FINDINGS STATEMENT

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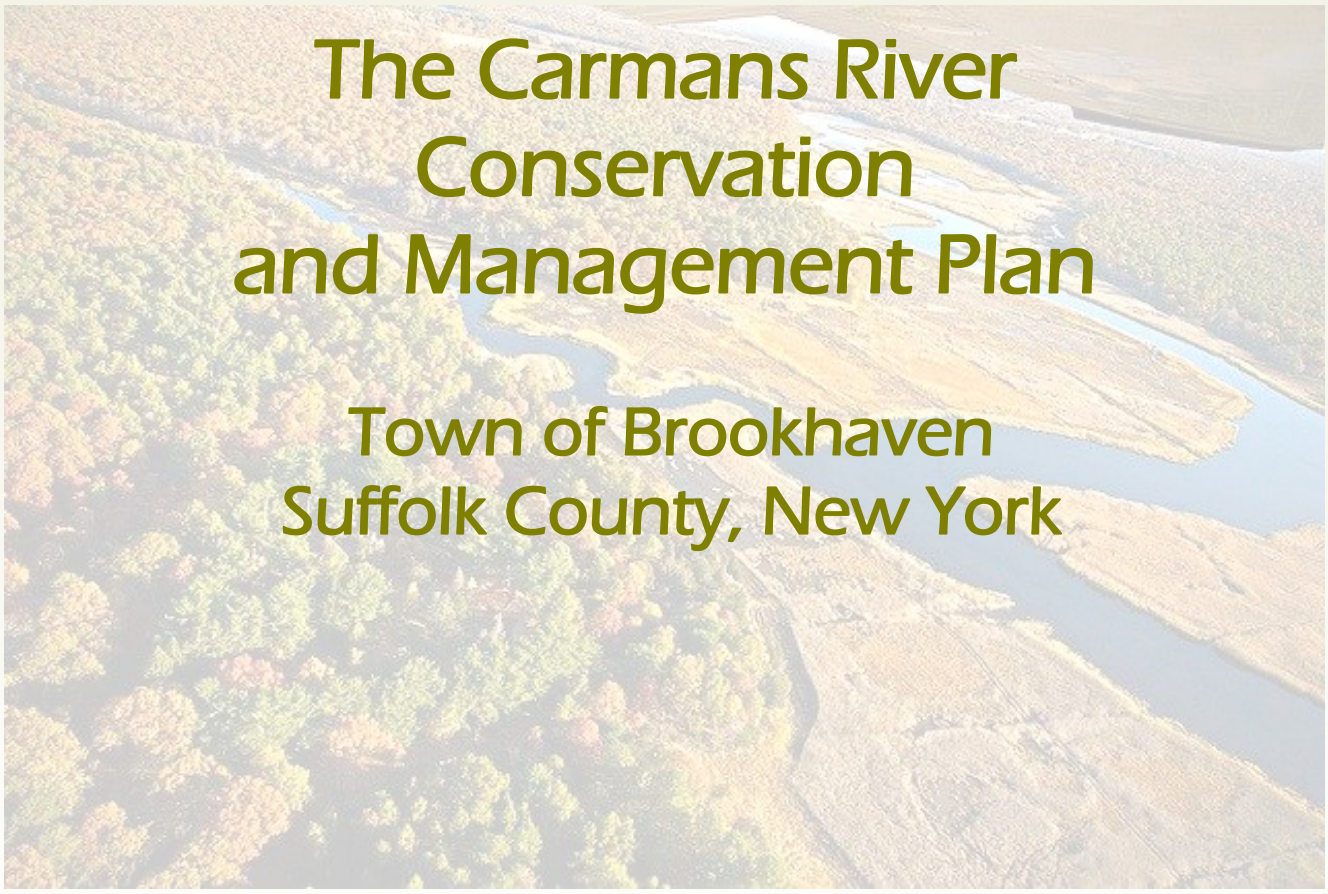

The Carmans River Conservation and Management Plan

Town of Brookhaven
Suffolk County, New York

Brookhaven Town Planning, Environmental & Land Management

Town of
Brookhaven
Long Island

OCTOBER 15, 2013

THE CARMANS RIVER CONSERVATION AND MANAGEMENT PLAN SEQRA FINDINGS STATEMENT

in the hamlets of Brookhaven, Middle Island, Shirley and Yaphank,
Town of Brookhaven, Suffolk County, New York

