

# APPENDICES

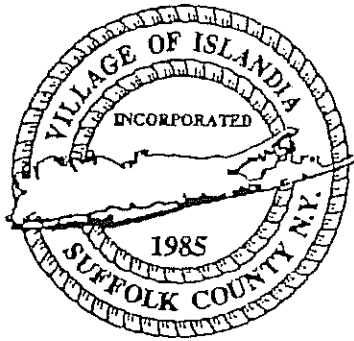
**APPENDIX A**

**SEQRA-RELATED MATERIALS**

**Appendix A-1**  
**Resolution Adopting Positive Declaration**

**Village Board of Trustees**

October 30<sup>th</sup>, 2007



VILLAGE OF ISLANDIA  
1100 OLD NICHOLS ROAD  
ISLANDIA, NY 11749  
Telephone 631-348-1133

October 30, 2007

## RESOLUTION

### *Islandia Partners, LLC*

**WHEREAS**, Islandia Partners, LLC (hereinafter referred to as the "applicant") submitted an application to the Incorporated Village of Islandia (hereinafter referred to as the "Village") for a change of zoning from agricultural to multi family residential to develop 9.87 acres for the use of condominiums on Old Nichols Road Approximately 800 ft South of Johnson Avenue on a parcel identified as District 0504, Section 17, Block 03, Lot 07 & 8, and;

**WHEREAS**, the Village of Islandia has determined this to be a Positive Declaration and determine that this will have a significant negative impact on one or more aspects of the environment, and;

**Now, therefore, be it further resolved** that this resolution shall constitute a Positive Declaration and have a significant negative impact on one or more aspects of the environment, and;

Upon motion by Trustee Olk, and seconded by Trustee Leonardo, the Resolution is voted on as follows:

Trustee Munro	-	Abstain
Trustee Leonardo	-	Aye
Trustee Peters	-	Aye
Trustee Olk	-	Aye
Mayor Dorman	-	Aye

The **RESOLUTION** is adopted by a vote of 4 to 0 with 1 abstain.

**Appendix A-2**  
**Final Scoping Document**

**Village Board of Trustees**

October 30<sup>th</sup>, 2007

**FINAL SCOPE  
FOR DRAFT ENVIRONMENTAL IMPACT STATEMENT  
CHANGE OF ZONING APPLICATION OF ISLANDIA PARTNERS, LLC  
THE PRESERVE AT ISLANDIA  
1239 OLD NICHOLS ROAD  
VILLAGE OF ISLANDIA, TOWN OF SOUTHAMPTON  
SUFFOLK COUNTY, NEW YORK**

**Overview**

This document is the Draft Scope of the issues and analyses to be included in the DEIS for the proposed “Preserve at Islandia” residential community. The scope is intended to comply with 6NYCRR Part 617 regulations under the State Environmental Quality Review Act (SEQRA) and specifically contained in §617.8 (f) Scoping. The community would be located on a 9.87 acre site (two tax parcels) located on the east side of Old Nichols Road approximately 640 feet south of Johnson Avenue in the Village of Islandia, NY.

The analysis of the Preserve at Islandia project in a DEIS has been required by the Village of Islandia, as Lead Agency for administration of the change of zone review and as required by SEQRA. The information prepared in conformance with this scope and the SEQRA process is intended to provide comprehensive input in the decision-making process for use by involved agencies in preparing their own findings and issuing decisions on their respective permits. The document must be concise but thorough, well documented, accurate and consistent. Figures and tables will be presented in support of the discussions and analyses contained in the document. Technical information will be summarized in the body of the DEIS and attached in their entirety in an appendix.

The Village Trustees of the Village of Islandia (hereinafter the “Village Trustees”), as lead agency, has issued a Positive Declaration, and has elected to conduct formal scoping pursuant to 6 NYCRR §617.8. This Draft Scope provides a description of the proposed action and the proposed content for the DEIS, based on the Draft Scope submitted by the applicant, the information contained in the application materials, the Long Environmental Assessment Form (Parts I, II, and III) and the Positive Declaration Form. This Draft Scope has been prepared in accordance with 6 NYCRR §617.8, 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;
- Initial identification of mitigation measures; and
- Reasonable alternatives to be considered.

**Brief Description of Proposed Action**

**Location**

The proposed project is to be located on a 9.87 acre parcel of land on the east side of Old Nichols Road, and more particularly described as Suffolk County Tax Map (SCTM No. 504-17-03, lots 7 and 8. The site is currently occupied by an equestrian center.

