

*FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (FGEIS)  
FOR THE  
2016 HORSEBLOCK ROAD CORRIDOR STUDY and LAND USE PLAN for  
FARMINGVILLE*



**Town of Brookhaven**  
Edward P. Romaine, Supervisor

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

**Lead Agency Contact:** **TOWN OF BROOKHAVEN TOWN BOARD**  
Brenda A. Prusinowski, AICP, Deputy Commissioner  
Department of Planning, Environment & Land Management  
One Independence Hill  
Farmingville, NY 11738  
(631) 451-6400

Prepared by: Town of Brookhaven Department of Planning, Environment & Land Management  
Peter E. Fountaine, Sr. Environmental Analyst and  
Luke Ormand, Environmental Analyst

Date of Acceptance: May 26, 2016

[This page intentionally left blank.]

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>5</b>
1.1	Overview.....	5
1.2	Land Use Plan.....	5
1.3	Future Specific and Site-specific Actions.....	6
1.4	Incorporation of DGEIS into FGEIS Document.....	7
1.5	Content and Findings of DGEIS.....	7
1.6	Purpose of the FGEIS.....	8
1.7	Scope and Content of the FGEIS.....	8
<b>2.0</b>	<b>RESPONSES TO SUBSTANTIVE COMMENTS .....</b>	<b>9</b>
2.1	Introduction.....	9
2.2	Conclusion.....	9

[This page intentionally left blank.]

## **1.0 Introduction**

### **1.1 Overview**

This document is the Final Generic Environmental Impact Statement (FGEIS) for the proposal by the Brookhaven Town Board to adopt the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville*.

This FGEIS has been prepared in compliance with Section 8-0109 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act, SEQR) and the implementing regulations of SEQR at 6 NYCRR Part 617, including the specific provisions which relate to the content of final environmental impact statements contained in 6 NYCRR §617.9(b)(8). Pursuant to 6 NYCRR §617.9(b) (8), the DGEIS is hereby incorporated and part of this FGEIS.

The Brookhaven Town Board is the lead agency for this action under SEQR.

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

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

Following its official acceptance by the Brookhaven Town Board, this FGEIS will be circulated in accordance with the requirements of 6 NYCRR §617.12. It is also being posted on the Town of Brookhaven's website and distributed to three local libraries. Before issuing its findings and subsequently taking action on the proposed action, the Town Board will provide a minimum period of ten days for agencies and the public to consider the FGEIS.

### **1.2 Land Use Plan**

The *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* analyzes the recommendations determined in prior studies, notably the October 2010 community redevelopment plan known as *Farmingville: Our Vision for Tomorrow*, examines existing and potential land uses, the adequacy and opportunities of existing infrastructure, and puts forth strategies and tools to plan for revitalization, investment and growth. The *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* will serve as a policy document that the Town of Brookhaven will use as a guide for decision making with the intent to sustain and improve the study area over time.

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

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

The Plan, in and of itself, does not result in any direct physical activity or direct modification of the environment and therefore has no potential for significant adverse physical impacts, regardless of the aforementioned analyses. 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 caused by past development patterns.

The Plan provides a detailed discussion of the Town's existing conditions, natural and human-made resources, and development patterns referenced above. The Plan then identifies past development patterns and various problems with those patterns. Finally, the Plan offers solutions to the identified problems. Therefore, by its fundamental structure, the Land Use Plan identifies past impacts and proposed mitigation measures that could be implemented so that these impacts are avoided in the future.

### **1.3 Future Specific and Site-specific Actions**

The Generic EIS and the findings will set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. This may include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site-specific impacts, that were not adequately addressed or analyzed in the generic EIS.

It would be inappropriate to predetermine the SEQR review status of all potential future implementation programs, due to the complex nature of the majority of the various implementation proposals contained in the Land Use Plan. Only when the necessary detailed SEQR analysis is made of the specific future implementation proposal can a determination be made as to whether or not the specific future implementation action will have an adverse impact on the environment. Public comment on any future implementation proposal will be provided for as per SEQR.

In consideration of the preceding discussion, it should be noted that the SEQRA regulations 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, specific implementation segments of the Plan, including site-specific and program-specific actions, will undergo SEQR review, which 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.*
5. *A supplement to the final EIS must be prepared if the subsequent proposed action is not in conformance with the goals and the underlying intent of the Land Use Plan.*

**1.4 Incorporation of DGEIS into the FGEIS Document**

The DGEIS document is hereby incorporated into this FGEIS by reference and interested parties may request a copy of the February 2016 *Draft Generic Environmental Impact Statement (DGEIS) for the 2016 Horseblock Road Corridor and Land Use Plan for Farmingville* from the Lead Agency contact person identified on the inside cover page of this document.

