

# COUNTY OF SUFFOLK



STEVE LEVY  
SUFFOLK COUNTY EXECUTIVE

Department of Planning

Thomas Isles, AICP  
Director of Planning

**POSITIVE DECLARATION**  
Notice of Intent to Prepare a Draft GEIS  
Determination of Significance  
and  
**NOTICE OF PUBLIC SCOPING HEARING**

Lead Agency: Suffolk County

Project Number: CEQ # 48-09

Address: Office of the County Executive  
100 Veterans Highway  
P.O. Box 6100  
Hauppauge, N.Y. 11788

Legislative Resolution #: 45-2010

Date: February 4, 2010

This notice is issued pursuant to Title 6 NYCRR Part 617 and Suffolk County Local Law #22-1985 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

Suffolk County, as lead agency has determined that the proposed action described below may have a significant effect on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

A public scoping hearing on the Draft GEIS will be held on Tuesday, March 16, 2010 at 7:00 pm in the legislative auditorium of the Riverhead County Center, 210 Center Drive, Town of Southampton.

**Title of Action:** Declaration as surplus and authorizing the execution of a contract for sale of ~255 acres in Yaphank to Legacy Village Real Estate Group, LLC for mixed use development

**SEQR Status:** Type I

**Description of Action:** The project consists of four distinct areas. 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. This area is bordered by the LIE service road to the north, Yaphank Avenue to the west, the Suffolk County Department of Public

Works (SCDPW) complex to the south, and a buffer area along the Carman's River to the east. This area contains 34.16+ acres.

The following existing uses will be removed and relocated:

- 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 this area 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.
- Legacy Village Arena

Area B - Area B is a 121.13+ acre rectangular parcel south of the County farm, west of Police Headquarters and north of the correctional facility. 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 a 28.32+ acre parcel south of Area B and to the west of the County correctional facility, which will be used for athletic facilities and trails.

Area D - Area D is a 94.75+ acre parcel in the southern portion of the County's holdings along Horseblock Road. This area would include light industrial uses with a focus on emerging alternative energy development companies. At least four (4) megawatts of electric production facilities will be built.

**Location:** In the vicinity of Yaphank Ave., south of the Long Island Expressway, Yaphank, Town of Brookhaven, County of Suffolk, State of New York

**Reasons Supporting this Determination:** The proposed project, including subsequent actions, may have a significant effect on the environment as identified within SEQRA. It will exceed criteria (i), (ii), (v), (vi), (viii), (ix), (x), (xi) and (xii) as set forth in Title 6 NYCRR Part 617.7(c)(1)(2) and (3).

**Scoping:** The Suffolk County Department of Planning as the initiating unit, in conjunction with the Suffolk County Legislature as lead agency and the Suffolk County Council on Environmental Quality (CEQ), will conduct public scoping of the Draft GEIS. Suffolk County has prepared a Draft Scoping Document which will be distributed to all Involved and Interested Agencies and made available for viewing at The Suffolk County Department of Planning, H. Lee Dennison Building - 4<sup>th</sup> floor, 100 Veterans Memorial Highway, Hauppauge, New York 11788-0099 and online at [www.suffolkcountyny.gov/departments/planning.aspx](http://www.suffolkcountyny.gov/departments/planning.aspx). The Suffolk County Department of Planning and CEQ will hold a public a scoping hearing on Tuesday, March 16, 2010 at 7:00 pm in the legislative auditorium of the Riverhead County Center, 210 Center Drive, Riverhead to obtain oral and written comments on the content of the draft scope. Written comments will be accepted until Tuesday, March 30, 2010.

**For Further Information:**

Contact Person: James Bagg, Chief Environmental Analyst  
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P.O. Box 6100  
Hauppauge, New York 11788  
Phone No: (631) 853-5203

**Copies of this Notice Sent to:**

Hon. Steve Levy, Suffolk County Executive  
Hon. Kate M. Browning, Legislator, 3<sup>rd</sup> Legislative District  
Hon. Judith A. Pascale, Suffolk County Clerk

Thomas A. Isles, Director, Suffolk County Planning Department  
Hon. Mark Lesko, Brookhaven Town Supervisor  
Vincent E. Pascale, Chairman, Brookhaven Town Planning Board

Pete Grannis, Commissioner, New York State Department of Environmental Conservation  
Peter A. Scully, Regional Director, New York State Department of Environmental Conservation  
Raymond Walsh, Superintendent, South Country Central School District  
Dr. Allan Gerstenlauer, Superintendent, Longwood Central School District  
Tanima Adhya, Senior Public Health Engineer, Suffolk County Department of Health Services  
Gilbert Anderson, P.E., Commissioner, Suffolk County Department of Public Works  
Subimal Chakrabortyi, Director, Office of Regional Affairs Region 10, NYSDOT  
Janice Jijina, P.E., Partner, Cameron Engineering & Associates, LLP  
Yaphank Fire Department  
Brookhaven Fire Department  
South Country Ambulance  
Environmental Notice Bulletin