

**FINAL SCOPE
FOR THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
FOR THE PROPOSED CHANGE OF ZONE APPLICATION FROM A-RESIDENCE-1
AND J-BUSINESS-4 TO MULTI-FAMILY RESIDENTIAL AND J-BUSINESS-2
THE ARBORETUM DEVELOPMENT AT FARMINGVILLE
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK**

Overview

This document is a Final Scope for the preparation of the Draft Environmental Impact Statement (DEIS) for the proposed Arboretum Development. The proposed action consists of an application for a change of zone to permit the redevelopment of a 65.24±-acre property in the hamlet of Farmingville, Town of Brookhaven, Suffolk County (Suffolk County Tax Map [SCTM] Nos. 0200-626-3-39.5, and 40, and 0200-653-7-1). The subject property located south of Horseblock Road/County Road 16 (CR16) and north of the Long Island Expressway is currently developed with agricultural and related commercial uses. The proposed project would include a mixed-use, multifamily residential and commercial development. The subject property is situated within the A-Residence-1 and J-Business-4 Zoning Districts of the Town of Brookhaven.

To ensure that the DEIS will address all significant issues, the Town of Brookhaven Town Board, as lead agency, has issued a Positive Declaration and has elected to conduct formal scoping pursuant to 6 NYCRR §617.8 of the implementing regulations of the New York State Environmental Quality Review Act (SEQRA). This Final Scope provides a description of the proposed action and the applicant's proposed content of the DEIS. This Final Scope has been prepared in accordance with 6 NYCRR §617.8(b) and sets forth the following:

- Brief description of the proposed action
- Potentially significant adverse impacts
- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Reasonable alternatives to be considered.

Brief Description of the Proposed Action

The proposed action consists of an application for a change of zone to permit the redevelopment of a 65.24±-acre property, currently developed with agricultural and related commercial uses, as a mixed-use multifamily residential and commercial development. The subject property is situated within the A-Residence-1 and J-Business-4 Zoning Districts of the Town of Brookhaven.

The proposed action includes a change of zone for 3.65 acres of tax lot 39.5 from J-Business-4 to J-Business-2 and the balance of tax lot 39.5 (6.35 acres) and all of tax lots 1 and 40 to be rezoned to Multifamily (MF) Residential District from A-Residence-1.

The proposed development consists of the construction of a total of 292 residential units of which 164 are two-bedroom flats with an associated 216 parking spaces. Parking for the other residential units would be satisfied via single- and double-driveways and garages; internal driveways; and associated appurtenances (e.g., landscaping, lighting, etc.). The other residential units include:

- 51 single-family residences;
- 63 Townhouse (two-bedroom) units; and
- 14 three-bedroom "Rosebud" units.

In addition, a 7,500±-square-foot recreational clubhouse and a total of 1.38±-acres of outdoor recreational areas for residents would be included as part of the proposed action.

A 24,000±-square-foot commercial building (one two-story, 12,000±-square-foot building) would be located at the northwestern corner of the site. This commercial area would include 171 parking spaces and access off Horseblock Road (CR16).

At the southern end of the proposed development, a 7,728±-square-foot sewage treatment plant (STP) with 150,000± gallon per day (gpd) capacity to support the proposed development would be constructed on site. As the projected sanitary flow from proposed development is approximately 111,300 gpd, the STP would make available an estimated 38,700 gpd in excess capacity. The proposed sanitary sewage collection system to be installed within the roadways would convey sanitary waste to an on-site STP which would discharge to the on-site leaching system. The proposed development shall be designed in conformance with all prevailing regulations. The proposed development would be served by the Suffolk County Water Authority (SCWA). Anticipated potable water demand is approximately 137,000 gpd, including sanitary drainage plus 10% for irrigation purposes.

The main entrance to The Arboretum property would be from Horseblock Road (CR16). An additional entrance would be located to the east via an existing access from Henry Street. Additionally, an emergency access drive would be located from Alamo Drive to the west. The emergency access drive would have a locked gate and keyed for emergency vehicles and personnel only.

In addition, the proposed action is consistent with numerous goals, policies and action items of Suffolk County and the Town of Brookhaven as described in the *Suffolk County Comprehensive Plan 2035 Volume 1A, 2010 Farmingville Community Redevelopment Plan*, and the *Brookhaven 1996 Comprehensive Land Use Plan*.

The "Description of the Proposed Action" section of the DEIS will describe the proposed action in greater detail and will also include, but not be limited to, detailed site data; project purpose, needs and benefits; required permits and approvals; and anticipated construction period and phasing.

