

## **1. Executive Summary**

### **1.1. Project Description**

#### **1.1.1. Project Background, Purpose and Public Benefits**

Suffolk County Executive Steve Levy, recognizing the critical need for more dynamic ways in which to grow the County's economy, had previously identified the Yaphank County Center as an opportunity with "endless" possibilities. The County Executive presented a vision for the site that seeks to create a destination center with sports, entertainment and cultural uses along with affordable workforce housing. He directed the completion of a Site Evaluation Plan by the Department of Planning, a report that was completed in March of 2005. For the next two years leading up to the issuance of a Request for Proposals (RFP) in January 2007, the County worked on the initial phases of the predevelopment process with the Yaphank community, the Town of Brookhaven, the Suffolk County Legislator from the Third Legislative District, other public officials, the Longwood and South Country School Districts and regional business interests.

The first phase of this process involved the creation and operation of the Yaphank Center Development Review Committee and several public outreach sessions, which resulted in consensus on a general site vision and program goals and culminated in the issuance of the Request for Expressions of Interest (RFEI). As stated in the RFEI, the Site's physical attributes provide an ideal foundation for a high-quality, signature development – one that combines community accessibility, economic viability and design excellence. These attributes include:

- Proximity to most areas of the County, as the site is located at the center of the County, between Riverhead and Hauppauge;
- Accessibility by both road and rail. The site is serviced by Yaphank Avenue, which provides connections to the Long Island Expressway and features a Long Island Rail Road station immediately adjacent to the site. The County continues to explore the possibility of expanded rail service to this station;
- Size to allow for concentration of a mix of uses. The site offers several large contiguous areas for development;

- Character that distinguishes the site and provides natural buffer zones. With farmland and wooded landscape, the site has a unique rural character reflective of the surrounding community that also offers natural buffer zones between uses; and
- Infrastructure that services the site is up-to-date and functional. This includes public water, electric, and telephone services and an onsite sewage treatment plant which has the capability for expansion.

The RFEI General Site Vision was to:

- Respect the character of the surrounding community.
- Acknowledge the special nature of the County Farm.
- Provide high quality development.
- Respond to community needs that are not currently being met by the market.
- Provide a mix of uses.
- Provide for opportunities for intergenerational activities and homes.
- Assure a coordinated and compatible development plan.
- Have a positive economic impact on the Town, local school districts and County.
- Enhance the value of adjoining and nearby residences.
- Provide a destination for local and county residents.
- Take advantage of both the Long Island Expressway and the Long Island Railroad to minimize the impact of traffic onto local streets.
- Protect and enhance the environment including the Carmans River watershed.
- Utilize energy conserving "green" building and site development principles.
- Coexist, without conflict, with existing County uses and other existing land uses in the immediate area, also considering any County facilities that may need to be relocated.

The RFEI General Program Goals were:

- The County will entertain the relocation of certain existing facilities. If County facilities are relocated or consolidated, it is expected that the Selected Developer will build equal or greater amount of facilities at an equal or better quality.
- The County Farm will continue to be preserved and operational. Respondents should continue the farm's design elements and green spaces throughout the development area.
- Any development will demonstrate the ability to protect the existing residents from traffic, noise and other environmental impacts.
- Any residential development should meet the following goals:
  - Character that is consistent with the surrounding community
  - Address the needs of employees of businesses located on Long Island and families earning household incomes ranging up to 120% of county median income. A component of market rate homes would also be acceptable.
  - Address current and long term affordability
  - Contain a recreation component that builds on that which exists now and meets, at a minimum, the recreation needs of the new residents
- Any sports and entertainment components should meet the following goals:
  - Provide opportunities for local sports and recreation uses including the retention on site of existing athletic fields
  - Provide opportunities for low impact, passive recreation
  - Sports and entertainment uses should provide adequate buffers between the existing community and other uses on the site

The second phase included a comprehensive internal and external review of the responses to the RFEI. In this phase, the County, in conjunction with the Yaphank County Center Development RFEI Outreach Committee, stakeholders and the Town of Brookhaven, agreed upon a development framework that wove together the best ideas from the RFEI responses and had the support of the committee representatives of the community, the Town of Brookhaven and the County Executive. Almost two years of planning and public outreach went into phases one and two. The phases involved almost two dozen advisory committee meetings and four large-scale public sessions that drew over 2,000 participants. The administration of this process required substantial effort by many County employees including senior staff and department heads. The purpose of this wide ranging outreach was to draw proposals from a broad and varied range of possible applicants. This rigorous, transparent, and lengthy process through the early involvement of the community was designed to encourage better development options by eligible responders to the RFP.

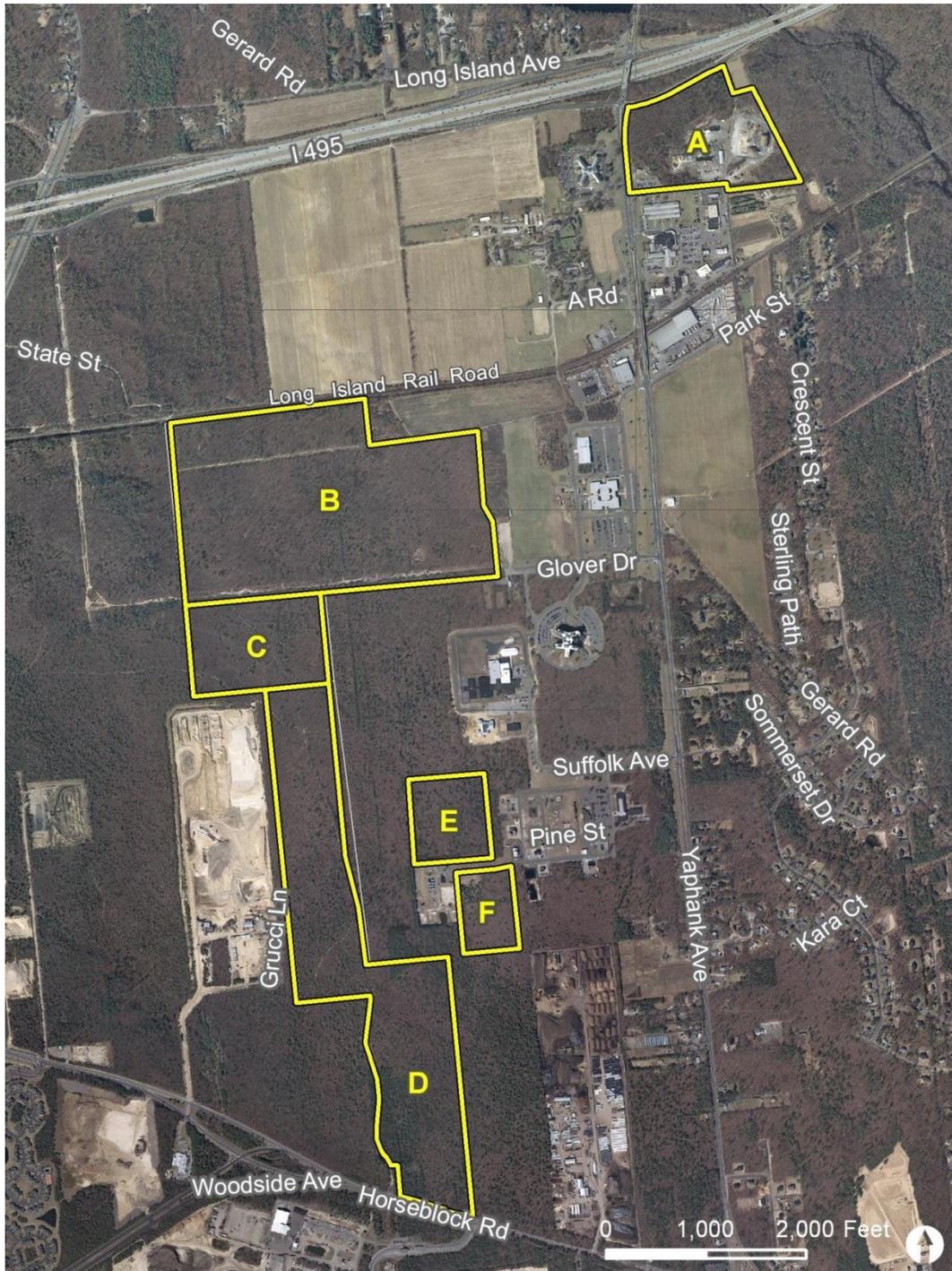
The RFP was issued in 2007, a Selected Developer was designated, and a contract was prepared with the Selected Developer in late 2009.

The County Legislature determined that a declaration of surplus and sale of this size property, while associated with a development plan was a Type I Action under the State Environmental Quality Review Act (“SEQRA”) and that a Generic Environmental Impact Statement would be required to comply with SEQRA requirements. A Draft Scope was prepared, a Public Hearing was held, and public comments were received. A Final Scope was then prepared based on the comments received and was adopted by the County Legislature in the fall of 2010. SEQRA documents are provided in Appendix A.