**Proposed Project**

The proposed project involves a change of zone from the existing AG (Agriculture) zoning, to MF (Multifamily Residence district. The project involves a proposed community of seventy-two (72) condominium units, forty-four (44) of which will be age-restricted use and twenty-eight (28) will be non-age restricted. The approximate footprint of each unit is 55’x27.5’, and the proposed project would include a clubhouse, pool and patio and tennis court for recreational amenities. The project would involve constructing a sanitary waste treatment facility to treat and discharge sanitary effluent from the project.

Approvals

In order to develop the site as proposed, the following approvals are required:

<b>Agency</b>	<b>Approval</b>
Village of Islandia Board of Trustees	Change of Zone
Village of Islandia Planning Board	Site Plan
Village of Islandia Highway Department	Road Access permits
Suffolk County Department of Health Services (SCDHS)	Article 4 Water Supply Article 6 Sewage Treatment Facility
New York State Dept. of Environmental Conservation (NYSDEC)	SPDES Stormwater; GP-02-01 SPDES for sewage facility issued through SCDHS

The design of the project as proposed would not require any variances from the MF zoning district that is sought. The project would also require connection to the water main of the Suffolk County Water Authority, which is present along Old Nichols Road. The Suffolk County Planning Commission is a referral agency that has voted to approve the project subject to certain conditions which will be discussed in the DEIS. A preliminary determination has been made that the project is an Unlisted Action under SEQRA,

A complete description of the proposed action, including, but not limited to, detailed site data (including floor-to-area ratio), project purpose, needs and benefits, will be contained in the DEIS section entitled *Description of the Proposed Action*. The anticipated construction schedule will also be discussed in this section of the DEIS.

## **Potentially Significant Adverse Impacts**

Based upon review of the Positive Declaration issued by the Village Trustees, as well as review of Parts 2 and 3 of the Environmental Assessment Form, potential adverse impacts to the following elements of the environment warrant evaluation in the DEIS: soils and topography (including impacts to prime agricultural soils); water resources; ecology; land use, zoning and community character, including consistency with relevant land use plans; transportation; community facilities and services; and aesthetics and cultural resources. These potential adverse impacts will be fully addressed in various DEIS sections, as briefly outlined below:

### **Impacts to Soils and Topography**

Soil types on the site will be evaluated using information from the *Soil Survey of Suffolk County* and on-site soil borings. Prime agricultural soils and their locations will be identified. The existing conditions of the soils, and any known conditions that have impacted soils will also be identified. A narrative analysis of the potential adverse impacts to soils (e.g., from excavation, grading, etc.) will be provided. Impacts to any identified prime agricultural soils will also be identified. Moreover, the suitability of the soils for on-site drainage and sanitary leaching will be evaluated, and information on the permeability and porosity of the soil and the rate of water infiltration). Feasible measures to minimize potential adverse impacts to soils will be identified as part of this impact evaluation.

The existing topography will be evaluated through published topographic maps and site-specific topographic information. The proposed changes to site topography will be evaluated. Also, feasible measures to minimize potential impacts associated with grading will be identified. Discussions of proposed erosion and sedimentation control measures will be presented.

### **Impacts to Water Resources**

As indicated in Parts 2 and 3 of the Environmental Assessment Form prepared by the Village Trustees, there is the potential for impacts to groundwater associated with discharges from the proposed chromaglass plant, stormwater runoff, and landscape vegetation associated with the proposed action. This is of particular importance given that the project site is adjacent to a well field operated by the Suffolk County Water Authority, and the analysis outlined below shall be conducted to address this well field. To assess the potential impacts associated with the proposed action, the DEIS will present an analysis of the proposed action's compliance with the relevant section of the *208 Study* and Article 6 of the Suffolk County Sanitary Code, which relates to sanitary discharge. Consultations will also be undertaken with the Suffolk County Department of Health Services with respect to the proposed chromaglass system, and associated documentation will be provided in the DEIS. This section of the DEIS will evaluate the impact of the proposed chromaglass system on groundwater quality. The requirements for a State Pollution Elimination System permit will be presented.

Applicable stormwater regulations (e.g., USEPA Phase 2) will be assessed, and the proposed action's consistency therewith will be evaluated. The proposed drainage



system will be described and evaluated in the DEIS. The requirements of Article 12 of the Suffolk County Sanitary Code will be identified, and the compliance of the action therewith will be evaluated. Depth to groundwater will also be determined. Water use and sanitary flow will also be projected, and associated impacts to water resources will be assessed.

Areas to be cleared, developed with impervious surfaces, planted with fertilizer-dependent vegetation and preserved in a natural state will be calculated and presented. Projections will then be made of post-development recharge and nitrogen loading to evaluate changes from the pre-development condition.