Edward P. Romaine, Supervisor
Steve Fiore-Rosenfeld, Councilmember
Jane Bonner, Councilmember
Kathleen A. Walsh, Councilmember
Connie Kepert, Councilmember
Timothy P. Mazzei, Councilmember
Daniel J. Panico, Councilmember

TOWN CLERK
Patricia Eddington

RECEIVER OF TAXES
Louis J. Marcoccia

SUPERINTENDENT OF HIGHWAYS
Dan Losquadro

PLANNING BOARD
Vincent E. Pascale, Chairperson

BOARD OF ZONING APPEALS
Paul M. Dechance, Chairman

State Environmental Quality Review
FINDINGS STATEMENT

Pursuant to Article 8 (State Environmental Quality Review Act – SEQRA) of the New York State Environmental Conservation Law and its implementing regulations 6 NYCRR Part 617, the Town of Brookhaven Town Board makes the following findings.

Name of Action: The adoption and implementation of the Carmans River Conservation and Management Plan

Description of Action: The goal of the proposed Carmans River Conservation and Management Plan is to preserve, protect, and restore the water quality in the surface waters of the Carmans River and the various ecosystems and species that are associated with and dependent upon the Carmans River as well as the terrestrial species and natural communities within the 0-5 year groundwater contributing area of the river. The proposed Plan delineates a Management Plan Area comprised of the groundwater contributing area and the surface water contributing area (watershed) of the river as determined by recent groundwater flow modeling performed by Camp, Dresser & McKee for utilization in the Suffolk County Groundwater Model and the Nassau/Suffolk County Portion of Long Island's Source Water Assessment Program (SWAP).

Recommendations set forth in the Carmans River Conservation and Management Plan include the purchase of selected parcels, rezoning of parcels to decrease adverse environmental impacts associated with development, adding select properties within the Management Plan Area to the Central Pine Barrens Core Preservation Area (Core Expansion Area) and Central Pine Barrens Compatible Growth Area, establishment of a Watershed Protection Improvement District and establishment of a water quality monitoring program.

The proposed Plan area encompasses approximately 23,000 acres and includes all or parts of the hamlets of Rocky Point, Coram, Middle Island, Ridge, Yaphank, Shirley, and Mastic in the Town of Brookhaven, New York.

SEQRA Classification: Type 1 Action

Location: The proposed Plan area encompasses approximately 23,000 acres and includes all or parts of the hamlets of Rocky Point, Coram, Middle Island, Ridge, Yaphank, Shirley, and Mastic in the Town of Brookhaven, New York.

Lead Agency: Town Board of the Town of Brookhaven

Date Final Environmental Impact Statement Filed: October 2, 2013

The Town Board of the Town of Brookhaven, as Lead Agency, has reviewed the Draft Generic Environmental Impact Statement (hereinafter referred to as the DGEIS) and the Final Generic Environmental Impact Statement (hereinafter referred to as the FGEIS) and certifies that:

- It has considered the relevant environmental impacts, facts and conclusions disclosed in the GEIS;
- It has weighed and balanced the relevant environmental impacts with social, economic and other considerations;
- It has considered and addressed all public comments to the DGEIS;
- The requirements of 6NYCRR Part 617 have been met;
- Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action described is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable.

Summary of the SEQRA Process

1. July 2, 2013 DGEIS for the Carmans River Conservation and Management Plan accepted by the Town of Brookhaven Town Board as Lead Agency

2. July 2, 2013 Public Comment period started when the DGEIS was accepted by the Lead Agency.

3. July 30, 2013 Public Hearing held by the Brookhaven Town Board as part of SEQRA Public Comment period for the Carmans River Conservation and Management Plan.

4. August 21, 2013 the Public Comment period ended.

5. October 1, 2013 the Town of Brookhaven Town Board as Lead Agency voted to accept the FGEIS as complete.

6. October 2, 2013 Notice of Completion of the Final Generic Environmental Impact Statement filed in the NYSDEC Environmental Notice Bulletin.

7. October 12, 2013 the ten day waiting period following acceptance of an FEIS required by the State Environmental Quality Review Act for Findings to be made by the Lead Agency ended.