Potentially Significant Adverse Impacts

Based upon a review of the Positive Declaration issued by the Town Board of the Town of Brookhaven, potential adverse impacts to the following elements of the environment warrant evaluation in the DEIS: land use and zoning; subsurface soils; community services and character; transportation; water resources (groundwater, surface water and stormwater runoff); ecology; wetlands and waterways; visual resources; use and conservation of energy; cultural resources; solid waste; air quality; and economic impacts. In addition, cumulative impacts and growth inducing aspects, as well potential alternatives and mitigation measures will be discussed. Along with existing conditions, potential adverse impacts and proposed mitigation will be fully addressed in the DEIS, as briefly outlined below:

Land Use, Zoning and Community Character

Land uses on site and in the surrounding area will be described. The density and types of existing development and area development patterns will be presented. Existing zoning on site and in the surrounding area will be identified.

The impacts to land use, zoning and applicable land use plans and studies resulting from implementation of the proposed action will be assessed. The proposed action will also be evaluated for compatibility with established land use patterns and community character.

Consistency of the proposed action with the *Suffolk County Comprehensive Plan 2035 Volume 1A, 2010 Farmingville Community Redevelopment Plan*, and the *Brookhaven 1996 Comprehensive Land Use Plan* will be conducted. This discussion will identify pertinent local goals and policies relating to the proposed action.

Subsurface Soils

The results of a Phase II Environmental Site Assessment (ESA) will be summarized and included in this section of the DEIS to document subsurface conditions. Any potential significant adverse impacts to health and safety will be discussed and mitigation measures described.

Community Services

This section of the DEIS will include an inventory of existing community facilities and a discussion of existing usage and service levels for schools (school-aged children), community services, and emergency services. In addition, potential impacts to schools and community and emergency services that would result from implementation of the proposed action will be evaluated.

Transportation

As part of the DEIS, a Traffic Impact Study (TIS) will be prepared to address existing traffic flow, anticipated vehicular trip generation, trip distribution, roadway and intersection capacity, site access, and safety. The salient portions of the TIS will be presented within this section of the DEIS, and the TIS will be appended in its entirety. The TIS will consist of the following:

- Existing roadway features in the study area, including the number, direction and width of travel lanes, posted speed limits, maintenance jurisdiction, parking regulations, bus stops, and other signs and traffic control devices will be identified.
- Manual turning movement counts will be conducted on one typical weekday during the a.m. peak period (7:00 a.m. to 9:00 a.m.) and p.m. peak period (4:00 p.m. to 6:00 p.m.) and mid-day on a typical Saturday (10:00 a.m. to 2:00 p.m.) at the following intersections:
 - Horseblock Road (County Road 16) at Waverly Avenue
 - Horseblock Road (County Road 16) at Blue Point Road
 - Horseblock Road (County Road 16) at the Farmingville U.S. Post Office
- The collected data, as described above, will be compiled and an analysis will be conducted of the existing operating conditions during the peak weekday a.m. and p.m. periods and the midday Saturday period using the appropriate methodology presented in the latest edition of the Highway Capacity Manual.
- Current traffic accident data for the most-recent three-year period available for the study intersections will be obtained from the New York State Department of Transportation (NYSDOT). These data will be summarized and any significant trends/patterns that might be impacted by the proposed development will be identified and the need for corrective measures evaluated.
- The latest available information from appropriate governmental agencies will be obtained regarding any planned roadway/intersection improvement projects in the study area. Any such improvements, based upon responses received, will be incorporated into the future "No-Build," "Future Build" and "Build Horizon" analyses.

- The "No-Build" base traffic conditions will be estimated by applying a background traffic growth factor using NYSDOT's LITP rates to the existing traffic volumes. In addition, traffic generated by other planned developments in the vicinity of the site will be included in the "No-Build" base condition. Other planned developments shall be identified through discussions with the Town of Brookhaven.
- Trip generation estimates for the project related traffic will be estimated utilizing the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.
- The site-generated traffic will be added to the "No-Build" volumes at each of the study intersections to determine the "Build" and "Build Horizon" (the completion of construction plus five years) conditions. The "Build" and "Build Horizon" conditions will then be analyzed using SYNCHRO, latest version, to determine the relative impacts of the proposed project on surrounding roadways.
- An evaluation of the proposed site driveway configurations, parking layout and overall site layout with regard to access and internal circulation will be conducted.
- A traffic signal warrant analysis will be conducted for the main site access to determine/confirm that future conditions at that location meet the applicable traffic signal control warrant criteria outlined in Chapter 4C of the 2009 Manual of Uniform Traffic Control Devices. In the event the analysis concludes a traffic signal is warranted at the access, the results of the signal warrant analysis will be incorporated into the TIS.
- The adequacy of the proposed parking on the subject site will be evaluated in the context of applicable Town of Brookhaven code requirements. The site will provide parking to meet that required under the Code.
- The need for mitigation measures will be determined and presented based upon the results of the analysis.