### Impacts to Ecology

Although the site is significantly cleared, due to its use as a horse farm, a site investigation will be performed by a qualified biologist/ecologist or landscape architect, to identify any significant trees that may be preserved on the subject property, particularly along Old Nichols Road. Any trees of six-inches diameter at breast height (“dbh”) will be identified. In order to assess potential ecological impacts, site data will be evaluated to determine areas of native vegetation to be removed and to remain and a clearing and tree preservation plan will be prepared.

### Impacts to Land Use, Zoning and Community Character

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

The impacts to land use, zoning and community character resulting from implementation of the proposed action will be assessed, and a cumulative impact analysis with other proposed area development will be conducted.

Consistency with the Village’s existing planning documents will be assessed. This discussion will identify pertinent Village goals and policies relating to the proposed type and intensity of land use for the project site.

### Impacts to Transportation

A Traffic Impact Study will be prepared and incorporated into the DEIS that will evaluate the traffic and transportation aspects of the proposed action and determine its impact on the existing street system. In broad terms, the factors that will be considered are existing traffic flow, traffic generation, traffic distribution, capacity, parking requirements, and safety. The following specific tasks will be undertaken as part of the Traffic Impact Study:

1. Site inspections to observe existing traffic movements at various times of the day and under different conditions;

2. Perform traffic at appropriate location as they relate to the subject site, as well as review of traffic data, as available from the Suffolk County or New York State;
3. Provide Trip generation estimates based on empirical data obtained from traffic counts conducted at the existing multi-family development located in the Village's existing MF zoning district south of the subject site, as well as utilizing information contained in the Institute of Transportation Engineers, *Trip Generation Manual*, 7<sup>th</sup> edition;
4. Review of the proposed access to and from the site, as well as the alternative access off of Old Nichols Road to the site via the existing Schley Place right-of-way, from the standpoint of safety, location and design;
5. Determination of capacity analyses at the proposed and alternative access, described above, to the subject site;
6. Analysis of accidents within 1000 feet of the subject site; and
7. Examination of site access by construction vehicles.

#### Impacts to Community Facilities and Services

This section will include a list of existing facilities and a discussion of existing usage and service levels for police and fire protection, ambulance services, educational facilities, and solid waste management. Potential impacts to the above-listed facilities, associated with implementation of the proposed action, will be evaluated.

#### Impacts to Aesthetics and Cultural Resources

The Visual Addendum to the Environmental Assessment Form will be prepared. In addition, an analysis will be conducted of the potential changes to visual character from Old Nichols Road and the open portion of Schley Place. The proposed building materials will be discussed and depicted in color renderings. Also, proposed lighting and the potential impacts associated therewith will be evaluated in a photometric plan.

In addition, potential impacts on cultural resources (historic and archaeological) will be evaluated. Specifically, documentation of the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") will be reviewed to determine if there is the potential for the proposed action to affect documented cultural resources. If such potential exists, an archaeological survey will be conducted by a qualified archaeologist, and OPRHP clearance will be sought.

## **Organization and Overall Content of the DEIS Document**

The DEIS must conform with the basic content requirements as contained in 6NYCRR Part 617.9 (b)(3). The outline of the DEIS will include the following sections:

### **COVER SHEET**

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    - 1.1.3 Objectives of the Project Sponsor
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- 5.0 **ALTERNATIVES**
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  - 5.2 **Existing Zoning Alternative**
  - 5.3 **Alternative Design**
- 6.0 **REFERENCES**
- APPENDICES**

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

As required under SEQRA, the DEIS will include “a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence”. Included in this evaluation will be reasonably related short-term and long-term impacts, with other required sections identified in the Section 6.0 of this scoping document. This section further describes the level of analysis and the type of analysis expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section is followed by a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

### **Description of the Proposed Project**

#### *Background and History*

- There will be a brief description of the site and it’s current use as well as the application history with respect to this project.

#### *Public Need and Municipality Objectives*

- Include justification of proposed project in terms of Village goals for site.
- Public need for the project will be discussed.

#### *Objectives of the Project Sponsor*

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

#### *Benefits of the Project*

- A discussion of the community benefits expected to accrue from the proposed project will be provided.
- A discussion of economic benefits expected (tax revenue and jobs) will be provided.

#### *Location and Site Conditions*

- Using appropriate mapping and/or tables, describe location of site, in terms adjacent/nearby significant properties, zoning and service districts, available services, etc.
- The existing conditions of the site in terms of site survey, structures, vegetative cover will be provided as an overall background of existing site conditions.