Findings

Finding 1. Adopting and implementing the Carmans River Conservation and Management Plan will not cause any significant adverse environmental impacts. The Plan is expressly intended to protect the environment by reducing the potential for current land uses and minimizing the potential for future land use to adversely impact the aquatic and terrestrial habitat of the Carmans River. The plan accomplishes this through a series of recommendations that include the preservation of lands in a natural state, the limitation of development associated with adverse environmental impacts to water quality and natural habitat, the development of a water quality monitoring program, the transfer of development out of the

watershed, the identification of existing pollutant inputs such as stormwater and road salting operations, and the identification of technologies that can minimize impacts associated with sanitary flow.

In short, the Carmans River Conservation and Management Plan is a plan containing information and recommendations for the protection of water quality within the Carmans River and the protection of natural habitat associated with the river corridor and Plan Study Area and as such do not create any significant adverse environmental impacts.

Finding 2. As recommended by the Carmans River Conservation and Management Plan, the expansion of the Core Preservation Area of the Central Pine Barrens (enacted through adoption of Chapter 240 of the Laws of 2013 by New York State), will generate approximately 135 Pine Barrens Credits. These Pine Barrens Credits specifically provide for the transfer of development potential from the Core Preservation Area to other sites within the Town and will increase density and/or intensity at these sites above what is permitted under the existing base zoning and lot coverage regulations. Based on past practice regarding the redemption of Pine Barrens Credits, the Town anticipates the redemption of Credits generated by the Plan to be used in the Town-adopted Residential Overlay District, in other residential applications, commercial applications, or through the use of sanitary flow enhancements. It is very important to note, however, that there is no as-of-right or overall increase in the density or intensity of development and its associated environmental impacts when the acreage of the Core Preservation Area lands, from which the Pine Barrens Credits are generated, is factored in. Moreover, to the

extent that redeemed Pine Barrens Credits are tied to development applications at locations more likely to utilize advanced wastewater/sewage treatment due to their inherent density and intensity, adverse water quality impacts will likely be mitigated and lessened, especially as compared to water quality impacts emanating from development if it were to have occurred in the area which became the Core Preservation Area absent this designation. Thus, the Town finds that the environmental impacts of development caused by the redemption of Pine Barrens Credits will be less than the impacts that would have been caused from the development of the lands situated in the area which became the Core Preservation Area.

Additional mitigation of impacts associated with Pine Barrens Credits comes from the Plan recommendation to extinguish approximately 75% of the 135 Pine Barrens Credits created through the Core Preservation Area expansion, by acquiring lands situated within the Core Preservation Area. This recommendation, first presented in the Central Pine Barrens Comprehensive Management Plan, will reduce the number of Pine Barrens Credits from 135 to approximately 34. To achieve this recommendation the Town Board has included $10 million in the 2014 Town Capital Budget for the acquisition of land situated in the Carmans River watershed including those properties located within the newly-created Core Preservation Area. The Town will also seek to leverage this $10 million commitment by seeking matching funds from other levels of government, and no-for-profit land trusts, as it has in the past, thus further reducing the number of Pine Barrens Credits generated through the implementation of the Plan.

Further, the Town finds that environmental impacts associated with the Pine Barrens Credit program will be analyzed through site/project specific SEQR analysis.

Finding 3. The plan's Proposed Open Space and Farmland Development Right Acquisitions will reduce the development potential within the groundwater contributing area thereby limiting future impacts from the sanitary systems, fertilizer dependent vegetation, and herbicide and pesticide use that occur when groundwater and surface water receive pollutants from land that is developed. By purchasing and preserving property through fee simple acquisition, and through the purchase of development rights the implementation of this recommendation of the plan will serve to protect the water quality of the Carmans River, and will also preserve the natural habitat within the 0-5 year groundwater contributing area that supplies water to the river. No significant adverse environmental impacts will result from the implementation of this recommendation. In addition through the purchase of development rights from farmland the Town can establish a basis to work with the agricultural interests to implement Best Management Practices for farming in order to minimize the impacts to surface waters and groundwater that are associated with agriculture.

