	0200 72400 0400 058001	C & J2	C	0.75	RESIDENCE	
PR-52	0200 72400 0400 048000	C & J2	C	0.8	RESIDENCE	
PR-53	0200 76100 0500 071000 0200 76100 0500 072000	C & J2	C	4.25	UTILITY	
PR-54	OUT					
PR-55	0200 72400 0200 096000	C & J2	C	1.5	RESIDENCE	
PR-56	OUT					
PR-57	OUT					
PR-58	0200 72400 0200 093000	C & J2	J	0.55	STORAGE	
PR-59	0200 72400 0200 092001	C & J2	J	0.36	OFFICE	
PR-60	0200 72400 0200 092002	C & J2	C	0.3	VACANT	
PR-61	0200 72500 0200 001000 0200 72500 0200 004000	C & J2	C	1.74	CHURCH	
PR-62	0200 72500 0200 006000	J2	J	0.11	OFFICE	
PR-63	0200 72500 0200 009001	J2	C	2.24	RESIDENCE	
PR-64	0200 72500 0200 011000	C & J2	C	2	VACANT	
PR-65	0200 76200 0100 002001	C & J2	J	2.24	FUNERAL	
PR-66	0200 76200 0100 005004	C & J2	C	0.5	RESIDENCE	
PR-67	OUT					
PR-68	0200 76200 0100 005003	C & J2	C	0.3	RESIDENCE	
PR-69	0200 76200 0100 058000	C & J2	C	0.33	RESIDENCE	
PR-70	0200 76200 0100 008000	C & J2	C	2.5	UTILITY	
PR-71	MULTIPAL	NHH & A	A10	9.18	PUBLIC	
PR-72	0200 61900 0300 018000 0200 61900 0300 019000 0200 62000 0100 003000	B	A10	3.53	PUBLIC	
PR-73	MULTIPAL	C & B	A10	4.27	PUBLIC	
PR-74	0200 64700 0500 008002 0200 64700 0500 009000	C	A10	2.67	PUBLIC	
PR-75	0200 64700 0600 004000	B	A5	1.7	PUBLIC	
PR-76	0200 64700 0500 028000	C	A10	1.14	PUBLIC	
PR-77	0200 64700 0600 011000	B	A10	9.97	PUBLIC	
PR-78	0200 64700 0600 008000	C	A10	4.48	PUBLIC	
PR-79	0200 64800 0500 004003	A1	A10	6.5	PUBLIC	

### Portion Road (PR) Rezoning Matrix

Parcel	SCTM	From	To	Acre	Existing Use
PR-80	0200 62200 0100 020007	A1	A2	48.5	CHURCH
PR-81	0200 62300 0100 013000	PRCHC	A10	7.7	PUBLIC
PR-82	0200 62300 0200 009003	B	A10	4.03	PUBLIC
PR-83	0200 64700 0500 006002	C	A10	1.72	PUBLIC
PR-84	0200 68800 0100 039000 0200 72400 0100 002000	B1	A10		PUBLIC
PR-85	0200 72400 0100 002000 0200 72400 0100 003000	B1 & J2	A10	15	PUBLIC
PR-86	0200 69300 0300 041000 0200 72900 0100 023000 0200 72900 0100 024001	A1 & B	A5	18.96	PUBLIC

## **2. Existing Conditions.**

The current zoning of the parcels ranges from primarily neighborhood business to medium density residence, and specifically includes the following zoning districts: A Residence, A Residence 1, B residence 1, C Residence, J Business 2 (Neighborhood Business) and J Business 4 (Office Use).

The existing land uses range from single family residential, office use, public lands, church and vacant. Review of the Portion Road Rezoning Matrix finds that 28 tax parcels consisting of approximately 11 acres of land are presently developed for single family residential purposes and are proposed to be rezoned to a residential zoning category, 3 tax parcels consisting of approximately 50 acres are presently developed for religious institution and are proposed to be rezoned to a residential zoning category, 29 tax parcels consisting of approximately 8.47 acres of land have been identified as a residential structure converted to a office use and are proposed to be rezoned to a J Business zoning category, 59 tax parcels consisting of approximately 102 acres of land are found to be in public ownership and are proposed to be rezoned to an A5 or A10 Residential zoning category and 11 tax lots consisting of approximately 7 acres were found to be vacant.