#### *Project Design and Layout*

- A brief description of the site and project layout; describe basis for site yield, proposed structures, services, utilities, access points, road system, drainage and site quantities table will be provided.
- The general grading concept and associated areas disturbed will be discussed.
- The general site drainage concept will be provided along with a discussion of conformance to NYSDEC SPDES stormwater and erosion control regulations for construction and post-construction conditions.

- The vehicle access points, internal roadway layout and traffic circulation will be identified.
- The adequacy of on-site parking will be discussed; required parking as required by a breakdown of parking requirements shall be provided.
- A description of water supply proposed for the site and proposed wastewater handling will be provided.
- The sizes and locations of all utilities and services will be described along with the status of future possible connection.
- The Village lighting requirements, proposed lighting and an illumination analysis will be provided and described.
- Information on the type, amount and location of landscaping proposed will be provided as well as information on maintenance requirements such as irrigation and fertilization.
- Include analysis of height of the building in relation to the surrounding area and indicate what, if any, impacts will occur.

#### *Construction*

- The construction sequence will be described.

#### *Operation*

- The operation of the facility will be described.

#### *Permits and Approvals Required*

- Approving agencies, types of approvals and status will be identified.

#### Natural Environmental Resources

##### *Soils and Topography*

- The existing soil types will be determined pursuant to Suffolk County Soil Survey.
- Soil borings will be described (if available) to determine subsurface soil quality.
- The topography of the site will be determined using regional topographic surveys of the property.
- Impact to soils will be discussed in terms of soil constraints pursuant to the Suffolk County Soil Survey based on the type of land use proposed and the constraints for each soil type.
- Constraints in terms of depth to groundwater will be evaluated by establishing that sanitary and drainage systems can function property.
- Topographic alteration of the site will be identified based on conceptual grading and potential impacts assessed.
- Corrective measures necessary to overcome soil limitations will be identified.
- Mitigation in terms of erosion control, retention of soils, fugitive dust and related impacts shall be identified.

##### *Water Resources*

- The groundwater management zone as classified under Article 6 of the Suffolk County Sanitary Code shall be referenced.
- A discussion of the groundwater recharge areas and hydrological regime will be included. Groundwater recharge, water supply availability and provisions to address any potential water quality impacts will also be included.
- The depth to groundwater in key development locations of the site will be determined by use of regional groundwater and topographic maps.
- The expected direction of groundwater flow based on hydrologic interpolation will be identified.
- The existing groundwater quality will be referenced from existing literature.

- Groundwater resources and runoff will be evaluated in terms of how runoff will be retained on-site.
- The location of public water resources including the SCWA well field will be identified.
- The water supply availability, service provider and capacity of systems will be established through communication with the water district.
- The expected impact of the project with respect to water quality shall be fully examined in terms of sanitary discharge compliance, wastewater treatment system operation and regulatory requirements.
- Applicable Suffolk County Department of Health Services (SCDHS) regulations and requirements will be identified, and the compliance of the action with same will be evaluated.
- The nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance modeling methods.
- The consistency of the proposed action with the findings of the *Nationwide Urban Runoff Program (NURP)* and *Nonpoint Source Management Handbook* will be evaluated as related to stormwater management and discharge.
- The existing stormwater management systems and surface drainage conditions on the site will be described. Description of how the stormwater management system will comply with applicable regulatory requirements, including the NYSDEC SPDES GP 02-01 Phase 2 stormwater regulations will be provided.
- Mitigation measures which may reduce potential water quality impacts shall be identified

#### *Ecology*

- The site is an equestrian facility which is occupied by structures and barren soil, with no expected ecological resources. The site will be inventoried through an inspection of the site by a qualified biologist/ecologist to confirm and document any apparent ecological resources.
- The NY Natural Heritage Program shall be contacted for site file information concerning habitats, plant and animal species.
- Impact to habitats shall be quantified and discussed qualitatively in terms ecological impact to plants and animals.
- Mitigation measures to reduce potential impacts will be identified and method of implementation determined.