Finding 4. The recommended Zoning Actions in the Study Area will result in the decrease in the potential for future development and an associated decrease in the contaminants such as nutrients (nitrogen and phosphorus) that are associated with sanitary flow and fertilizer use, and other contaminants such as herbicides and pesticides that are typically used on developed property. Rezoning of property to decrease the potential for adverse impacts to ground and surface water has long been known to be an effective measure

for water quality protection, which is one of the primary goals of the Plan. In addition to water quality protection rezoning to require larger lot area for residential dwellings also allows covenants and restrictions to be placed on the lots to preserve natural vegetation while still allowing enough land area for homeowners to have adequate area for lawns, gardens and other uses typical of residences.

Finding 5. The recommendation that New York State consider the Plan as the Management Plan for the Carmans River under its classification as, and in consideration of its designation as a Wild, Scenic and Recreational River (WSR) will not create any significant adverse environmental impact. The recommendation is intended to insure that zoning and land use restrictions be compliant with WSR regulations, and that the State consider the Plan and WSR regulations when acting in a regulatory capacity on activities or proposals with the potential to affect the river and the associated Plan area. The Plan also encourages New York State to review its programs and if necessary for the protection of water quality and habitat to consider the need to expand the WSR boundaries to offer additional protections. The recommendations within the Plan regarding the WSR designation of the river, if enacted, will benefit the natural environment by encouraging the preservation of the aspects of the Carmans River that led to its being designated a WSR in the first place. The WSR designation itself is evidence that the Carmans River is an exceptional resource; in New York only 1/10 of 1% of the river miles in the state have this designation. The Plan's intent and recommendations strengthen the protections of the river and associated resources and will help preserve the aspects of the river that originally allowed it to receive the WSR designation.

Finding 6. The Plan's recommendation for the establishment of a Watershed Protection Improvement District will, if enacted, allow the Town to create a district that will focus on the Plan area and on activities such as public education, grants to improve water quality through such actions as subsidies for the installation of innovative technologies to remove contaminants from sanitary flow, stormwater mitigation projects within the watershed, conservation landscaping, and monitoring programs focused on documenting trends and improving the water quality in the river. There are no significant adverse impacts associated with the establishment of a Watershed Protection Improvement District; rather the establishment of such a district would provide resources focused on the preservation of water quality and natural habitat within the boundaries of the Watershed Protection Improvement District.

Finding 7. The recommendation for the Protection of Natural Resources within the Plan will not have any significant adverse environmental impacts. In concert with other recommendations in the Plan this recommendation recognizes the importance of the natural resources, both aquatic and terrestrial, that are critical to the nature and character of the river. These aspects include the public recreation offered by the river and its environs, and the aesthetic beauty provided by the river and its associated natural areas. The Plan Area includes wetlands, cold flowing water that supports native brook trout and other aquatic resources, lakes that support warm water fisheries, upland areas filled with natural vegetation that serve as habitat for plants and wildlife, broad coastal marshes that provide habitat and flood protection to coastal areas, and naturally vegetated land that serves to provide a source of uncontaminated water for the river. These lands and the river

serve important aesthetic and recreational activities that have been valued by the public for centuries and which need to be protected if they are to continue contributing to the quality of life the Town of Brookhaven desires for its residents and the wider public. The implementation of recommendations within this section of the Plan will reduce impacts associated with development in the proximity of wetlands, reduce wildlife mortality through installation of wildlife passages under or over busy roads, route trails to minimize impacts to sensitive areas, and minimize the use of pesticides on Town-owned properties in order to reduce their impacts to the Plan Area.

Finding 8. The Plan's recommendation for the development of plans and projects to address impacts to the Carmans River from stormwater runoff from roadways and other areas, and to address roadway flooding that can increase the transport of pollutants to the Carmans River will not have any significant adverse environmental impacts. Rather, the reverse will occur, currently existing environmental impacts that are the result of piecemeal development that has occurred through three centuries of development will be minimized and mitigated in a systematic way by the implementation of this recommendation of the Plan. The Town has engaged in mapping of all Town stormwater infrastructures within the Plan area, including the identification of outfalls that discharge polluted roadway runoff directly or indirectly into the Carmans River. Through the implementation of the recommendation within the Plan to address these impacts the Town will undertake projects to design and install infrastructure intended to capture stormwater and treat it before it can impact the Carmans River.