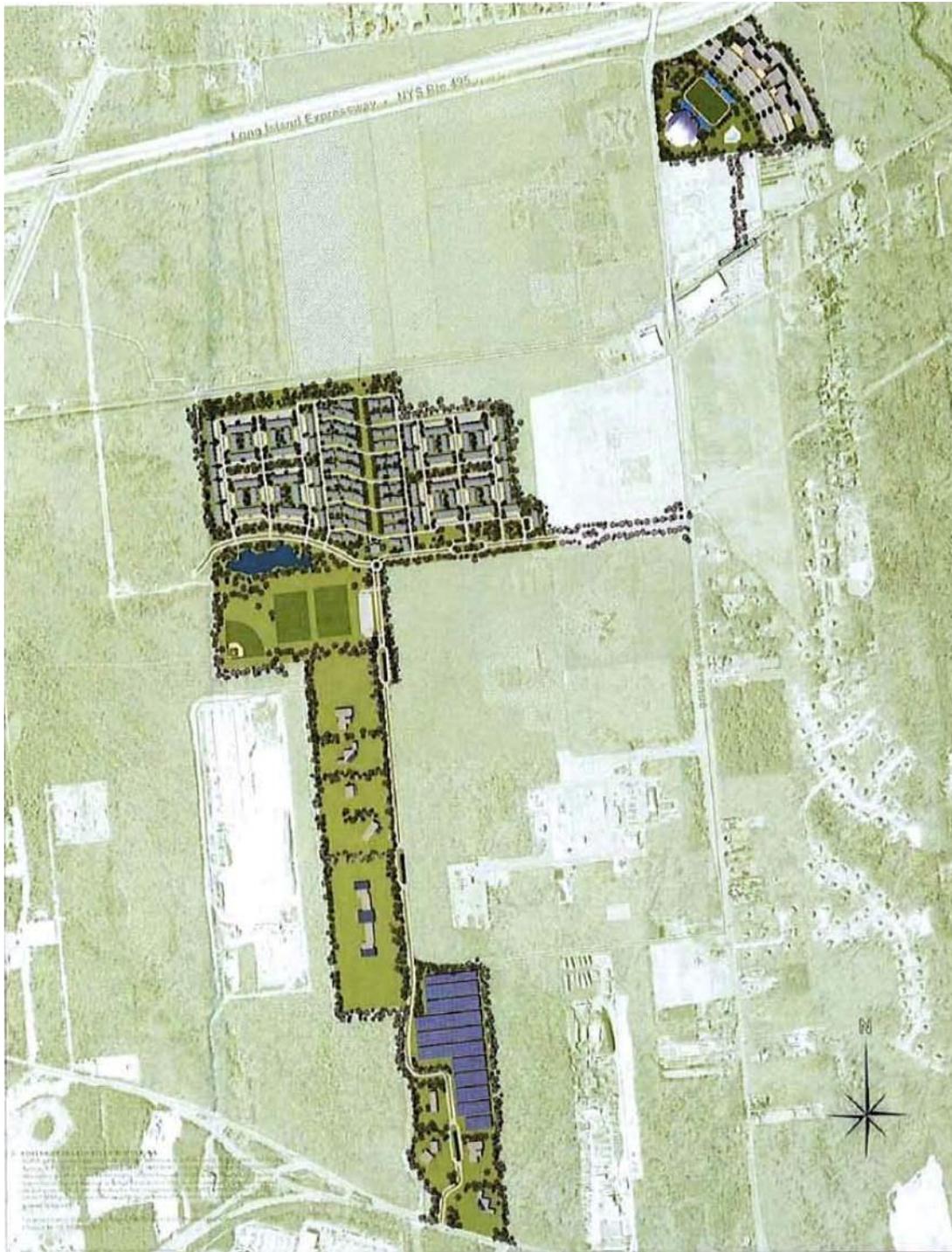
#### 1.1.2. Layout and Design

The project consists of six distinct areas as shown in Figure 1-1. The DGEIS analysis addresses each area individually, as well as the project as a whole, to enable the County to dispose of the property by area, or in total. A conceptual plan is shown in Figure 1-2.

Figure 1-1: Aerial Map



**Figure 1-2: Master Plan**



The following briefly describes the location of each area and the development proposed therein:

Area A - Area A is the northeast corner of the County's holdings. Currently, Area A includes both developed and undeveloped property. Development includes seven buildings, parking, driveways and outdoor storage areas.

Adjacent uses are the Long Island Expressway South Service Road and a cemetery to the north, the Suffolk County Department of Public Works (DPW) Complex to the south, County-owned land adjacent to the Carmans River corridor and private property zoned residential to the east; and Yaphank Avenue to the west. West of Yaphank Avenue is the Suffolk County Farm and County offices. This area contains approximately 34.16 acres.

The following existing uses would be removed and relocated to Area E:

- Ten (10) acres of County highway yards;
- Thirteen thousand (13,000) square feet of interior space for public works buildings;
- Sixteen thousand six hundred (16,600) square feet of interior space for a road salt storage building;
- Ninety (90) parking spaces for the County Board of Elections; and
- New doctor's cottage and shed (together with demolition and removal of the old cottage and shed)

Commercial and family-oriented entertainment uses would be in Area A and would include:

- Fifty thousand (50,000) square feet of interior space for sports and wellness facilities;
- Fifty thousand (50,000) square feet of interior space for office use;

- Four (4) restaurant locations of eight thousand seven hundred and fifty (8,750) square feet of interior space each;
- Seventy thousand (70,000) square feet of interior space for hotel use;
- Twenty-five thousand (25,000) square feet of interior space for retail use;
- Seventy two (72) rental units (affordable to residents earning up to eighty (80%) percent of Area Median Income) of one bedroom apartments each having six hundred fifty (650) square feet of interior living space.
- Arena (5,500 seats)
- Outdoor Stadium (5,000 seats)

Area B - Area B is located on the west side of the Yaphank County Center, south of the LIRR Main Line branch, approximately 1500 feet west of Yaphank Avenue directly behind Police Headquarters and the soccer field area. Area B extends approximately 2,400 feet to the west and is up to 1,900 feet wide. Area B adjoins a portion of the County Farm to the north and east and a power transmission line to the south. Area B contains a land area of approximately one hundred twenty one (121) acres and is currently undeveloped. It is wooded and contains modestly sloping topography.

Adjacent uses include the Long Island Railroad Main Line Branch and the County Farm to the north; County property including (from west to east) Area C, the County Jail (currently being expanded), the Police Department Canine Unit, and the John J. Foley Skilled Nursing facility to the south; the County Farm, County-owned recreation area and Police Headquarters to the east; and undeveloped land zoned for industrial use (not owned by the County) to the west.

The plan elements are described below. Mixed income rental and ownership housing would include:

- Seven hundred eighty five (785) Units of homes each having between nine hundred fifty (950) and one thousand two hundred fifty (1,250)

square feet of interior living space and having no more than two (2) bedrooms, as follows:

- Four hundred twenty nine (429) of these Units shall be affordable to residents earning up to eighty (80%) percent of Area Median Income.
- Two hundred fourteen (214) of these Units shall be affordable to residents earning between eighty one (81%) percent and no more than one hundred (100%) percent of Area Median income
- One hundred forty-two (142) of these Units shall be affordable to those earning between one hundred one (101%) percent and no more than one hundred twenty (120%) percent of Area Median Income
- Two hundred fifteen (215) Units of market rate homes, each having up to one thousand six hundred (1,600) square feet of interior living space, no more than two (2) bedrooms and an accessory apartment with separate entrance being permitted.
- Day Care Center having no less than twenty thousand (20,000) square feet of interior space.

Area C - Area C is an undeveloped 28.32+ acre Area south of Area B and to the west of the County Correctional Facility. Area C is wooded and contains modestly sloping topography.

Adjacent uses are Area B to the north; undeveloped County-owned land and private property used for pyrotechnic manufacture and testing (zoned L-2) to the south; undeveloped County-owned land that is planned for expansion of County Jail (construction underway) to the east; and undeveloped privately owned land zoned L-1 and private property used for pyrotechnic manufacture and testing (zoned L-2) to the west.

The plan elements consist of two fields for football, soccer and lacrosse, a baseball/softball field, and a fishing lake.

Area D - Area D is an approximately 94.75 acre area in the southern portion of the County's holdings parallel to Yaphank Avenue with frontage along Horseblock Road (CR 16). Area D is undeveloped. It is wooded and contains modestly sloping topography.

Adjacent uses include undeveloped County-owned land to the north, Horseblock Road and municipal landfill facility on south side of road, private property used for pyrotechnic manufacture and testing (zoned L-2) to the south; undeveloped privately owned land zoned L-1 to the east; and undeveloped privately owned land zoned L-1 to the west.

The land use concept for Area D was development in accordance with the current L-1 zoning with a focus on emerging alternative energy development companies. At least four (4) megawatts of electric production facilities would be built. The current zoning allows indoor industrial uses such as manufacturing, assembly, office use, warehousing and storage. The County wanted to encourage the development of businesses that are engaged in the development and production of “wi-fi”, alternative energy systems and bio-fuels. The County also encouraged synergistic arrangements with academic and research institutions such as Stony Brook University, Brookhaven National Labs and Dowling College that have expertise relating to alternative energy and/or offer incubator facilities.

This portion of the property was not well defined in the selected proposal. For the purposes of the analysis the following assumptions were made:

- The 95 acre site would be developed as an industrial subdivision with 1.2 million square feet of industrial uses.
- Four megawatts of solar power would be generated using rooftop solar panels on the industrial buildings.
- A clean energy plant for additional energy generation would be accommodated within the 1.2 million square feet of industrial uses.