#### Human Resources

##### *Transportation*

- The Traffic Impact Study will include the following, and shall analyze the proposed access, as well as an alternative access from Old Nichols Road via the existing Schley right-of-way (only to access the site, not to create a through street to the open portion of Schley Place):
  - a. Perform a field inventory of existing roadway features including geometry, lane widths, traffic control, pavement markings, parking restrictions, traffic signal timing and phasing.
  - b. Collect intersection turning movement counts during the weekday AM (7-9) and weekday PM (4-6) peak hours and Saturday midday (11 AM – 2PM) peak hour at the following intersections:
    1. Veterans Highway (NYS Route 454) at Nichols Road/E Suffolk Avenue
    2. Nichols Road at Long Island Expressway (LIE) South Service Road
    3. Nichols Road at Long Island Expressway (LIE) North Service Road

- c. Tabulate traffic count data, identify peak hour factors, and adjust data for seasonal variations.
- d. Obtain most recent 3-years of available accident data from NYSDOT for the study intersections and adjacent roadways. Tabulate the accident data by severity of injury and type of collision. Identify accident patterns and trends in traffic impact study.
- e. Identify Other Planned Developments in the nearby area that may affect the study intersections. It is assumed that no more than two other projects will be included in the study.
- f. Develop future No Build volumes for the study intersections. The volumes will be adjusted to future levels using an annual growth factor of 1.2% obtained from the NYSDOT LITP2000 Study. Volumes generated by Other Planned Developments will be added.
- g. Perform trip generation calculations for the proposed residential development using statistical data contained in *ITE Trip Generation, 7<sup>th</sup> Edition* or related data from Nelson & Pope's files, as well as, empirical data obtained from traffic counts conducted at the existing multi-family development located in the Village's existing MF zoning district south of the subject site. Perform trip generation calculations or obtain existing information for the Other Planned Developments in the project area.
- h. Prepare a trip distribution and assignment of site generated traffic for proposed residential development based on roadway network and existing travel patterns established by the turning movement counts.
- i. Develop Build Condition volumes by adding the site generated traffic volumes to the No Build volumes.
- j. Perform intersection capacity analyses for the study intersections identified above and the site access driveway. Analyses will be performed using HCS software in order to provide level of service results at the intersections and site access location. The analyses will be completed for Existing Condition, No Build Condition, and Build Condition for weekday AM, PM and Saturday midday peak hours.
- k. Identify impacts at study intersections and develop mitigation measures, if necessary. Perform HCS analyses for Build with Mitigations Condition.
- l. Prepare a detailed traffic report containing text, tables and graphics for submission to Village of Islandia for inclusion in DEIS prepared by NP&V.

*Land Use, Zoning and Plans*

- This section of the DEIS will describe existing land use and zoning on the subject site and in the surrounding area.
- This section of the DEIS will also provide information on the development history of the site and surrounding area; the existing land use character of the site and surrounding area within approximately 500 feet will be described and mapped.



- Land use plans which pertain to the project site will be outlined and discussed in terms of their general intent and applicability to the project site.
- Once the above information is compiled, the DEIS will assess the impacts of the proposed action on land use and zoning. The impact assessment will concentrate on evaluating the consistency of the proposed action with prevailing land use and zoning. The compatibility of the proposed action with area land use will be assessed.
- The conformance of the project with land use plans will be evaluated and discussed.
- The recommendations of the Suffolk County Planning Commission will be identified and discussion of the projects conformance or rationale of the project intent will be provided.
- Measures which may be used to mitigate potential land use, zoning or impacts with respect to land use plans will be provided.

#### *Community Facilities and Services*

- The existing community services and the ability of these services to accommodate the proposed project will be described. The services include:
  - School District;
  - Police;
  - Fire and Ambulance Services;
  - Water supply;
  - Sanitary;
  - Solid Waste
- The impact analysis contained in the DEIS will include consultations with service providers regarding existing demand for services and capacity such that the DEIS will objectively analyze the impact of the proposed action on community facilities and services.
- The existing and future tax revenue of the site will be established.
- The emergency services (ambulance, police and fire) which serve the site will be identified and contacted for input with respect to continued ability to serve the site.
- Changes associated with the proposed project will be evaluated in terms of emergency service access; a practical approach will be taken to ensure that safe and efficient emergency service vehicle access to the site can be provided to the site.
- savings standards. Include a discussion related to the potential for buildings and site to be
- Mitigation for community services will be identified as necessary.

#### *Aesthetic Resources and Community Character*

- The visual character of the existing site conditions will be identified through ground and aerial photography using a key for locations of all ground photography.
- Impacts of the proposed project in terms of community character and visual setting will be determined by discussion as well as graphic methods.
- Mitigation such as landscaping and buffering will be identified.

#### *Historic and Archaeological Resources*

- The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) existing site map (circle and squares map) will be consulted to determine if there is any archaeological sensitivity with respect to the site.
- If necessary, further evaluation will be conducted or, a basis to conclude that no further investigation is warranted will be provided.