Water Resources (Groundwater, Surface Water, Stormwater Runoff, Wetlands, and Floodplains)

This section will describe the regional and local hydrogeological conditions and water quality in the area of the project site. Depth to groundwater and direction of flow will also be evaluated. The DEIS will also examine post-development stormwater management conditions, the potential for flooding and the alteration of drainage patterns. Water use and sanitary flow for both the residential and commercial portions of the site will also be projected and associated impacts to water resources will be assessed. Details of the proposed on-site STP will be included.

In addition, this section of the DEIS will use Town, New York State Department of Environmental Conservation (NYSDEC) and National Wetland Inventory (NWI) maps to determine if wetlands exist on or proximate to the property and provide a description of the local water resources in the vicinity of the project site and the potential impacts the construction and operations of the proposed facility will have on the local water resources pursuant to Chapter 81 of the Town Code of the Town of Brookhaven. This section will also reference the Federal Flood Emergency Management Agency (FEMA) maps to determine whether the project site is within any floodplains.

Ecological Resources

An inventory of flora and fauna at the site will be provided in this section, based on field investigations. The habitat value of the site will be assessed, and endangered, threatened and/or special concern species that may occupy or utilize the site will be identified. A vegetation map will also be prepared. To supplement the site investigations, the New York Natural Heritage Program will be contacted regarding records of significant species.

In order to assess potential adverse ecological impacts, site data will be evaluated to determine areas of native vegetation to be removed and to remain, and an assessment of the impacts of vegetation clearing will be presented.

A determination will also be made as to the habitat to be affected, and the impact that such habitat reduction or elimination will have on identified species will be described in this section.

Visual Resources

An analysis will be conducted of the potential changes to visual character from various vantage points, including, but not limited to, major area thoroughfares, the Bald Hill School house, and the Suffolk County-owned Farmingville Hills County Park. The proposed architecture, building materials and signage will be discussed and depicted in color renderings. This section will analyze how the proposed development will impact the visual character of the neighborhood due to the architecture and site layout. Potential adverse impacts and mitigation measures will be evaluated in this section of the DEIS.

Use and Conservation of Energy

This section of the DEIS will identify the energy suppliers and will provide estimates of the energy needs of the proposed action. PSEG Long Island and National Grid will be contacted regarding their ability to serve the proposed development. In addition, this section of the DEIS will include measures that will be incorporated into the project design to minimize energy use and foster energy efficiency.

Cultural Resources

Potential impacts on cultural resources (historic and archaeological) will be evaluated as part of this section, including potential impacts upon the Bald Hill School House, listed on the National Register of Historic Places. Coordinated review with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) was performed and a determination of no significant impact to historical resources was issued. This determination would be discussed in this section of the DEIS, and a copy of said correspondence included.

Solid Waste

This section of the DEIS will provide an estimate of the amount of solid waste to be generated as a result of facility operations and how such solid waste will be handled. Any impacts to regional solid waste management plans and resources will be evaluated.

Air Quality

This section of the DEIS will present publicly-available information on existing air quality in the area. Potential impacts from construction activities (i.e., fugitive dust generation) and traffic generation would be identified. Additionally, the potential for operation of the proposed project to result in a significant adverse impact on air quality will be assessed.

Economic Impacts

This section will present existing tax revenues, and projections of post-development revenues and costs to the various taxing jurisdictions (including the school district) will also be presented.

Mitigation Measures

For each impact identified above, a section describing the associated mitigation measures that will reduce or eliminate impacts will be analyzed.

Cumulative Impacts

The cumulative impacts of the proposed action and other planned developments in the study area (to be identified in consultation with the Town of Brookhaven Department of Planning, Environment and Land Management) will be assessed with respect to each of the environmental aspects discussed above.

Growth Inducing Aspects

Using the information developed in the previous sections, this section will assess the potential impacts of the increased residential and commercial development and how it may be growth inducing.

Alternatives and their Impacts

This section of the DEIS will analyze alternatives and their associated impacts. The following alternatives will be quantitatively and qualitatively assessed to compare these impacts to those associated with implementation of the proposed action:

- No-Action (site remains as it currently exists); and
- Development in accordance with prevailing zoning.

Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

In order to conduct the analyses of potential adverse impacts, empirical information will be collected and publicly-available information will be reviewed, as follows:

Land Use, Zoning, and Community Character

Land use and zoning will be assessed through site and area inspections, review of available GIS data and review of the *Suffolk County Comprehensive Plan 2035 Volume 1A*, *2010 Farmingville Community Redevelopment Plan*, and the *Brookhaven 1996 Comprehensive Land Use Plan*, and other available sources.

Subsurface Soils

To address subsurface soils, the Phase II ESA will be reviewed along with related materials and site visits.

Community Services

Information required for evaluation of impacts to community services will be compiled through review of published information on schools and, as necessary, consultations with the Sachem Central School District and emergency service providers.

Transportation

Transportation impacts will be evaluated by qualified personnel who will perform visual observations, collect empirical data, and assess traffic flow and project site-generated traffic using accepted methodologies (e.g., SYNCHRO capacity analysis software program and the Institute of Transportation Engineers Trip Generation Manual, 9th edition).

Water Resources (Groundwater, Surface Water, Stormwater Runoff, Wetlands, and Floodplains)

Information on water resources will be gathered from the *208 Study*, Suffolk County Sanitary Code, *Final Long Island Groundwater Management Program*, *NURP Study and Nonpoint Source Management Handbook*, and relevant segments of the *New York State Standards and Specifications for Erosion and Sediment Control* and *New York State Stormwater Management Design Manual*. Depth to groundwater will be calculated using published groundwater contour maps and site-specific information, if available. Local, state and federal maps, as well as aerial photography, will be examined and field inspections will be performed to determine if wetlands exist on or are proximate to the proposed development. FEMA maps will also be consulted to determine whether the project site is within a flood hazard area.

Ecological Resources

Field inspections will be undertaken to identify floral and faunal species. Consultations will also be undertaken with appropriate sources including, but not limited to, the New York Natural Heritage Program. Federal and State wetland maps will also be consulted.

Visual Resources

For the evaluation of impacts to visual resources, site and area inspections will be conducted, and photographs will be taken from various vantage points. Color renderings depicting the proposed architecture, building materials and signage will be prepared.

Use and Conservation of Energy

Consultations will be undertaken with relevant service providers (i.e., National Grid and PSEG Long Island).

Cultural Resources

Results of past consultations with the New York State OPRHP regarding cultural resources will be incorporated.

Solid Waste

Published factors will be referenced to develop projections of solid waste generation for the proposed action.

Air Quality

For the evaluation of air quality, a review of publicly available information on existing air quality in the area will be reviewed.

Economic Impacts

Economics impacts will be evaluated by assessing current tax information and cost of educational services.

Cumulative Impacts

Information on other planned developments would be obtained from the Town of Brookhaven Department of Planning, Environment and Land Management.

Initial Identification of Mitigation Measures

As the impact analyses have not yet been conducted, no mitigation measures have been identified.

Reasonable Alternatives to be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action. Thus, the DEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively compare these impacts to those associated with implementation of the proposed action:

- No-Action (site remains as it currently exists);
- Development in accordance with prevailing zoning; and
- An alternative with an increased single-family residential component and reduced multifamily component.

Other Environmental Impacts

The DEIS will also identify and discuss the following to the extent applicable and significant.

- Short-term and long-term impacts.
- Any adverse impacts associated with the project which cannot be avoided or fully mitigated if the proposed action is implemented.
- Natural and human resources identified in the DEIS environmental analyses that will be consumed, converted, or otherwise made unavailable for future use if the project is implemented.
- Any secondary impacts the project may have in inducing economic growth or development in the vicinity of the project site, in Suffolk County, and Long Island as a whole.

Appendices to Accompany the DEIS

In accordance with the environmental scope discussed above, the project will prepare a number of studies, reports, and engineer drawings related to identifying and describing the potential environmental impacts of the proposed project. These reports, to be attached as appendices to the DEIS, will include the following:

- Agency Correspondence;
- Project Engineering Plans and Site Plan Drawings;
- ASTM Environmental Site Assessment Phase I and Phase II Reports;
- Traffic Impact Analysis Report.

Issues Deemed Not Relevant, Not Environmentally Significant or Adequately Addressed in Prior Environmental Review

The intent of the DEIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project. The Draft Scope has been the subject of a public scoping process in conformance with SEQRA Part 617.8, which will conclude with the issuance of this Final Scope by the Lead Agency.

This document is intended to fulfill the Lead Agency requirements for issuance of a Final Scope in accordance with SEQRA Part 617.8. The document will assist the Lead Agency in evaluating the DEIS 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:



Tullio Bertoli

Commissioner, Department of Planning, Environmental, and Land Management

September 26, 2014

Date