### Area E

The following existing uses will be removed from Area A and relocated to Area E:

- Ten (10) acres of County highway yards;
- Thirteen thousand (13,000) square feet of interior space for public works buildings;
- Sixteen thousand six hundred (16,600) square feet of interior space for a road salt storage building;
- Ninety (90) parking spaces for the County Board of Elections; and
- New doctor's cottage and shed (together with demolition and removal of the old cottage and shed)

### Area F

The County Wastewater Treatment Plant would have to be expanded by the Selected Developer to accommodate the proposed development or the Selected Developer would have to construct a new treatment plant. Area F has been set aside for the plant construction and/or expansion.

## **1.2. *Potential Impacts and Proposed Mitigation***

### 1.2.1. Geology, Soils, and Topography

#### Geology

*Potential Impacts:* Only the surface glacial deposits would be impacted by the development of the site. Grading of the site would result in removal and deposition of material throughout the site (see following sections on Soils and Topography). Since only surface deposits would be modified, deeper geological layers would not be expected to be impacted by site development.

*Proposed Mitigation:* Mitigation for the effects of site grading is discussed in the following sections on Soils and Topography.

## Soils

*Potential Impacts:* The potential impacts of the proposed project with respect to soils considered the suitability of the soil phases in Areas A through F for specific types of land uses and the potential loss of farmland soils. For each area it was determined that there would be minimal impacts from the use of these soils for the proposed uses. Where there are soil limitations for vegetation, these could be overcome by improving the soil characteristics to support this use. The approximately 237 acres of prime farmland soils would be effectively unavailable to future agricultural uses.

*Proposed Mitigation:* The Selected Developer would be required to pay careful attention to soil conservation and erosion control techniques during grading activities. Final site design would need to incorporate methods to control erosion and sedimentation and limit transport of sediment to offsite areas. Guidance would be taken from the Best Management Practices (BMP's) recommended in the latest New York Guidelines for Urban Erosion and Sediment Control<sup>1</sup>, the NYSDEC's Urban Stormwater Runoff Management Practices Catalogue<sup>2</sup> and other appropriate documents.

Disturbance to soils will be mitigated through implementation of an approved Soil Erosion and Sediment Control Plan. The Selected Developer would be required to utilize an extensive erosion control plan that would reduce runoff during construction. The plan will specify phasing of the construction to limit the overall amount of disturbed soils, permanent and temporary stabilization methods and measures to control surface runoff from the active construction areas. This plan would likely include the following or similar measures:

- A controlled sequence of measures would insure that runoff and sediment receiving areas are prepared in advance of major site disturbances.

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<sup>1</sup> *New York Guidelines for Urban Erosion and Sediment Control*, USDA, Natural Resources Conservation Service, Printed by the Empire State Chapter, Soil and Water Conservation Society, Fourth Printing, April 1997

<sup>2</sup> *Urban Stormwater Runoff Management Practices Catalogue for Nonpoint Source Pollution Prevention and Water Quality Protection in New York State*. NYS Department of Environmental Conservation, 1996.

- An erosion-control seed mixture such as 50% annual ryegrass and 50% perennial ryegrass would be used for quick and effective stabilization of the soils.
- A series of hay bales and silt fences would be placed to capture coarse and fine sediment.
- Silt fences would also be installed to prevent material from washing away.
- Earth stockpiled for longer than fifteen (15) days would be stabilized by either seeding it with the erosion control seed mixture referred to above, or mulching it with hay.
- Maintenance of the erosion control measures would include removal of accumulated sediment and trash from all control structures and the basin, repair or replacement of damaged swales, diversions, silt fencing, hay bales, and reseeding where necessary.
- The construction entrance would be stabilized with crushed stone to prevent soil and debris from being carried onto roads.
- Construction-related erosion control measures would be removed during final landscaping.

The final grade surface, once established, would be stable, non-erosive, and fully vegetated, where appropriate.

### Topography

*Potential Impacts:* Most of the site (298 acres) has shallow slopes of less than ten (10) percent, with only five (5) acres with slopes greater than ten percent. The existing topography would be graded and shaped to create the buildings, roads, parking areas, landscaped areas and drainage features. While the site plan has not been designed, it is anticipated that a majority of the property would be subjected to cut and fill earthwork. As part of the future design of the detailed site plan, cut and fill calculations would be done to determine if there would be an import or export of material from the site.

*Proposed Mitigation:* The topography and slope of the developed areas will be altered. Overall drainage patterns will remain the same and the potential loss of soil material will be mitigated by implementation of an approved Soil Erosion and Sediment Control Plan.

#### 1.2.2. Surface and Subsurface Environmental Conditions

Phase 1 Environmental Site Assessments were prepared for the project site to evaluate and identify conditions indicative of releases and threatened releases of hazardous substances and petroleum products on, at, in or to, the project area. The Phase I ESA for each Area identified Recognized Environmental Conditions (REC), Historical RECs, de minimis conditions, Data gaps and Data failures.

Issues identified in Area A were an improperly abandoned underground storage tank, and potential for contamination in the on-site septic systems, stormwater drywells, and Paint Building drywells.

Issues identified in Area B were a target practice area, a previously identified and studied groundwater plume and several types of debris including discarded tires, bricks, wood, stone, and metal, etc.

Issues identified at Area C were a previously identified and studied groundwater plume and several types of debris including discarded tires, bricks, wood, stone, and metal, etc.

Issues identified at Area D were another target practice area, a previously identified and studied groundwater plume and several types of debris including discarded tires, bricks, wood, stone, and metal, etc.

Issues identified at Area E were several types of debris including 55-gallon drums (which appeared empty), concrete pillars, discarded tires, bricks, wood, stone, and metal, etc.

Issues identified at Area F were several types of debris including over one-hundred 55-gallon drums, discarded tires, wood, bricks, stone, and metal, etc. Some of the debris appeared to be charred and burnt, however, no visual evidence

of petroleum or chemical impacts to the soil were evident. It appeared from the inspection that the area is used to simulate firefighting operations/activities.

*Proposed Mitigation* - The Selected Developer will investigate the identified RECs during the due diligence period. The Selected Developer will either utilize the Phase 1 Environmental Site Assessments prepared for this DGEIS or will prepare new Phase 1 Environmental Site Assessments, and if necessary, a Phase II environmental assessment during that time. Responsibility for remediation, if required, rests with the Selected Developer as the contract specifies that the purchase is in “As Is” condition. Remediation, if required, will be completed prior to and/or during project construction, as appropriate

### 1.2.3. Groundwater

#### Water Supply

*Potential Impacts* – Impacts to groundwater include those related to withdrawals and others related to infiltration. This project would result in increased withdrawal of groundwater. The project is located within the service area of the Suffolk County Water Authority (SCWA). Water consumption is estimated to be a maximum of 584,500 gallons per day (gpd), although it is anticipated that the project would include conservation measures that would reduce this quantity.

SCWA has stated that the water supply and distribution system does not presently have the capacity to supply the entirety of the proposed development. However, SCWA indicated that this is based upon the limitations of the infrastructure and not the resource constraints of the aquifer. SCWA further indicated that when additional capacity is necessary beyond what is available from SCWA to meet the water needs of a development, the developer can contract with SCWA to construct the capacity needed to fully serve the project.

*Proposed Mitigation* – The project would be LEED certified and as such would include water conservation measures. These could include water conserving fixtures, and native plants which require minimal irrigation. The irrigation system could be tied to moisture sensors and limited to the early morning to reduce unnecessary water consumption caused by evaporation losses. Extensive use of compost could conserve planting bed moisture.

### Wastewater Management.

*Potential Impacts* - The estimated wastewater design flow associated with the proposed project is estimated as a maximum of 477,000 gallons per day. According to the Suffolk County Department of Public Works, the actual flow is usually approximately 75% of the design flow due to conservative factors used in the design of treatment facilities. In addition, as the project is anticipated to be LEED certified it is expected that the wastewater flow will be significantly less, but the actual amount of flow cannot be quantified until the project is designed.

*Proposed Mitigation* - The Contract of Sale requires the Selected Developer to design and build necessary wastewater collection and treatment facilities, at its own cost, in accordance with the requirements of the County Sewer Agency, the County Department of Health Services and the Town, based on the development as approved by the Town including installation of all sewer lines, sewer mains and any necessary pump stations to transport waste to sewage treatment facilities; and to construct sewage treatment facilities sufficient to treat the projected gallonage from the Premises as development of the Premises is finally approved by the Town. This would consist of construction of a new privately owned sewage treatment plant, an increase in the capacity of an existing publicly owned sewage treatment plant, or construction of a new publicly owned sewage treatment plant

Therefore, a state-of-the-art wastewater treatment facility would be constructed within Area F to handle the wastewater flow from the proposed development.

### Stormwater Recharge

*Potential Impacts* - The proposed project would increase the impervious cover within the project area, thus increasing the potential for groundwater impacts through loss of groundwater recharge via runoff and water quality impairment from contaminated runoff.

*Proposed Mitigation* - Stormwater would be efficiently managed to maximize treatment before recharge. The stormwater management plan would be designed to collect and recharge 100% of site runoff from an eight (8) inch storm (100-year storm event). Most of the stormwater would be directed to recharge basins where

it would be subjected to initial treatment by the vegetation, photodegradation by sunlight and subsequent filtering by soil media.