### **Other Required Sections**

SEQRA identifies other required sections for a complete DEIS as included in 6NYCRR Part 617.9 (b)(3). Mitigation measures will be included with respect to each key impact area as noted. The following Other Required Sections and evaluations will be provided in the DEIS.

- Construction Impacts (Describe the impacts related to construction noise, dust, erosion and sedimentation, area receptors, applicable nuisance regulations, applicable agency oversight and safeguards, phasing of the project, staging areas, parking areas, operation areas, duration, hours, and related mitigation measures to reduce construction impacts).
- Cumulative Impacts (Describe other pending projects in vicinity, determine potential for impacts due to implementation of proposed project in combination with others and discuss/analyze impacts).
- Adverse Impacts That Cannot Be Avoided (Provide brief listing of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be completely mitigated).
- Irreversible and Irretrievable Commitment of Resources (Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project).
- Growth-Inducing Aspects (Provide complete discussion of those aspects of the proposed project which will or may trigger or contribute to future growth in the area).

### **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 Alternative (Alternative whereby the site remains in its current condition).
- Existing Zoning Alternative (Evaluate uses that can occur under existing zoning)
- Alternative Design – In order to minimize the impacts on the character of the predominantly single family neighborhoods that define the existing character of the area an alternative design that incorporates traditional neighborhood design techniques, including creating traditional residential streetscape having parallel on-street parking, street trees, and sidewalks, different housing types and styles, use of front porches, and garages the recessed for the front facade of the housing units or access through the use of the rear alleyways.



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 assists the lead agency in evaluating the DEIS for content and adequacy for public review and assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project and allow the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the project.

**Appendix A-3**  
**Part I and Part II Environmental Assessment Forms (EAF)**  
**&**  
**Visual EAF Addendum**

**617.20**  
**Appendix A**  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

PRESERVE AT ISLANDIA  
Name of Action

VILLAGE OF ISLANDIA - TRUSTEES  
Name of Lead Agency

ALLAN M. DORRHOOD  
Print or Type Name of Responsible Officer in Lead Agency

MAYOR  
Title of Responsible Officer

[Signature]  
Signature of Responsible Officer in Lead Agency

[Signature]  
Signature of Preparer (if different from responsible officer)

11/26/07  
Date

**PART 1--PROJECT INFORMATION**  
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action CHANGE OF ZONE APPLICATION SCTM 504-17-03-07+08

Location of Action (include Street Address, Municipality and County)

1239 OLD NICHOLS ROAD, ISLANDIA, TOWN OF ISLIP, SUFFOLK COUNTY

Name of Applicant/Sponsor ISLANDIA PARTNERS, LLC

Address 399 WEST JHW ST

City / PO HICKSVILLE, State NY Zip Code 11801

Business Telephone (516) 822-4250

Name of Owner (if different) JK CONSUMERS, INC.

Address 1239 OLD NICHOLS ROAD

City / PO ISLANDIA State NY Zip Code 11749

Business Telephone (631) 445-0155

Description of Action:

PROPOSED CHANGE OF ZONE OF LAND TO MULTIFAMILY RESIDENCE (MF) FOR THE PURPOSE OF DEVELOPING 75 NON RESTRICTED CONDOMINIUM UNITS AND AMENITIES. APPROXIMATE FOOTPRINT OF EACH UNIT IS 55' x 27.5'

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other HOSE FARM - EQUESTRIAN

2. Total acreage of project area: 9.873 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, <u>earth</u> or fill)	<u>9.173</u> acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.70</u> acres	<u>4.0</u> acres
Other (Indicate type) <u>TURF</u>	_____ acres	<u>5.873</u> acres

3. What is predominant soil type(s) on project site? RhB, RdA, + HdB

- a. Soil drainage:  Well drained 100 % of site  Moderately well drained \_\_\_\_\_ % of site.  
 Poorly drained \_\_\_\_\_ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres (see 1 NYCRR 370). N/A

4. Are there bedrock outcroppings on project site?  Yes  No

a. What is depth to bedrock \_\_\_\_\_ (in feet) N/A

5. Approximate percentage of proposed project site with slopes:

- 0-10% 100 %  10- 15% \_\_\_\_\_ %  15% or greater \_\_\_\_\_ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places?  Yes  No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No

8. What is the depth of the water table? > 30 ft (in feet)

9. Is site located over a primary, principal, or sole source aquifer?  Yes  No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  Yes  No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes  No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes  No

If yes, explain:

14. Does the present site include scenic views known to be important to the community?

Yes  No

15. Streams within or contiguous to project area:

None

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

None

b. Size (in acres):

17. Is the site served by existing public utilities?  Yes  No
- a. If YES, does sufficient capacity exist to allow connection?  Yes  No
- b. If YES, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No

20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

**B. Project Description**

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 9.873 acres.
- b. Project acreage to be developed: 9.873 acres initially; 9.873 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 0; proposed 212
- g. Maximum vehicular trips generated per hour: 33 (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	<u>75</u>
Ultimately	_____	_____	_____	<u>75</u>

- i. Dimensions (in feet) of largest proposed structure: 35' height; 27 1/2' width; 55' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 710 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.