## **3. Land Use Plan Recommendations.**

The land use plan sets the stage for guiding future growth and the management of land resources within the Portion Road study area within the Lake Ronkonkoma and Farmingville communities and, among other things, recommended the creation of compact and mixed-use hamlet centers and reductions in development density and commercial sprawl in outlying areas referred to as transition areas.

The parcels selected represent those areas shown in the land use plan as “Residential Transition.” Within the Residential Transition areas many residential structures have been converted into a commercial land use. In these areas it is important to preserve the residential character and in some cases the historical nature of the residential structures.

## **4. Conformity.**

The proposed rezoning is designed to bring the parcels selected into zoning conformity. Those parcels with a current residential land use are proposed to be rezoned to a residential zoning category. Those sites with land use consistent with the Residential Transition as identified in the Land Use Plan are proposed to be rezoned to J Business. The J Business

category as found in the Town Code of the Town of Brookhaven finds that the Town Board recognizes the importance of enhancing the character and identity of the various hamlets, which comprise the Town of Brookhaven. Major elements of this identity involve the residential uses, architecture and streetscape which have traditionally developed along the major roadways and which serve as scenic gateways to the business districts of these communities.

## **5. Impacts.**

The potential for impacts of the proposed changes of zones were evaluated with respect to land use and zoning, transportation, groundwater, surface waters and wetlands, and ecological resources. Impact identification included a review of the 2009 Portion Road Land use Plan for Lake Ronkonkoma and Farmingville, as well as field investigations, scientific and planning literature reviews, and Town Code land use and zoning analyses. The proposed rezonings, in conjunction with the recommendations of the 2009 Portion Road Land use Plan for Lake Ronkonkoma and Farmingville are specifically designed to reduce impacts of future development, redevelopment, and build-out within the study area; therefore, the environmental impacts of the changes of zone are considered largely positive. No significant environmental impacts from the subject action were identified. One small outcome of the rezonings is the conversion of some "future" tax ratable commercially zoned land to residentially zoned land. This would be expected to reduce the total proportion of commercial space relative to that of residentially zoned property. However, as can be seen from the rezoning matrix table, the majority of the properties are currently used for residential purpose. Therefore their current tax contribution is reflective of their current land use. Overall, the amount of commercial space that would be lost when compared to the proposed zoning scenario is not significant; particularly in light of the current land use of many of the parcels identified. The 2009 Portion Road Land use Plan for Lake Ronkonkoma and Farmingville's emphasis on focusing additional commercial development in the Hamlet Centers, and the many identified benefits of the subject action. A related issue is a common concern by property owners that the rezonings may adversely impact property values; however, potential impacts on real estate values are considered speculative economic effects and not environmental impacts that can not be used as a basis for determinations of significance, and are therefore beyond the scope of this DGEIS (SEQR Handbook, p.44, no. 26). Impacts to local school districts would be minimal as only seven of the proposed rezoning parcels are presently vacant. The only assumed impact to the school district would be the increase in the number of school age children generated by any new residential

dwellings. The proposed residential zoning of seven vacant parcels would yield approximately seven new single family dwellings. Therefore the school district impacts would be minimal. There is no anticipated additional traffic generation in association with the proposed rezonings. The proposed zoning is based on existing land use and therefore traffic generation remains relatively the same as it exists today.

#### **5a. Potential No Action Impacts.**

The potential for impacts of the proposed changes of zones were evaluated with respect to land use and zoning, transportation, groundwater, surface waters and wetlands, and ecological resources. Impact identification included a review of the 2009 Portion Road Land use Plan for Lake Ronkonkoma and Farmingville, as well as field investigations, scientific and planning literature reviews, and Town Code land use and zoning analyses.

#### **6. Benefits.**

The proposed rezonings are expected to have a number of environmental and land use benefits. These benefits include:

- Reduction in development density (i.e., increases in minimum lot sizes) and/or use intensity (e.g., rezoning from business to moderate-density single family residential uses) on nearly all properties. This reduction of density also serves to balance anticipated increases in density in Hamlet Centers.
- Promotion of more appropriate land uses on all lots including lots that fall within or adjacent to existing hamlet centers, the elimination of numerous J2 districts and the creation of transitional business zoning and transitional residential and open space preservation to improve development patterns.
- Rezoning many split zoned properties to a single zoning district.
- Anticipated future reductions in total vehicle activity on already heavily traveled roadways by increasing minimum lot sizes and thereby reducing future density and traffic in transition areas and by changing many business zones or business/residence split zones to single-family residence.
- Greater consistency with the goals and applicable recommendations set forth in the 2009 Portion Road Land use Plan for Lake Ronkonkoma and Farmingville.