**1.5 Content and Findings of the DGEIS**

The DGEIS was prepared by the Town of Brookhaven and consists of eight distinct sections and an Executive Summary. The DGEIS consists of all required chapters, including:

1. Executive Summary
2. Preface
3. Description of the Proposed Action
4. Environmental Setting, Anticipated Impacts and Mitigation Measures (includes subsections for Land Use and Zoning; Geology and Hydrogeology; Surface Water and Wetlands;

- Natural Resources; Economic Conditions; Community Services and Facilities; Transportation; Noise; Community Character; Scenic, Historic and Archaeological Resources; and Energy).
5. Unavoidable Adverse Environmental Impacts
  6. Irreversible and Irrecoverable Commitment of Resources
  7. Growth Inducement
  8. Alternatives Considered
  9. Future Environmental Review

The document also contains six (6) Appendices:

- Appendix A: SEQRA Documents
- Appendix B: Farmingville Study Area Topography
- Appendix C: Groundwater Resources
- Appendix D: Soil Resources
- Appendix E: Historical Resources
- Appendix F: Natural Resources

The DGEIS concluded that the proposed action entails no significant environmental impacts, and will actually decrease the potential for impacts that could otherwise occur under the corridor's existing conditions. No mitigation measures are proposed, as the Land Use Plan will not have any significant adverse environmental impacts on the study area nor the surrounding communities.

## **1.6 Purpose of the FGEIS**

This FGEIS, in conjunction with the February 2016 DGEIS on which it is based, is intended to establish the Brookhaven Town Board as the lead agency and primary decision-making body relative to the proposed action, with an understanding of the potential environmental impacts (beneficial or adverse) associated with adoption of the *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville*. This information will facilitate the determination by the Brookhaven Town Board and the Brookhaven Planning Board as to whether future proposed actions in the study area should be approved, denied, or redesigned to be in conformance with the Land Use Plan.

## **1.7 Scope and Content of the FGEIS**

The primary objective of a FGEIS is to address any substantive comments that were raised during the public review of the February 2016 DGEIS, comments received at the public hearing held by the Town Board on March 22, 2016, as well as any comments received by the Town prior to the end of the comment period on April 21, 2016. Section 2 of the FGEIS would typically identify such comments and provide a response to each, conforming to the specific requirements set forth under 6 NYCRR §617.9(b) (8). No substantive comments were received and three (3) speakers at the public hearing expressed support for the Land Use Plan.

Pursuant to 6 NYCRR §617.9(b) (8), the February 2016 DGEIS in its entirety is incorporated by reference into this FGEIS.

## **2.0 Responses to Substantive Comments**

### **2.0 Introduction**

This section of the FGEIS would typically provide responses to substantive comments compiled by the Lead Agency, the Town Board of the Town of Brookhaven. Substantive comments are considered comments that were not addressed in the DGEIS and No comments were received by the Town regarding the DGEIS including verbal statements made at the public hearing before the Town Board on March 22, 2016 and no comments were received by the Town prior to the end of the comment period on April 21, 2016. Three (3) speakers, Jeff Kagan, a Farmingville resident for 45 years, Marissa Pizza, from the Farmingville Citizens Advisory Committee, and BJ Itini, from the Farmingville Historical Society made statements at the public hearing on March 22, 2016 expressing support for the Land Use Plan.

### **2.1 Conclusion**

The *2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville* and the corresponding GEIS will aid in assessing the possible impacts of proposed development criteria to enhance the Farmingville study area and Horseblock Road corridor. The GEIS is intended to consider, in a generic way, the environmental impacts that may be associated with implementation of the Land Use Plan and does not exclude implementation actions from further SEQRA review.

Proposed actions in the Farmingville study area to implement the Land Use Plan, including applications for site development and possible future changes of zone, will need to demonstrate compliance with the SEQRA. The site-specific impacts will be assessed individually and mitigation measures identified and required.

Pursuant to 6 NYCRR Part 617.10(d), “when a final generic EIS has been filed under this part:

- 1) No further SEQR compliance is required if a subsequent proposed action will be carried out in conformance with the conditions and thresholds established for such actions in the generic EIS or its Findings statement;
- 2) An amended Findings statement must be prepared if the subsequent proposed action was adequately addressed in the generic EIS but was not addressed or was not adequately addressed in the Findings statement for the generic EIS;
- 3) A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action will not result in any significant environmental impacts;
- 4) A supplement to the final generic EIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts.”

**Resolution Submission Form**

MEETING OF: MAY 26, 2016

RESOLUTION NO. 2016-0392

MOVED BY COUNCILMEMBER: KEVIN LAVALLE

REVISION APRIL 27, 2016 4:07 PM

SHORT TITLE: ACCEPTANCE OF THE FINAL GENERIC ENVIRONMENTAL  
IMPACT STATEMENT (FGEIS) FOR THE HORSEBLOCK ROAD  
LAND USE PLAN

DEPARTMENT: LAW

REASON: To accept the FGEIS in accordance with SEQRA regulations and start  
the 10-day consideration period.