3. Will disturbed areas be reclaimed  Yes  No  N/A

a. If yes, for what intended purpose is the site being reclaimed?

Landscaping, berms, etc

- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.



5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No

6. If single phase project: Anticipated period of construction: 24 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 1 (number)

b. Anticipated date of commencement phase 1: 06 month 09 year, (including demolition)

c. Approximate completion date of final phase: 02 month 11 year.

d. Is phase 1 functionally dependent on subsequent phases?  Yes  No

8. Will blasting occur during construction?  Yes  No

9. Number of jobs generated: during construction 100; after project is complete 0

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities?  Yes  No

If yes, explain:

12. Is surface liquid waste disposal involved?  Yes  No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount \_\_\_\_\_

b. Name of water body into which effluent will be discharged N/A

13. Is subsurface liquid waste disposal involved?  Yes  No Type SEWAGE

14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No N/A

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain?  Yes  No

16. Will the project generate solid waste?  Yes  No

a. If yes, what is the amount per month? 2 tons

b. If yes, will an existing solid waste facility be used?  Yes  No

c. If yes, give name LANDFILL; location \_\_\_\_\_

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No

e. If yes, explain:

17. Will the project involve the disposal of solid waste?  Yes  No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

18. Will project use herbicides or pesticides?  Yes  No

19. Will project routinely produce odors (more than one hour per day)?  Yes  No

20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No

21. Will project result in an increase in energy use?  Yes  No

If yes, indicate type(s)

Electric + Gas Use for 75 auto units + Amenities

22. If water supply is from wells, indicate pumping capacity \_\_\_\_\_ gallons/minute. *N/A*

23. Total anticipated water usage per day 11,200 gallons/day.

24. Does project involve Local, State or Federal funding?  Yes  No

If yes, explain:

25. Approvals Required:

	Yes	No	Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Change of Zone	This application
City, Town, Village Planning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
City, Town Zoning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Waste Management	Pending Decision Plan
Other Local Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		

C. Zoning and Planning Information

1 Does proposed action involve a planning or zoning decision?  Yes  No

If Yes, indicate decision required:

- Zoning amendment
- Zoning variance
- New/revision of master plan
- Subdivision
- Site plan
- Special use permit
- Resource management plan
- Other

2. What is the zoning classification(s) of the site?

[Empty box for zoning classification]

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

[Empty box for maximum potential development]

4. What is the proposed zoning of the site?

MF (Multi family)

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

[Empty box for maximum potential development]

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No

[Empty box for consistency with local land use plans]

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Single family residential, condominiums

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?  Yes  No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? \_\_\_\_\_

10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No

a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No

12. Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No

a. If yes, is the existing road network adequate to handle the additional traffic.  Yes  No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name ISLANDIA PARTNERS, LLC Date 6/22/07

Signature 

Title Member

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

## PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

**General Information (Read Carefully)**

- 1 In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- 1 The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- 1 The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- 1 The number of examples per question does not indicate the importance of each question.
- 1 In identifying impacts, consider long term, short term and cumulative effects.

**Instructions (Read carefully)**

- a. Answer each of the 20 questions in PART 2. Answer Yes if there will be any impact.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**Impact on Land**

1. Will the Proposed Action result in a physical change to the project site?

NO  YES

**Examples that would apply to column 2**

- |  |                                     |                          |                              |                             |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction on land where the depth to the water table is less than 3 feet.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction of paved parking area for 1,000 or more vehicles.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction that will continue for more than 1 year or involve more than one phase or stage.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO  YES

• Specific land forms:

Yes  No

**Impact on Water**

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO  YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO  YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1 Small to Moderate Impact      2 Potential Large Impact      3 Can Impact Be Mitigated by Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?  
 NO       YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.                   Yes  No
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.                   Yes  No
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.                   Yes  No
- Construction or operation causing any contamination of a water supply system.                   Yes  No
- Proposed Action will adversely affect groundwater.                   Yes  No
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.                   Yes  No
- Proposed Action would use water in excess of 20,000 gallons per day.                   Yes  No
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.                   Yes  No
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.                   Yes  No
- Proposed Action will allow residential uses in areas without water and/or sewer services.                   Yes  No
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.                   Yes  No
- Other Impacts:                   Yes  No