#### Fertilizer and Pesticide Use

*Potential Impacts* - Suffolk County has adopted several local laws to reduce fertilizer and pesticide use, including the following:

- Local Law 41-2007 “A Local Law to Reduce Nitrogen Pollution by reducing Use of Fertilizer in Suffolk County” prevents the application of fertilizer on County owned property, and prohibits the application of fertilizer on all other property between November 1 and April 1 every year, subject to some exceptions.
- Local Law 5-2009 “A Local Law to Reduce the Use of Fertilizer Near Surface Waters in Suffolk County” added another degree of protection as follows:

*Fertilizer shall not be applied to any County-owned property, nor to any turf on any non-owned County real property, within twenty (20) feet of any regulated surface water, except, that this restriction shall not apply where a contiguous natural vegetative buffer, at least ten (10) feet wide, separates a turf area and regulated surface water.*

- Chapter 380 of the Suffolk County Code describes the County’s Pest Control regulations, which state:

*Effective July 1, 2003, no County department or agency, or any pesticide applicator employed by the County or agency as a contractor or subcontractor for pest control purposes, shall apply any pesticide on County property(as owner ort tenant) except as provided for Sections 380-3 of this Chapter. (Section 380-3 provides for some specific exemptions).*

Since the County currently owns the site of the proposed project, these limitations on fertilizer and pesticide use effectively limit the application of pesticides and fertilizer on the property.

*Proposed Mitigation* – The continuation of the requirements of the law governing application of pesticides and fertilizer on County owned properties could be made a condition of sale so that the same restrictions would continue on this property following the sale. In addition, an Integrated Pest Management Plan could be utilized to limit the use of fertilizers and pesticides required to maintain the natural and landscaped areas of the site.

#### Groundwater Modeling

*Potential Impacts* - On behalf of Suffolk County, CDM evaluated the impacts of the proposed project upon nitrate levels in groundwater using the pilot approach developed and documented as part of their prior work on the Suffolk County Groundwater Model. No significant variation in simulated concentrations of nitrate in shallow upper glacial groundwater between the baseline simulation and the proposed development scenario was noted.

*Proposed Mitigation* – Because sewerage was assumed for the proposed development area, there is little difference in nitrogen loading rates assigned to the parcels, which results in only very minor differences in downgradient water quality.

#### 1.2.4. Ecological Resources

The Project Site lies within the pitch pine-oak forest community type within the Coastal Lowlands Ecozone (Reschke 1990). This fire dependent natural community type is part of the broadly defined Pine Barrens Ecosystem, although the site is not within the regulated Pine Barrens Core or Compatible Growth Areas.

A review of the New York State Department of Environmental Conservation (NYSDEC) Natural Heritage Program database was conducted to describe the occurrence of rare or state-listed animals and plants, significant natural communities, and other significant habitats which occur or may occur on the project site or in the immediate vicinity. No state-listed animals, plants, natural communities, or habitats were identified on the project site.

### Wetlands

*Potential Impacts* - There are no wetlands or surface waters on or immediately adjacent to the site. The NYSDEC Wetland Map and the United States Fish and Wildlife Service National Wetland Inventory (NWI) Map indicate that wetlands associated with the Carmans River are located approximately 1000 feet northeast of Area A.

*Proposed Mitigation* – No wetland areas were identified within the project study areas. Therefore, the proposed plan will not directly impact any wetland resources.

### Streams and the Carmans River

*Potential Impacts* - A small intermittent stormwater diversion channel was identified in Area A east of the existing large road salt storage building. Runoff from the east and south drains to the southeastern edge of Area A and flows to a level area behind an earthen berm in the forest. This does not appear to connect with the Carmans River. Area A and the remainder of the entire project site is located outside of the 100 year floodplain.

The Carmans River is located approximately 1000 feet east from Area A and is the closest perennial water body to the other study areas. According to the Carmans River Environmental Assessment (Cashin Associates, 2002), the Carmans River is almost entirely fed by shallow groundwater; has been recognized by New York State as a Wild, Scenic and Recreational River; and provides a diversity of wildlife habitat for both aquatic and terrestrial organisms.

The project proposed within Area A will result in a net increase in impervious surfaces and landscaped areas. The proposed development within Area A will also result in an increased water demand which will likely be met through additional withdrawal of groundwater by the municipal supplier. Additionally, installation of sanitary sewers and stormwater conveyances could alter flow patterns of shallow groundwater. Conversely, the increase in impervious cover within Study Area A could result in increased surface runoff to the river. Surface runoff from

developed areas is often associated with increased levels of nutrients, sediment and other contaminants.

However, it should be noted that existing conditions within Study Area A may also contribute negatively to the water quality within the Carmans River. Current uses within the majority of Area A include 10 acres of County highway yards, 13,000 square feet of public works buildings, a 16,600 square foot road salt storage building, a 90 vehicle parking area and a doctor's cottage and shed. Discontinued traffic lights and traffic poles, road paint, county vehicles and drainage pipes are stored within the County highway yard. Therefore, existing uses within Area A also have potential for contamination of soils and shallow groundwater.

Although distant from the Carmans River, the proposed developments in Areas B through D could negatively affect both water quality and quantity within the river due to decreased groundwater recharge, increased groundwater withdrawal, introduction of contaminants into shallow groundwater from surface runoff and increased use of fertilizers and deicing materials.

*Proposed Mitigation* - No streams or surface water features will be directly impacted as a result of the proposed development. Potential mitigation measures may include limitations on impervious surfaces, preparation of a Stormwater Pollution Prevention Plan (SWPPP), construction of stormwater retention facilities to promote infiltration of surface runoff from impervious surfaces, construction of pre-treatment cells or wetlands to promote the removal of contaminants from stormwater runoff, restrictions on the use of fertilizers and pesticides in the proposed landscaping and turfgrass areas and limitations on the type and use of deicing materials. Anticipated increases in groundwater withdrawal could be mitigated through the use of water conservation practices, limits on irrigation of turfgrass areas and installation of water conserving fixtures in residential and commercial facilities.

#### Land Cover and Vegetation

*Potential Impacts* - The overwhelming majority of the land cover within Areas B through F is in a natural, undeveloped condition, comprising mostly forested areas

and, to a lesser degree, unmanaged grasslands and shrub/transitional fields. Area A is an exception in that almost half of its area is developed with buildings, paved and unpaved lots, turf and cleared areas.

The proposed project would result in a significant loss of trees and other vegetation. Approximately 229 acres of forest – consisting of 188 acres of Deciduous Forest and 41 acres of Coniferous Forest – would be permanently cleared. In addition, all of the approximate seven acres of Shrub/Transitional fields would be removed. Most of the Unmanaged Grassland would be converted into Developed Impervious and Lawn/Landscaping surfaces.

According to the map provided in the *Carmans River Protection Plan*, the surface area of the Carmans River watershed is approximately 22,700 acres with approximately 6,060 acres (26.7%) currently preserved (Figure 1-3)<sup>3</sup>.

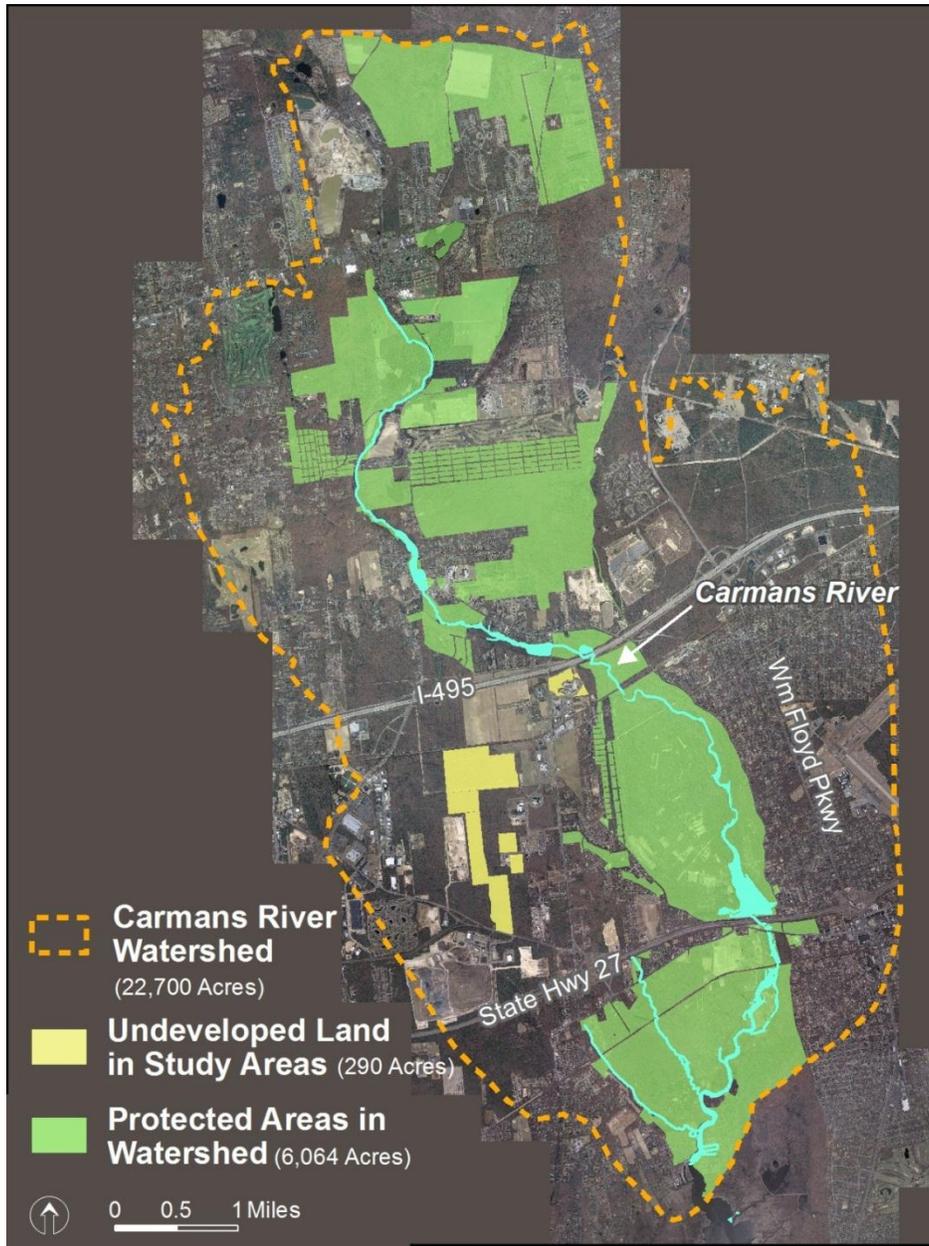
Installation of buildings, roads and associated infrastructure would increase the fragmentation of habitats for plants and animals and would encourage the establishment of invasive plant species. Forest fragmentation can reduce the movements of wildlife species and limit the amount of genetic diversity within populations. The forest fragmentation would favor “edge” species at the expense of forest interior dwelling species or Compatible Growth Areas.