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

SEQRA REQUIRED:

PERMISSIVE REFERENDUM:

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

**ADOPTED**

**BY THE BROOKHAVEN TOWN BOARD**

RESOLUTION NO. 2016-0392  
MEETING: MAY 26, 2016

ACCEPTANCE OF THE FINAL  
GENERIC ENVIRONMENTAL IMPACT  
STATEMENT (FGEIS) FOR THE  
HORSEBLOCK ROAD LAND USE PLAN

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

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

WHEREAS, in connection with same a Final Generic Environmental Impact Statement (FGEIS) has been prepared and is ready for acceptance;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Brookhaven that the FGEIS for the Horseblock Road Land Use Plan is hereby deemed to be satisfactory with respect to its scope and content; and be it further

RESOLVED that the FGEIS is hereby accepted by the Town Board, whereby, in accordance with SEQRA regulations, a 10-day public consideration period is commenced on the business day following the adoption of this Resolution.

State Environmental Quality Review  
 Notice of Completion of ~~Draft~~/ Final EIS

**Project Number** Farmingville LUP

**Date:** June 1, 2016

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A  Draft or  Final (check one) Environmental Impact Statement has been completed and accepted by the Town Board of the Town of Brookhaven as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until \_\_\_\_\_

**Name of Action:**

Acceptance of a Final Generic Environmental Impact Statement (FGEIS) for the 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville, Farmingville, NY

**Description of Action:**

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

The Town has prepared a Draft Generic Environmental Impact Statement (DGEIS) to assess possible significant adverse impacts and mitigation measures for implementation of the Horseblock Road Land Use Plan for Farmingville. On February 25, 2016 the Town Board of the Town of Brookhaven accepted a Draft Generic Environmental Impact Statement (DGEIS) and set for March 22, 2016, a combined public hearing to consider the DGEIS and the 2016 Horseblock Road Corridor and Land Use Plan for Farmingville. On March 1, 2016 the DGEIS was distributed to the interested and involved agencies. The Final Generic Environmental Impact Statement (FGEIS) was subsequently prepared to address any substantive comments received at the public hearing or during the comment period ending on April 21, 2016.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Approximately 3,125 acres within the hamlet of Farmingville within the Town Of Brookhaven.

**Potential Environmental Impacts:**

The Horseblock Road (CR 16) corridor through Farmingville is largely developed with both residential and commercial structures. Development patterns have resulted in typical suburban residential and commercial development consisting of landscaping and mowed lawns with trees. The recommendations contained in the proposed Plan will result in changes in Brookhaven Town Code and in the existing zoning that may allow increased densities or significantly different land uses at select locations than are currently permitted.

While the changes and new standards are expected to avoid any further degradation of the corridor, the recommendations have the potential to impact land use, zoning, community character, facilities and services, transportation, energy use, solid waste generation, historic resources, ecological resources, scenic resources, and ground water resources. The increased residential and commercial development may be growth inducing and could have adverse cumulative impacts that could be significant, particularly with respect to traffic. Alternatives to the proposed Plan, including the "no action" alternative, will be considered.

The Board has considered that the purpose of the DGEIS is to inform the public and other public agencies as early as possible that the project may significantly affect the quality of the environment, and to solicit comments which will assist the agency in determining the environmental consequences of the proposed action.

The Town has prepared a Draft Generic Environmental Impact Statement (DGEIS) to assess possible significant adverse impacts and mitigation measures for implementation of the Horseblock Road Land Use Plan for Farmingville. On February 25, 2016 the Town Board of the Town of Brookhaven accepted a Draft Generic Environmental Impact Statement (DGEIS) and set for March 22, 2016, a combined public hearing to consider the DGEIS and the 2016 Horseblock Road Corridor and Land Use Plan for Farmingville. On March 1, 2016 the DGEIS was distributed to the interested and involved agencies. The Final Generic Environmental Impact Statement (FGEIS) was subsequently prepared to address any substantive comments received at the public hearing or during the comment period ending on April 21, 2016.

The document is also available on the Town of Brookhaven website at <http://www.brookhaven.org/Departments/Planning-and-Environment>

**A copy of the ~~Draft~~ / Final EIS may be obtained from:**

Contact Person: Joseph E. Sanzano, Division of Planning, PELM

Address: One Independence Hill, Farmingville, NY 11738

Telephone Number: 631-451-6400

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/~~City/Village~~ of Brookhaven

Any person who has requested a copy of the ~~Draft~~ / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

**Copies of the ~~Draft~~ / Final EIS must be distributed according to 6NYCRR 617.12(b).**