	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?				
<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES				
<b>Examples that would apply to column 2</b>				
• Proposed Action would change flood water flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON AIR

7. Will Proposed Action affect air quality?				
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
<b>Examples that would apply to column 2</b>				
• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will allow an increase in the amount of land committed to industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?				
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
<b>Examples that would apply to column 2</b>				
• Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?  
 NO  YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10. Will Proposed Action affect agricultural land resources?  
 NO  YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)  
 NO  YES

Examples that would apply to column 2

Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?  
 NO  YES

Examples that would apply to column 2

Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
IMPACT ON OPEN SPACE AND RECREATION			

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO  YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Other impacts:

IMPACT ON CRITICAL ENVIRONMENTAL AREAS			
--	--	--	--

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO  YES

List the environmental characteristics that caused the designation of the CEA.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS			
--	--	--	--

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Other impacts:

IMPACT ON CRITICAL ENVIRONMENTAL AREAS			
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1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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**IMPACT ON TRANSPORTATION**

15. Will there be an effect to existing transportation systems?  
 NO  YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.    Yes  No
- Proposed Action will result in major traffic problems.    Yes  No
- Other impacts:    Yes  No

**IMPACT ON ENERGY**

16. Will Proposed Action affect the community's sources of fuel or energy supply?  
 NO  YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.    Yes  No
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.    Yes  No
- Other impacts:    Yes  No

**NOISE AND ODOR IMPACT**

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?  
 NO  YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.    Yes  No
- Odors will occur routinely (more than one hour per day).    Yes  No
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.    Yes  No
- Proposed Action will remove natural barriers that would act as a noise screen.    Yes  No
- Other impacts:    Yes  No

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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**IMPACT ON PUBLIC HEALTH**

18. Will Proposed Action affect public health and safety?  
 NO     YES

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	--------------------------	--------------------------	------------------------------	-----------------------------
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	--------------------------	--------------------------	------------------------------	-----------------------------
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	--------------------------	--------------------------	------------------------------	-----------------------------
- Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	--------------------------	--------------------------	------------------------------	-----------------------------
- Other Impacts:

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	--------------------------	--------------------------	------------------------------	-----------------------------

**IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD**

19. Will Proposed Action affect the character of the existing community?  
 NO     YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	--------------------------	--------------------------	------------------------------	-----------------------------
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	--------------------------	--------------------------	------------------------------	-----------------------------
- Proposed Action will conflict with officially adopted plans or goals.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	--------------------------	--------------------------	------------------------------	-----------------------------
- Proposed Action will cause a change in the density of land use.

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	-------------------------------------	--------------------------	------------------------------	-----------------------------
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
- Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Other Impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?  
 NO  YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

617.20  
Appendix B  
State Environmental Quality Review  
VISUAL EAF ADDENDUM

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility		Distance Between Project and Resource (in Miles)				
		0-1/4	1/4-1/2	1/2-3	3-5	5+
1.	Would the project be visible from:					
	<i>! A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! A site or structure listed on the National or State Registers of Historic Places?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>! State Parks?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! The State Forest Preserve?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! National Wildlife Refuges and State Game Refuges?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! National Natural Landmarks and other outstanding natural features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! National Park Service lands?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! Rivers designated as National or State Wild, Scenic or Recreational?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<i>! Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! A site, area, lake, reservoir or highway designated as scenic?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! Municipal park, or designated open space?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<i>! County road?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! State road?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>! Local road?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<i>Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)</i>					
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
3.	<i>Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?</i>					
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				



**DESCRIPTION OF EXISTING VISUAL ENVIRONMENT**

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	Within	
	*1/4 mile	*1 mile
Essentially undeveloped	<input type="checkbox"/>	<input type="checkbox"/>
Forested	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commerical	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hilly	<input type="checkbox"/>	<input type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: add attachments as needed

5. Are there visually similar projects within:

1/2 mile  Yes  No 1 mile  Yes  No 2 miles  Yes  No 3 miles  Yes  No

\*Distance from project site is provided for assistance. Substitute other distances as appropriate.

**EXPOSURE**

6. The annual number of viewers likely to observe the proposed project is 1,100/day\*?

NOTE: When user data is unavailable or unknown, use best estimate.

\* Estimated, based on AADT of Old Nichols Road plus local populace.

**CONTEXT**

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

**FREQUENCY**

Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Involved in recreational activities	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Routine travel by residents	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At a residence	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At worksite	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Reset