*Proposed Mitigation* – Removal of the native forest cover type could be partially mitigated through the use of native tree and shrub species in the proposed landscaping. Native grassland species could be substituted instead of maintained turfgrass. Additionally, specific project designs could strive to minimize the clearing of forest areas through cluster development or modifications to densities.

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<sup>3</sup> The map from the Carmans River Protection Plan was digitized and measured in GIS as approximately 22,700 acres although the Plan references approximately 17,000 acres. Similarly, the preserved lands were measured in GIS as approximately 6,060 acres, while the Plan references greater than 5,600 acres.

**Figure 1-3: Carmans River Watershed**



## Wildlife

*Potential Impacts* - Wildlife species observed during field surveys included white-tailed deer (*Odocoileus virginianus*), gray squirrel (*Sciurus carolinensis*) and a variety of songbird species.

The loss of upland, woodland habitat resulting from the proposed project is the most potentially significant impact to wildlife populations and species in the area. The proposed project would clear or disturb approximately 75% of the existing forest and most of the shrub/transition fields and unmanaged grasslands. The total area of developed/impervious and lawn/landscaped surfaces would increase.

As a result of the overall development plan, a small amount of natural habitat will remain for wildlife to inhabit. Resident wildlife populations would be expected to disperse from the project area and into adjacent natural areas during construction of the proposed project. The loss of natural habitat within the project areas may discourage the return of certain wildlife species. Those species most adapted to suburban habitats, fragmented natural habitats and human activity would be expected to return to the study areas and reestablish populations within the altered landscape.

*Proposed Mitigation* - Maximizing the preservation of existing forest will mitigate the impacts on native wildlife populations. Specific project designs should strive to maintain travel corridors and contiguous habitat. The use of native tree, shrub and grassland species will promote re-colonization of the developed areas by wildlife species.

### 1.2.5. Land Use, Zoning and Public Policy

#### Land Use

*Potential Impacts* – Within a one mile radius of the project site, Recreation & Open Space and Vacant land are the largest land use classes in terms of area, occupying 18.2 and 29.9 percent of the total land area, respectively. Residential land uses occupy the next largest land use, though comprise only 12 percent of the total land area and at relatively low housing unit density, i.e., less than one unit per acre. The remaining land uses, i.e., Agriculture, Commercial, Community

Services, Industrial, Transportation, Utilities and Waste Management each consist of no more than 10 percent of the total land area and collectively comprise 39.9 percent of the total land use. Thus, the overwhelming majority, or 88 percent, of the study areas and its vicinity comprises non-residential land uses. In summary, it is noted that residential use, i.e., those most likely to be most sensitive to land use changes, occupy a small fraction (12%) of the entire study area. Moreover, all residential land uses are, at a minimum, more than 800 feet from all of the study areas while the majority of residential land is more than one-quarter mile from the study areas.

The potential impacts of the proposed project on land use were evaluated and found to be compatible with existing uses and vice versa, and to be in accordance with local land use plans.

*Proposed Mitigation* – The proposed uses for each of the study areas are compatible with the surrounding land uses. What is different, however, is the concentration of the proposed of uses. Yaphank covers a large geographic area which is bisected by the Long Island Expressway. The portion of Yaphank located south of the Long Island Expressway has concentrations of activity such as the County government complex and the Sills Industrial Park, alongside areas of vacant land and open space. The population of Yaphank, at around 6,500 persons would increase by about a third as a result of the proposed project.

While the proposed project would effectively increase the density of development in Yaphank, the mitigation measures discussed throughout the document related to quality of life issues, such as traffic, air quality, and noise, as well as the large areas of protected open space existing in the area will serve to mitigate this increase in density. Additionally, this increase in density needs to be balanced with the positive impacts of provision of affordable housing, new recreational amenities, and significant economic opportunities in the form of jobs and taxes, stated goals of several of the land use plans.

### Zoning

*Potential Impacts* – The project site is located within the A 1 Residence District and the L Industrial 1 District (Light Industry). The proposed development would

seek approval as a Planned Development District (PDD). Many of the components of the proposed project meet the main purposes and goals of the Town Code as it relates to PDDs.

*Proposed Mitigation* – The Selected Developer will be responsible for meeting the requirements of the PDD process including identifying the specific zoning incentives, public benefits and Pine Barrens Credits required. Zoning incentives will likely include increased density and height. It is anticipated that public benefits may include the extensive public recreational facilities, affordable housing, and the wastewater treatment facility expansion. The exact formula will be determined between the Selected Developer and the Town through the PDD review process. The County may choose to retire some of their Pine Barrens Credits for this project.

#### Public Policy

*Potential Impacts* - Two public policy issues were raised during the Scoping Process. The first was whether Suffolk County was legally permitted to sell this land based upon the way in which it was acquired. The Suffolk County Attorney's Office has indicated that the County has the right to sell the property.

The second issue was why the County would sell undeveloped forested land while spending County funds to purchase other parcels for open space preservation. Suffolk County and the Town of Brookhaven administer open space acquisition programs that, collectively, have preserved tens of thousands of acres of open space, thus permanently protecting these areas from future development. The land parcels that are the subject of this study are mostly vacant, forested areas which are owned by Suffolk County. Aside from the proposed uses that are the subject of this study, another potential use for the subject land parcels is permanent preservation as open space. The latter use is of particular interest to civic groups and other members of the public. To aid the evaluation of the potential utility of the subject parcels for open space, a review of the County's Open Space Policy Plan, including the decision-making process and the evaluation criteria that are employed to select properties for potential open space acquisition, was conducted.

As the properties that comprise the study area are currently owned by Suffolk County, they are not among the County's open space acquisition priorities or listed on Suffolk County's Master List II, Environmentally Sensitive Land, Farmland, and Recreationally Important Land Acquisitions. In order to evaluate whether this land, if not already owned by Suffolk County, would have priority within the County's Open Space Program, the potential value of the proposed project's parcels was evaluated according to the County's open space goals. These goals include preservation of groundwater, preservation of coastal resources, preservation of wetlands, preservation of watershed and stream corridors, preservation of plant and animal habitats, preservation of scenic vistas and open areas, farmland preservation, passive recreation, active recreation, preservation of cultural and historic resources, access to shoreline and hamlet park. This review determined that the project site met few of these goals.

It is noted that the County has issued a Draft Comprehensive Water Resource Management Plan (December 2010) that states the following:

*Within Suffolk County's overall planning context of open space protection, it is recommended that parcels within the 50 year contributing area to public supply wells and parcels located within the 25 year contributing area to surface water features be specifically identified and assigned a high priority for purchase, particularly when there is a significant opportunity to protect and preserve existing ground or surface water quality. Based on available land use information provided by the SCPD (as recent as 2007 for the western towns), there are currently over one thousand vacant parcels (or parts thereof) located within the 50 year contributing area to community supply wells, and over thirty thousand vacant parcels (or parts of parcels) located within the 25 year contributing area to surface water features.*

As this is a draft document, it is unknown if the document, when finally adopted, will carry this same broad recommendation, as these areas appear to cover a significant amount of the total land area of the County.

*Proposed Mitigation* – Given the minimal value of Areas A through F to the preservation of the Carmans River Watershed, and their minimal adherence to the goals of the Suffolk County Open Space Plan, the development of these study

areas would pose no impact to open space acquisition plans or acquisition programs and therefore no mitigation is required.