Finding 9. The Plan has recommendations on Sanitary Systems, Sewage Treatment Plants and Nitrate-nitrogen standards for development projects. These recommendations are targeted at reducing existing impacts to water quality from sanitary discharge, and to minimizing impacts to groundwater within the Plan area and the water quality of the Carmans River that may occur from future development. There will be no significant adverse environmental impacts from the implementation of these recommendations since they are designed to reduce existing and potential future adverse impacts. The existing regulations allow the replacement of sanitary systems that do little to remove nutrients and other contaminants from sanitary wastewater with similar systems. In addition, although there are promising technologies available that achieve higher contaminant removal than currently permitted systems, the better technologies are not currently permitted for use in Suffolk County. The recommendation within the Plan to work with other regulatory agencies to identify and allow the use of innovative sanitary systems that achieve higher contaminant removal rates is intended to reduce existing and future adverse impacts to groundwater quality. Groundwater quality is directly related to the water quality within the Carmans River because it derives the large majority of its flow from groundwater. Sanitary waste from residential development is one of the primary causes of ground and surface water degradation in the Town of Brookhaven. The implementation of this recommendation is intended to begin the process of reducing adverse impacts from sanitary waste within the Plan area. The creation of a wastewater disposal district would allow the Town to have a mechanism to effectively manage sanitary waste within the area covered by the district, an important tool for the protection and restoration of water quality within the Carmans River.

Finding 10. The implementation of the Plan's Water quality goal for the Carmans River will not cause any significant adverse environmental impacts. The establishment of numeric criteria for nitrogen, a nutrient, is important to ensuring that no further degradation occurs to the water quality in the Carmans River. The USEPA as part of the implementation of the Clean Water Act views numeric nutrient standards as a key component to protecting surface water quality. The adoption of numeric standards for nitrogen for non-degradation, and a more stringent standard for restoration will provide an important data based measure of the success of the implementation of the Plan. Previously the USEPA and States have used narrative standards for water quality. Narrative standards do not have numeric standards for contaminants; rather they are descriptive of the subject water body's appearance and function. Experience indicates that by the time the narrative standard for contaminants has been shown to have been exceeded the water body has already become degraded. Numeric standards offer a better measure of trends so that increases in contaminants such as nitrogen can be tracked and if found to be rising additional efforts can be made to ensure prevent the water body from significant degradation. The Plan identifies a goal of a non-degradation standard for nitrogen of 1.27 mg/l for total nitrogen and 1 mg/l goal for nitrate nitrogen. In addition the Plan has a restoration standard of .5 mg/l for total nitrogen and .35 mg/l for nitrate nitrogen. These numeric standards were developed based on reviews of the scientific literature and data from samples collected from the Carmans River over the past several decades. The restoration standards are lower than the currently existing levels of nitrogen in the river and represent an estimated value of nitrogen that reflects near natural conditions. By identifying nitrogen standard for restoration that is lower than the existing

levels in the river it is clear that the intent of the Plan is to improve water quality within the river. It is noted that New York State is in the process of developing numeric nutrient standards for phosphorus and nitrogen on a statewide basis. The state estimates that it will have developed a numeric standard for phosphorus in 2015. It is anticipated that when State standards are developed they will apply to the Carmans River, unless they are less stringent than the standards in the Plan in which case the standards within the Plan will still be the Town's restoration goal.

Finding 11. The plan recommends a water quality monitoring program for the Carmans River. Water quality monitoring is key to being able to understand trends in contaminants within the river, and to be able to take action if water quality trends indicate degradation of water quality. There are no significant adverse environmental impacts associated with a water quality monitoring program. Water quality monitoring will allow the Town, the public and any other interested party to understand trends in contaminant levels in the Carmans River. Monitoring will serve as the basis for identifying actions needed to address contaminants, and it will allow future generations to understand whether or not changes have occurred over long periods of time. Water quality monitoring is also key to informing and lending support to the recommendations of the Plan Performance Committee (see Finding 18).