## **7. Mitigation Measures.**

No significant environmental impacts have been identified. The proposed rezonings are specifically designed to mitigate future environmental impacts that would be anticipated from development under the current zoning. The proposed action will have a positive effect on future traffic conditions along the corridor as compared to the no-action alternative. Mitigating future traffic conditions through rezonings was a goal of the 2009 Portion Road Land use Plan for Lake Ronkonkoma and Farmingville and the subject action. Nevertheless, future development of vacant properties and normal community growth will result in increased traffic. The Suffolk County Department of Public Works (SCDPW) is currently implementing a roadway improvement plan along the Portion Road (CR 16) corridor which will improve traffic capacity and mobility in the area, particularly between Ronkonkoma Avenue and Nichols Road (CR 96). In addition to SCDPW's plans for the corridor, the Town, in the 2009 Portion Road Land use Plan for Lake Ronkonkoma and Farmingville identified a number of transportation goals and improvements or related actions that will help to further mitigate both current and future traffic conditions along the corridor.

## **B. ENVIRONMENTAL SETTING**

The Environmental Setting section represents the existing natural resources and human resources found in the Portion Road Study Area. These are more fully described in the Plan and are contained in the sections entitled Natural Resources Introduction, Environmentally Sensitive, Wetlands, Groundwater, Historic and Cultural, Air Quality, and Public Lands.

With regards to the proposed rezoning of parcels the environmental setting is based upon the existing conditions of the lands. Primarily, the lands identified for rezoning are currently developed in either single family residential or a residential structure converted to an office use.

## **C. POTENTIAL SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

The proposed rezonings are not anticipated to result in any such adverse environmental impacts. The Plan identifies past impacts and proposes mitigation measures that could be

implemented so that these impacts are avoided in the future. The proposed rezoning effort is consistent with the mitigation measure which implements the land use plan. Accordingly, the proposed rezoning is expected to result in significant beneficial environmental impacts and positive social impacts as well.

As required by the State Environmental Quality Review Act Section 617.9.b.5., the following sections are included:

- The proposed action is not anticipated to have any short-term and long term impacts;
- The proposed action is not anticipated to have any environmental impacts that can not be avoided;
- The proposed action is not anticipated to have any irreversible and irretrievable commitments of environmental resources;
- Any growth-inducing aspects of the proposed action are anticipated to be offset by the implementation of the recommendations contained in the Land Use Plan;
- The proposed action is not anticipated to have any impacts on energy;
- The proposed action is not anticipated to have any impacts on solid waste;
- The proposed action is not anticipated to have any impacts on public acquisition or lands use for agricultural production.
- The proposed action is not anticipated to have any impacts on comprehensive management plan for Special Groundwater Protection Area as the study area boundaries are outside of those designated.

## **D. ALTERNATIVES**

The Alternatives section describes only one Alternative, the No Action Alternative, which is required by the SEQRA regulations. This section notes that no other alternative is discussed because no other means of comprehensively addressing the identified land use, transportation, environmental, cultural resource, hamlet and demographic issues has been determined. Furthermore, if no action is taken, existing problems and issues identified in the Plan will not be rectified or addressed and will continue to represent significant areas of concern for all who live and work in the study area and the Town of Brookhaven.

**1. Potential No Action Impacts.**

The potential for impacts under the no action alternative would be more adverse to the environment than the proposed action. Under this alternative approximately 25.6 acres of lands are assumed commercially zoned as J2 Business. This would yield approximately 178,561 square feet of additional new retail land uses. As indicated in the economic section of the land use plan, the area can not sustain an increase in retail of this amount outside of the designated hamlet centers and downtown. In addition to economic impacts associated traffic generation would be greatly increased. Other associated impacts include significant vegetative clearing along with increased impervious surfaces which could have a negative impact on groundwater. Community character would also suffer a significant impact.