The subject property is also somewhat unique in that it is a large undeveloped tract which is not located within regulated areas such as the Pine Barrens Core or Compatible Growth Areas, a Special Groundwater Protection Area, a floodplain, or a Wild, Scenic or Recreational River Boundary. The County will need to consider in their SEQRA Findings whether it would be a better use of County resources to encourage development of this land which is unencumbered by regulatory controls, while continuing to protect other lands which may have higher ecological value.

It is noted that the development of Area C will provide new recreational opportunities.

#### 1.2.6. Transportation – Traffic and Parking

*Potential Impacts of Proposed Project* – The Proposed Action has the potential to generate sizeable numbers of trips during peak hour periods. The following intersections were identified as having the greatest potential for traffic impacts from the Proposed Action, since they are the closest to the subject parcels and are most likely to receive all or most of the traffic that would be generated:

- Yaphank Avenue (CR 21) at Long Island Expressway (LIE) North Service Road
- Yaphank Avenue (CR 21) at LIE South Service Road
- Yaphank Avenue (CR 21) at SCDPW Driveway
- Yaphank Avenue (CR 21) at Gerard Road
- Yaphank Avenue (CR 21) at Glover Drive
- Yaphank Avenue (CR 21) at Horseblock Road (CR 16)
- Yaphank Avenue (CR 21)/Horseblock Road (CR 16) at Sunrise Highway Exit 57
- Horseblock Road (CR 16) at Woodside Avenue (CR 99)

- Horseblock Road (CR 16) at the Brookhaven Town Landfill
- Horseblock Road (CR 16) at Patchogue-Yaphank Road (CR 101)
- Horseblock Road (CR 16) at Bellport Road
- Horseblock Road (CR 16) at LIE North Service Road
- Horseblock Road (CR 16) at LIE South Service Road

The intersections were analyzed using *Synchro 7* traffic engineering software, which accounted for Existing counted traffic volumes, traffic volume increases and changed roadway geometry associated with various other planned projects, ambient population growth through 2025, and the site's generated traffic volumes.

*Proposed Mitigation* – The Traffic Impact Study identifies numerous mitigation measures needed to counter impacts to traffic flow quality at the following locations:

1. Yaphank Avenue (CR 21) at LIE North Service Road
  - Add a northbound left turn lane
2. Yaphank Avenue (CR 21) at LIE South Service Road
  - Add an eastbound left turn lane, and a northbound through lane
3. Yaphank Avenue at SCDPW Driveway (#335)
  - Install a traffic signal at this location
  - Add a northbound through lane
4. Yaphank Avenue at Gerard Road
  - Add a northbound through lane, and a southbound through lane
5. Yaphank Avenue at Horseblock Road (CR 16)
  - Add a southbound left turn lane and an eastbound left turn lane
  - Restripe southbound approach to provide 2 left turn lanes, 1 through-right lane, and 1 right turn lane
6. Yaphank Avenue/Horseblock Road at Sunrise Highway Exit 57

- Add a westbound right turn lane
7. Horseblock Road at Patchogue-Yaphank Road (CR 101)
    - Add an eastbound through lane, and a westbound through lane
  8. Horseblock Road at Bellport Road
    - Add an eastbound through lane, and a westbound through lane
  9. Horseblock Road at LIE North Service Road
    - Add a northbound left turn lane
  10. Horseblock Road at LIE South Service Road
    - Add an eastbound right turn lane, and a northbound through lane.

#### Public Transportation

The site is served by Suffolk County Transit (Route S71) and is located within the vicinity of the Long Island Rail Road's Yaphank Station. Currently this station has limited service. It is anticipated that should the proposed project go forward, along with other planned projects in the general area, there could be enough need to make additional bus and train service viable. Additionally, the Selected Developer could provide jitneys service for the residents, workers and visitors to the site.

#### 1.2.7. Visual Quality

*Potential Impacts of Proposed Project* – The proposed project is conceptual in nature at this stage. Until the Selected Developer prepares site plans and architectural plans of the proposed building structures it is difficult to gauge the change in visual character, except in a very general manner.

Area A will have the greatest change in visual character, both from removal of unsightly buildings and outdoor storage, and by addition of the largest buildings proposed. The Selected Developer's proposal indicated that the arena would be 70 feet in height. This is taller than the government buildings in the area, the tallest of which is the multi-story skilled nursing center. The upper portion of the arena is likely to be visible from a wide area, depending on the viewer's line of site and

the trees and other buildings that would be in between the viewer's location and the arena. The heights of the other Area A buildings were not specified.

Area B buildings consist of townhouses and condominiums, where the height was not specified. If these are two story buildings they would be largely hidden by buffer vegetation along the site perimeter. If they are three story buildings or higher, the upper levels will likely be visible from some of the surrounding area.

Area C would have no structures and as a recreation area, would be visually pleasing. Lighting of the athletic fields would have to be designed to minimize off-site transmission. Area D would be similar in visual character to other area industrial parks that are located within close proximity. Areas E and F would be internal to the County's property with limited views from area roadways. The structures would likely be similar in visual character to the existing County maintenance and administration buildings.

*Proposed Mitigation* - In terms of visual character, mitigation can be in the form of architectural style, lighting and landscaping (including screening by trees and shrubs). The Selected Developer's proposal showed the architectural style of the housing in Area B (Figure 2-3) which would be reasonably similar to other area housing types. The architecture of the other structures was not specified.

In terms of lighting impacts, the developer of the proposed project must comply with the lighting requirements and limitations of the Town of Brookhaven's "dark skies" ordinance that was adopted "to protect and promote the public health, safety and welfare, the quality of life, and the ability to view the night sky."

The Master Plan showed significant landscaping throughout the site. It is anticipated that natural buffers would be maintained and enhanced along the site perimeter. An excerpt from the Selected Developer's proposal indicates the design philosophy which includes a Great Lawn, formal gardens, plant material that encourages local wildlife to flourish, nature trails, and a timed jogging trail in addition to the recreational field area and the fishing lake.

#### 1.2.8. Noise

*Potential Impacts of Proposed Project* – The noise monitoring program consisted of two types of measurements—continuous 24-hour measurements and short-term measurements. The New York State DEC criteria and the Town of Brookhaven Code limits were used as criterion for proposed action noise evaluation, with a significant increase in noise levels being more than 6 dBA. None of the locations had increases exceeding this amount. Additionally, if there may be a significant increase in noise levels but the magnitude of the resulting noise level is low (i.e. for construction and traffic noise sources, 65 dBA or less at residential uses and 79 dBA or less at non-residential uses; for stationary sources, such as mechanical equipment, music systems, etc., within Town of Brookhaven Code limits) then the total noise level would not result in a significant impact. Again, none of the locations exceeded this amount.

*Proposed Mitigation* – Noise transmission from traffic to the residential and hotel portions of Area A is a potential concern. Therefore, the residential and hotel building design should achieve at least 25 dBA window/wall attenuation measures to achieve an interior noise level of 45 dBA.

The building envelope of the Arena including the façade, roof, doors, and ventilation systems, should be designed to incorporate sufficient noise reduction to comply with applicable noise regulations and standards, and to ensure that it does not result in any significant increases in noise levels by itself or cumulatively with other project noise sources.

For the stadium, potential methods of reducing noise impact would likely include limiting the type and/or hours of activities in the Outdoor Stadium, selecting and positioning loudspeakers in a manner which minimizes sound transmission out of the Stadium, or limiting the output of speech/music amplification systems to an appropriate level that will not transmit to neighboring properties.

Noise transmission from the LIRR to the residential portions of Area B is a potential concern. Therefore, the building design should achieve at least 20 dBA window/wall attenuation measures to achieve acceptable interior noise levels at residential buildings.

The outdoor recreational usage in Area C has the potential for noise impact to neighboring properties, particularly the Area B residential development, depending on the activity type and location on the property. In order to stay within the requirements of the Town of Brookhaven requirements for sound transmission from commercial or public lands to residential properties, outdoor activity without amplified sound systems would need to be limited to between the hours of 7 am and 10 pm. If any amplified sound systems are provided, the system should be designed to meet the requirements of the local ordinance. Potential attenuation measures include proper selection of equipment, location and orientation to minimize sound transmission to neighboring properties.

In all areas, design and specifications for mechanical equipment, such as heating, ventilation, and air conditioning (HVAC), and elevator motors, are not yet determined. However, this equipment should be provided with an adequate buffer (e.g. located on a building rooftop) to neighboring noise sensitive locations, be selected as low noise generating, and be designed to incorporate sufficient noise reduction devices to comply with applicable noise regulations and standards, and to ensure that this equipment does not result in any significant increases in noise levels by itself or cumulatively with other project noise sources.

#### 1.2.9. Air Quality

*Potential Impacts of Proposed Project* – A complete air quality screening analysis was performed. The analysis followed the guidelines of the NYSDOT *Environmental Procedures Manual* (EPM), and analyzed whether projected traffic volumes and geometric intersection changes would trigger the need for a full carbon monoxide (CO) air quality analysis. CO is the only pollutant typically studied at the project level.