Finding 12. The recommendation for biological inventories and monitoring are related to the recommendation addressed in Finding 11 above; the assemblages of plants and animals within the Carmans River and the Plan area are a measure of the water quality within the river. Inventories will be designed in such a way that there will be no significant adverse environmental impacts caused by the sampling

and monitoring. Wherever possible existing biological monitoring programs, such as the regular fisheries inventories completed by the NYSDEC, will be used to meet this recommendation of the Plan. Biological inventories are important because a decline in the biological diversity is often the first sign of a contaminant in a system. There are thousands of contaminants and it is not possible to sample for every single contaminant on any frequent basis, rather the completion of regular biological inventories serves to indicate whether or not impacts are occurring that need to be addressed via investigation for contaminants and/or other causes for changes to biological diversity.

Finding 13. The recommendation to implement the detection, monitoring and if warranted eradication of non-native invasive species both terrestrially and in aquatic habitats will not have a significant adverse environmental impact. Studies have been completed, and plans developed for eradication of certain particularly harmful non-native invasive species and this recommendation calls for the implementation of some existing recommendations in those plans and also for the development of a detection and monitoring program for non-native invasive species. Similar efforts are already underway by the NYSDEC and by the Central Pine Barrens Commission. The recommendation in the Plan overlaps these efforts in recognition of the adverse environmental impacts that can be caused by non-native invasive species. These adverse impacts can include the displacement of native plants that are an essential part of the ecosystem, and direct mortality caused by non-native species preying on native species. Non-native invasive species are considered threats to ecosystems worldwide, and the Plan area includes many examples of invasive non-native species that displace native species, indicating that the monitoring and

sometimes control or eradication of non-native species to preserve the ecological integrity of the Carmans River and associated habitats is necessary. It is noted that additional SEQRA review will occur if and when specific plans are implemented within the study area to control or eradicate non-native species.

Finding 14. The Plan's recommendation for the restoration of degraded properties will not have a significant adverse environmental impact when implemented. The intent of the recommendation is to encourage Town activities that restore natural ecosystem functions to properties that may have been cleared, mined, contaminated, or otherwise been impacted to the point they are providing the soils, vegetation, and animal life that form the basic components of functional ecosystems. Examples of potential restoration sites include sand mines and commercial sites that are not in use. In addition publicly owned lands have been degraded by stormwater runoff, All Terrain Vehicles, and other uses. These properties are candidates for restoration. Restoration of soils and natural vegetation helps filter precipitation allowing cleaner water to be recharge to the groundwater, and through groundwater flow to the Carmans River.

Finding 15. The plan's recommendation for surface and groundwater remediation will not cause any significant adverse environmental impacts when implemented. Remediation by its nature involves the removal of contaminants and sometimes restoration of ecosystem components in order to limit further adverse environmental impacts. The recommendation in the Plan encourages the Town and regulatory agencies to identify point sources of pollutants and to use the existing regulatory framework to remediate those point sources and encourage the use of Best Management Practices to

eliminate sources of contaminants that impact groundwater and surface water to the degree possible. If a site were to be identified and require remediation additional SEQRA review would occur specific to the remediation project to be completed.

Finding 16. The implementation of the recommendation to mitigate barriers to fish migration will not cause any significant adverse environmental impacts. Anadromous fish such as river herring have been cut off from using their ancestral spawning areas since mill dams were built in colonial times. Many of these mill dams, including several on the Carmans River, still exist. Installing fish passages to allow the migration of river herring and other fish past the dams will restore important connections in the ecosystem. In addition to allowing fish to swim upstream and spawn, fish passages allow fish such as native brook trout to access different areas of the river and estuary at different seasons. This access benefits fisherie and mitigates long term adverse impacts to the river from past development. It is noted that there has been a large decline in the stocks of river herring in particular, but also in native brook trout, and other fisheries associated with the Carmans River. The causes of the decline are multiple, but restoration of access to historic spawning habitat is a beneficial step towards restoration of fish stocks in the river, and provides benefits to more than just the fish because the target species provide food for many other types of wildlife.

Finding 17. The plan's recommendation for public education and outreach will not create any significant adverse environmental impacts. Education and outreach will focus on providing information to the public regarding the resources of the Carmans River, the ecological and historic significance of the river and the means by which

individuals can reduce their impacts to groundwater and surface water. Examples include the encouragement of the use of native plants for landscaping, minimizing the use of fertilizers and chemical herbicides and pesticides, and encouraging habits such as not littering.