The site will generate sizeable traffic volumes during peak hours, and will involve some new traffic signals and other intersection improvements. However, as detailed in the Traffic Impact Study, there are a sizeable number of mitigation measures which would be needed to counter impacts to traffic flow quality. These mitigation measures, included in the analysis of the “2025 Mitigated Build” scenario, are such that they will prevent the site from creating conditions that would pass each level of air quality screening. Since the Mitigated Build

condition will not pass all levels of screening criteria, detailed air quality analysis will not be required.

*Proposed Mitigation* – The projected Mitigated Build condition traffic volumes and speeds will not warrant full microscale carbon monoxide analysis. There is no air quality-related mitigation required, as long as every improvement cited in the Traffic Impact Study is implemented. Should any improvement analyzed as part of the Mitigated Build condition not be implemented, further air quality screening analysis may be necessary.

#### 1.2.10. Cultural Resources and Suffolk County Farm

*Potential Impacts of Proposed Project* – Area A was found to have a moderate precontact archaeological sensitivity on the northern portion of the parcel, where there was never any development and the degree of disturbance to the original ground surface is unknown. Area A was also found to have a high sensitivity for resources associated with the adjacent Suffolk County Cemetery in the northeast portion of the parcel. Area A contains the Doctor's Cottage and its garage, which relate to the overall S/NRE Suffolk County Poor Farm Historic District and may be considered contributing resources to this larger resource.

Because the different resources that comprise the Suffolk County Poor Farm Historic District, including the cemetery immediately northeast of Area A, have been documented by the NYSOPHRP over a span of more than 20 years, there has never been a comprehensive evaluation of the district, taking into account the different resource locations. It is possible that Area A, which contains the Doctor's Cottage and garage, as well as a former pathway leading from the Suffolk County Home to the west of Area A to the cemetery to the northeast of Area A, would be included as part of the district if a new evaluation by the NYSOPRHP is completed. However, the degree of modification to Area A during the second half of the twentieth century, when the DPW complex was built, argues that the original function of the Area has been severely compromised by this later construction.

Proposed project elements on Area A will almost certainly be visible from the S/NRE Suffolk County Poor Farm and the S/NRE Suffolk County Cemetery, and

depending on the final height of the proposed project elements, there is a possibility that they could also be visible from the southern and southeastern ends of the Yaphank Historic District.

Area B was found to have a low precontact and historical period archaeological sensitivity with no further work recommended. However, proposed development on Area B may have a visual impact to S/NRE Suffolk County Poor Farm property to the north.

Areas C through F were found to have a low precontact and historical period archaeological sensitivity with no further work recommended. These areas have no architectural resources on or adjacent to them with no further study recommended for architectural resources related to these parcels.

*Proposed Mitigation* – Phase IB testing is recommended for a limited portion of Area A.

All of the discarded headstones observed within the Area A boundaries should be collected, and a proper permanent repository for these artifacts identified, in consultation with the NYSOPRHP and/or a local agency. A 50-foot permanent buffer zone should be established within Area A surrounding the cemetery boundaries, within which no direct ground impacts (including invasive landscaping or roadwork) associated with this or future projects should occur. Last, a permanent management plan should be enacted to ensure that the cemetery is preserved and not further encroached by any future development.

Current project plans call for the demolition of the Doctor's Cottage and garage (which is referred to in the Scope as a shed) and construction of a new Doctor's Cottage and garage (shed). Construction of a new cottage and shed, which presumably would not be used for a residence, would not preserve any of the original intent of the building. Therefore, if the existing Doctor's Cottage and garage are structurally sound and could be usefully repurposed, the buildings should be moved to another location on the overall Suffolk County Poor Farm complex, where other buildings from this time period still exist and are in use. If this option is not feasible, the New York State Office of Parks, Recreation and

Historic Preservation (NYSOPRHP) should be consulted to determine additional documentation options prior to demolition.

Once more design detail is available, the Selected Developer should confer with the NYSOPRHP to determine appropriate mitigation options to lessen the visual impacts of the proposed project on the identified resources.

#### 1.2.11. Community Services

##### Emergency Services

*Potential Impacts of Proposed Project* – The site is served by the Suffolk County Police Department, the Yaphank Fire Department, the Brookhaven Fire Department and the South Country Ambulance District. There will be increased demands on each of these emergency service providers.

*Proposed Mitigation* – Each of these emergency services providers would receive increased tax revenues from the proposed development. In addition, the Contract of Sale between Suffolk County and the Selected Developer provides for preference to volunteer fire and ambulance personnel for the proposed housing, as follows:

*To provide for preference in occupancy, to the extent permitted by law, of the Units for residents of the hamlet of Yaphank, the Longwood School District, the South Country School District, volunteer fire and ambulance services personnel and for military personnel who have served in the conflicts in Afghanistan and Iraq.*

Therefore it is anticipated that the new residents may include a higher percentage of emergency services volunteers than the existing population in the area which would add to these district's volunteer ranks.

At the time that development applications are put forth with more details on specific uses and site plan and building elements, the Selected Developer would need to meet with the emergency service providers. At that time details on potential private security for uses such as the arena would be known. Any requirements of the emergency service providers for specific equipment to

respond to specialized structures such as the arena would be determined and negotiated between the Developer and the Districts. Additionally, as the project is anticipated to be built out over a fifteen year period, it would likely be many years before full occupancy would be realized, giving the Districts time to prepare for these new uses.

### Schools

*Potential Impacts of Proposed Project* – Approximately 207 new students are projected to be generated by the proposed development, all in the Longwood School District. The significant tax revenues generated from the proposed project would be expected to offset the impact of new students on the Longwood School District.

The significant tax revenues generated from the proposed project would be a benefit to the South Country School District where no new students would be generated.

*Proposed Mitigation* – The proposed tax revenues are anticipated to mitigate the potential financial impacts from the projected new students. Additionally, as the project is anticipated to be built out over a fifteen year period, it would likely be many years before the full projection of 207 students would be realized, giving the District time to prepare for absorption of these potential new students.

### Recreational Facilities

*Potential Impacts of Proposed Project* – The proposed project will increase the recreational opportunities in the area. Proposed recreational facilities would be open to the greater community and would include an arena, an outdoor stadium with a football/lacrosse field and track, a health club, a seasonal ice skating rink, two multipurpose fields, baseball/softball field, a fishing lake, and trails.

*Proposed Mitigation* – The proposed recreational facilities would be adequate to serve the proposed new residents and employees and no further mitigation would be required.

### 1.2.12. Utilities

#### Water

*Potential Impacts of Proposed Project* – This project would result in increased withdrawal of groundwater from the Magothy aquifer. The daily water consumption by the proposed project is estimated to be 548,500 gallons per day before any water conservation methods are applied. As the project is anticipated to be LEED certified it is expected that the water consumption will be significantly less, but the actual amount cannot be quantified until the project is designed.

#### Wastewater

*Potential Impacts of Proposed Project* – The estimated wastewater design flow associated with the proposed project is approximately 477,000 gallons per day. According to the Suffolk County Department of Public Works, the actual flow is usually approximately 75% of the design flow due to conservative factors used in the design of treatment facilities. In addition, as the project is anticipated to be LEED certified it is expected that the wastewater flow will be significantly less, but the actual amount cannot be quantified until the project is designed. The Contract of Sale requires the Selected Developer to design and build the necessary wastewater collection and treatment facilities, at its own cost. The Selected Developer would construct a new privately owned sewage treatment plant, increase the capacity of an existing publicly owned sewage treatment plant, or construct a new publicly owned sewage treatment plant to handle all of the wastewater generated at the project site.

#### Solid Waste

*Potential Impacts of Proposed Project* – The estimated solid waste associated with the proposed project is approximately 43,000 pounds (22 tons) per day. As the project is anticipated to be LEED certified it is expected that the solid waste generated for disposal will be significantly less, but the actual amount cannot be quantified until the project is designed. The proposed development would have solid waste picked up by a private carter who would deliver the waste to a permitted solid waste management facility.

## Energy

*Potential Impacts of Proposed Project* – An increase in energy consumption would occur as a result of the development. However, the County’s RFP required a minimum of 4 MW of solar capacity to be generated on site and the Selected Developer’s proposal indicated that the facility would produce all of its own energy. While the exact energy design to be utilized by the selected developer is unknown at this time, several potential technologies including solar, wind, biomass gasification, and geothermal could be used.

The electric requirements were estimated as 43 megawatt hours per year with an electric requirement of 20,000 KVA. Although the Selected Developer indicated that the project would be a Net Zero Energy project, in order to be conservative, it was assumed that alternative energy sources such as solar and geothermal would provide at least 25% of the power requirements, and LIPA was asked to provide an availability letter for up to 75% of the electric requirement.

The gas load was estimated by applying a 35BTU/hr per square foot load to the proposed building areas. This yielded a heating load of approximately 1,100 therms for the entire development. While it is possible that a geothermal facility could entirely negate the need for natural gas, in order to be conservative National Grid was asked for an availability letter for the full natural gas load.

National Grid and Keyspan indicated that they have the capacity to serve the proposed development.

## All Utilities

*Proposed Mitigation* – One of the County’s goals for this project is to create a sustainable project that would achieve LEED (Leadership in Energy and Environmental Design) certification, generate much of its own energy, and serve as an example of how a project could be built to minimize consumption of resources and reduce impacts to resources. While the Selected Developer’s proposal did not indicate the specific details of design, it is anticipated that many LEED design criteria will be incorporated into the project, which would reduce water requirements, sewage flow, solid waste generation and energy needs.

### 1.2.13. Demographics and Economic Impacts

*Potential Impacts of Proposed Project* – A literature review indicated that appropriately-scaled, affordable housing units (either in multi-family or single-family configurations) have negligible or no significant impact upon home values in market-rate neighborhoods. Even in the instances of relative close proximity to affordable housing, the research studies find no significant impacts to market-rate home values. In the case of the proposed project, it is noted that the vast majority of the new housing units would be separated by a significant distance from existing market-rate homes in the area. For example, Area B, which would contain over 93 percent of all market-rate and affordable housing units for the proposed project is, at a minimum, 2,000 feet or more from the nearest residential parcels that are located along Yaphank Avenue. This distance would mitigate against any, albeit unlikely, impacts to home values.

Studies reviewed concerning mixed use developments provide support for the concept that the proposed project would result in net positive economic benefits for the community. The economic benefits of this mixed-use project, along with potential benefits including increased social, recreational, and housing opportunities, must be weighed against any negative impacts that may result. It is necessary to consider during such an analysis the numerous other benefits of mixed-use development including:

- the expanded housing opportunities offered to the population in the form of multi-family units
- the reduction of automobile dependence as residences will be located near and adjacent to retail and services and new and existing employment opportunities (e.g., proposed industrial, retail and office uses)
- the creation of a sense of place for the Yaphank area through the development of an important activity center

The potential for the proposed project to induce further economic development, as driven by the construction of a new stadium, cannot be verified at this time. There is evidence to support the concept of the stadium as a driver of economic development; however, this will depend upon the characteristics of the

development and its market area. In particular, research suggests that economic activity and demand for commercial space are fostered by the increased activity and population influx during stadium events.

The proposed development would bring significant economic and tax benefits to the Long Island region, the Town of Brookhaven and the community in which it is located. These benefits will begin during the development phase and will increase once the development is completed and fully occupied.

During the Development Phase additional jobs will be generated for construction workers. An estimated 206 construction workers will be needed annually for the 15-year construction period. At current wage rates, these jobs would inject almost \$450 million in wages into the local economy. Most of the development spending, estimated at \$750 million, will remain within the Long Island economy and will undergo several rounds of “respending” so that its ultimate impact will be a multiple of the original expenditure. As a result, the local output of goods and services, gross metropolitan product, will increase by \$1.5 billion, including the original expenditure. This is equivalent to a net output increase of almost \$775 million. Local earnings would increase by almost \$475 million and almost 11,500 secondary support jobs would be created throughout the local economy. All industries would benefit.

Permanent economic benefits to the Town and the community would increase substantially when the development is completed and the proposed homes are fully occupied. The income of potential residents has been estimated based on the anticipated selling and rental prices of the proposed residential units. The analysis indicates that potential residents could inject an estimated \$15 to 26 million in discretionary spending into the local economy annually. This spending would cause the local output of goods and services to expand by more than \$20 to 30 million, including the original expenditure. This is equivalent to a net increase of almost \$4 to 6 million. Local earnings would increase by almost \$9 million and almost 250 secondary support jobs would be created within the local economy. Once again, all industries would benefit. These benefits would recur each year.

There would also be substantial tax benefits to affected taxing jurisdictions. The proposed development is likely to generate more than \$12 million in annual real property taxes based on Brookhaven Town equalization and tax rates. Of this amount, the Longwood School District would receive over \$6 million annually.

*Proposed Mitigation* – Impacts are positive so none required.

#### 1.2.14. Construction Impacts

*Potential Impacts of Proposed Project* – Like any large construction project, construction would have short-term environmental impacts. They can include soil erosion, noise, traffic disruption, and dust. Construction is estimated to extend in various phases over approximately a fifteen year period. Noise and vibration would be generated from construction and worker traffic, heavy equipment operation and delivery vehicles.

*Proposed Mitigation* – Weekday construction activities would be confined to the hours of 7 AM to 6 PM. A Stormwater Pollution Prevention Plan will be utilized to control erosion. While the construction phasing and plans are unknown at this time, it is highly unlikely that there would be significant numbers of construction worker vehicles during typical peak hour periods. If construction plans developed in the future indicate extensive heavy construction (or multiple simultaneous phases or projects), a construction trip analysis should be undertaken to prevent traffic disruption during construction periods.

#### 1.2.15. Cumulative Impacts

*Potential Impacts of Proposed Project* – Cumulative impacts were considered for each of the issues studied, where appropriate. Area developments were incorporated into the No Build condition for traffic, air and noise. It was noted that impacts to school districts would best be determined by the districts and that cumulative impacts to the Carmans River Watershed are currently being studied by the Town of Brookhaven.

*Proposed Mitigation* – While no specific mitigation measures were identified at this time related to cumulative impacts, it is noted that any future private development at this site will be required to adhere to any regulations applicable to

the site including those that result from the ongoing Carmans River Watershed Study.

### **1.3. Project Alternatives**

Three alternatives were analyzed.

#### **1.3.1. No Action/Municipal Use Alternative**

The No Action Alternative would consist of the continued ownership and use of the property by Suffolk County with development of additional County facilities in the future. Based on the current density of development, a total of 2 million square feet of future County facilities could be built over the 15 year time frame of the analysis.

#### **1.3.2. As-Of-Right Alternative**

The As-of-Right Alternative would consist of fifty single family homes on one-acre lots and 2.5 million square feet of office use.

#### **1.3.3. No Further Development Alternative**

The No Further Development Alternative would leave the land undeveloped.

#### **1.3.4. Comparison of Impacts**

In all environmental areas the No Further Development Alternative would have lesser impacts. However this alternative would not generate any affordable housing, economic development, jobs or taxes, and would not serve to address the County's goals as set forth in their Request for Proposals for the Yaphank site. The Yaphank site has been identified in studies since at least the 1970s as a prime location for economic development. In making their SEQRA Findings, the County will need to weigh the social and economic benefits of development against the benefits of preserving this particular property.

The Municipal Build-out Alternative is similar in many environmental impacts to the Proposed Development, with the exception of lesser utility needs, and greater weekday impacts to traffic, air quality and noise, as government uses generate significant weekday trips. At the same, it would not address the need for affordable housing and would provide less economic development in terms of

construction spending and permanent jobs, and would not generate any property or sales taxes, or discretionary income from new residents. Additionally, the reason that the County is considering this land for designation as surplus is that the County has evaluated their future needs and found that that this land does not appear to be needed for future County facilities and therefore this land could be put to economic development purposes. Therefore, this alternative also does not address the County’s goals as set forth in their Request for Proposals for the Yaphank site.

The As-of-Right Build-out Alternative is similar in many environmental impacts to the Proposed Development, but has lesser utility needs, and tax generation, and would not create the benefit of affordable housing. This alternative would address, some, but not all, of the County’s goals as set forth in their Request for Proposals for the Yaphank site.

**1.4. Permits and Approvals Required**

Various permits or approvals would be required for the proposed action and the alternatives, as listed in Table 1-1.

**Table 1-1: Permits and Approvals**

Agency	Type of Permit or Approval	Proposed Action	No Action/ Municipal Use Build- out	As-of- Right Build-out	No Further Development
Town of Brookhaven	Change of Zone	√			
Town of Brookhaven	Subdivision	√		√	
Town of Brookhaven	Site Plan	√		√	
Town of Brookhaven	Sign Permit	√		√	
Suffolk County Water Authority	Connect to public water system	√	√	√	
SCDHS	Subdivision	√		√	
SCDHS	Wastewater Treatment Plant	√	√	√	
SC Planning Commission	Subdivision	√		√	
NYSDOT	Highway Work Permit	√	√	√	

### **1.5. Criteria for Subsequent SEQRA Review**

As the proposed development is conceptual in nature, detailed plans were not available at the time the DGEIS was prepared. Also, since the project may be modified as government approvals are pursued, it is likely that additional SEQRA review will be required. Guidance as to when this additional SEQRA analysis would be required is provided including specific thresholds which would trigger the consideration of additional SEQRA review. If any of the thresholds are exceeded it is anticipated that an initial evaluation would be performed to determine if the potential impact is significant and warrants subsequent review. This determination would be made by the Lead Agency in effect at the time.

Separate and apart from any changes that would exceed the thresholds described above, it is anticipated that a Supplemental EIS will be required even if the project remains exactly the same in order to evaluate issues related to site design which were unknown at the time of the preparation of the DGEIS. The preliminary scope of this analysis would include the following issues:

- Design and Layout
- Programming for Arena and Stadium
- Methodology for sustained affordability of housing
- Cut and fill analysis
- Stormwater management
- Visual quality
- Landscape plan
- Lighting plan
- Update of community service and utility availability
- Wastewater treatment plant design
- Energy analysis
- LEED compliance

### **1.6. Conclusions**

Based upon the analysis herein, should the County declare this land as surplus and subsequently sell it for mixed use development purposes, it would not be expected to have significant impacts on the environment that cannot be adequately mitigated. The extensive

mitigation measures outlined herein can reduce these impacts to acceptable levels. In addition, many conservative assumptions were utilized as the exact details of the Selected Developers proposal are not yet known. It is likely that the project components and site design will be able to reduce some of the potential impacts, in particular as related to the sustainability aspects of the ultimate plan.