Finding 18. The recommendation in the Plan for implementing Agricultural and Golf Course management techniques to minimize impacts to ground and surface waters will not cause any significant adverse environmental impacts. This recommendation encourages the Town to work with other organizations to educate agricultural interests and golf course managers to be aware of the impacts to groundwater and surface water from chemical use, and to employ methods that minimize the need for the use of chemicals that may cause adverse impacts to groundwater and surface waters. The recommendation specifies a goal of reducing nitrogen use from 2010 rates by 50%, a measure that would benefit ground and surface water quality while not causing adverse environmental impacts. The recommendation is also to periodically review farm and golf course operations to ensure that Best Management Practices are being employed; this assists in minimizing environmental impacts from these land uses on an ongoing basis.

Finding 19. The plan's recommendation for Management Plan implementation and the Establishment of the Carmans River Management Plan Performance Committee will not cause any significant adverse environmental impacts. The implementation of the Plan will reduce the potential for future impacts to the river's water quality, and to the habitat associated with the river. In addition aspects of the plan will restore water quality where it shows indications of degradation. A Plan Performance Committee will serve to monitor the progress

of the plan to ensure that it is meeting the goals of protection, preservation and restoration of the water quality and habitat in the Plan Area. Consistent reporting and a level of expertise among committee members will allow the Town to gauge the effectiveness of the Plan. The creation of a Plan Performance Committee enables the Town to have input from other organizations, public and private, that have expertise related to the protection, restoration and preservation of water quality and habitat. The intent of this recommendation is also to create an entity that will ensure the Plan will continue to be implemented over the long term, which will preserve the functions and values of the plan area for future generations. It also creates a means by which there will be ongoing review of water quality issues such as newly emerging contaminants, new technologies that can reduce adverse impacts and new information from various sources that will help indicate the success of the Plan's intent to protect and preserve the Carmans River.

Finding 20. The recognition by the Town of the Carmans River Management Plan Area will not cause any significant adverse environmental impacts. The Plan area is based on the best available data developed to date that indicates the extent of the area from which the Carmans River derives its flow. The Plan Area identifies the time it takes groundwater to flow from given distances to the Carmans River, and identifies the boundaries beyond which, during an average year, groundwater does not flow to the Carmans River. It encompasses these areas because they are inextricably tied to the water quality of the Carmans River. By understanding the extent and nature of the area which contributes flow to the Carmans River those charged with implementing the recommendations within the Plan can make informed decisions

about the Plan's implementation including the prioritizing of actions, the allocation of resources, and the effectiveness of the Plan's recommendations. Defining the Plan Area is key to meeting the goals and intent of the Plan.

FUTURE SEQR ACTION:

The State Environmental Quality Review Act (SEQR) provides guidance on the preparation of a GEIS and the review of subsequent proposed actions. According to 6NYCRR 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 Goals and underlying intent of *the Management Plan* and the conditions and thresholds established for such actions in the *Management Plan* and Generic EIS or its findings statement;

(2) A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the *Management Plan* and Generic EIS and the subsequent action will not result in any significant environmental impacts;

(3) A supplement to the *Management Plan* and Generic EIS may be required if the subsequent proposed action was not addressed or was not adequately addressed in the *Management Plan* and Generic EIS and the subsequent action may have one or more significant adverse environmental impacts including but not limited to the following:

- ❖ The subsequent proposed action is considered significantly non-compliant with the *Management Plan* and may have one or more significant adverse environmental impacts;
- ❖ The subsequent proposed action is considered significantly non-compliant with the Goals and underlying intent of the *Management Plan* and may have one or more significant adverse environmental impacts;
- ❖ The subsequent action constitutes a Type I or Unlisted action under SEQRA and may have a significant adverse impact on the environment which may include one or more of the following:

    - The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
    - A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses
    - Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

- ❖ An amended findings statement may be required if the subsequent proposed action was adequately addressed in the *Management Plan* and Generic EIS but was not addressed or was not adequately addressed in the findings statement for the *Management Plan* and Generic EIS;

As future development or site specific changes occur in the Carmans River watershed corridor the Town Board of Brookhaven Town, the Brookhaven

Planning Board and the Brookhaven Board of Zoning of Appeals would be responsible for ensuring that the of 6NYCRR 617.10 are met. This would require the Town Board, Planning Board, and Board of Zoning Appeals to interpret the Findings Statement as it specifically relates to the project under consideration.