SEQRA PUBLIC SCOPING HEARING

210 Center Drive
Southampton, New York

March 16, 2010
7:00 p.m.

PANEL MEMBERS:

THOMAS A. ISLES, Director of Planning
Suffolk County Planning Commission

LAWRENCE SWANSON, Chair, Council on
Environmental Quality

MICHAEL KAUFMAN, Vice Chair, Council on
Environmental Quality

RICHARD MACHTAY, Member, Council on
Environmental Quality

JAMES BAGG, Chief Environmental Analyst
Suffolk County Planning Department

OFFICIALLY REPORTED BY:

THERESA PAPE, Court Reporter/Notary Public
ALSO PRESENT:

TIM LAUBE, Legislative Clerk
CHRISTINE DESALVO, Planning Department
CHRISY EINEMANN, Planning Department
MICHAEL MULE, Planning Department
ALAN J. KING, JR., P.E.
JANICE JIJINA, P.E., AICP
Cameron Engineering & Associates LLP

HONORED GUESTS:

LEGISLATOR KATE BROWNING
LEGISLATOR EDWARD ROMAINE
WHEREUPON, this hearing convened at 7:00 p.m. Off-the-record discussions ensued, after which the following transpired:

(Time noted: 7:09 p.m.)

DIRECTOR ISLES: Good evening, ladies and gentlemen.

I'd like to open this hearing, and I'd like to begin with the Pledge of Allegiance lead by Dr. Lawrence Swanson.

(Pledge of Allegiance.)

DIRECTOR ISLES: Okay. Thank you very much. And thank you all for coming tonight to this meeting, which is a public hearing regarding the Scoping of the Draft Generic Environmental Impact Statement for an action that is pending before the Suffolk County Legislature, which will be described in a little bit of greater detail in a moment.

Let me just begin by way of several introductions.

My name is Tom Isles. I'm the Director of Planning for Suffolk County.
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The Suffolk County Planning Department

is administering the SEQRA process

that's part of this action.

I'm also joined tonight by several

members of the Suffolk County Council on

Environmental Quality. They are here

tonight in that CEQ will be reviewing

this action. They began this with the

original review back in December, and

will continue as the process goes

forward.

We have with us tonight the chair

of that council, Dr. Lawrence Swanson;

to my right, your left.

We also have Mike Kaufman, Vice

Chair of the CEQ.

And, also, Richard Machtay, to --
to your right, my left; also a member of

CEQ.

In addition, I'll introduce Jim

Bagg who is the Chief Environmental

Analyst with the Suffolk County Planning

Department. He's also assisting in this

department.
In addition to the department and the council itself, the Suffolk County Legislature is the lead agency in this action. And, whereas, the department administers, CEQ reviews, the legislature decides. The legislature and the county executive will ultimately have to take action if this matter goes forward.

So we do have tonight at present -- at the present time two members of the County Legislature.

From the 1st Legislative District we have Legislator Edward Romaine in the audience;

We also have Legislator Kate Browning.

In terms of the meeting tonight, I will just make note for the record that notice has been served on -- in connection with this hearing tonight, including in the two official papers of Suffolk County, as well as a local paper of circulation within the vicinity of
Yaphank. In addition, notice has been published in the Environmental Notice Bulletin. And then further, all -- in all known involved agencies have been received direct notification, and all interested agencies has also been notified of this hearing, as well as the Positive Declaration that has been issued and so forth.

Let me point out that we are maintaining a list of interested parties. So when we asked you to sign in today, we will keep your name on record and we'll do our best to keep you informed as actions proceed.

Let me also point out that we have established a Web site off of the County Planning Department Web site for all of the SEQRA materials that are part of this process. So the Draft Scope, the Positive Declaration and so forth, all of that is listed on our Web site, and, certainly, you can feel free to refer to that if you have any questions along the
Let me begin with the project
description, briefly. What I'd also
then like to talk about is the process
for this scoping hearing tonight, and
just some of the -- the procedures we'll
be looking to follow tonight.

The project is one that is -- as I
indicated, is a -- a matter that
involves property located in the hamlet
of Yaphank in the Town of Brookhaven on
county properties. We do have two maps
up just for reference purposes
(indicating). The maps indicate the
areas in question that are in the kind
of magenta color.

The county owns about 900 acres
in Yaphank. It's one of the Yaphank
County -- one of the county centers.
And the county executive has put forward
a proposal to consider a Declaration of
Surplus on these lands, as well as the
authorization of a contract to transfer
these lands.
This was reviewed, here again, as part of an action that was presented — a resolution that was presented to the legislature in the fall.

It was then referred to CEQ, this council, which is partially represented tonight by the members I introduced. And CEQ made a determination that they felt the action before the legislature was an action that would call for a Positive Declaration. And under SEQRA, that then implies that there may be significant impacts to the environment, and, therefore, cause were recommended that an Environmental Impact Statement be prepared.

That recommendation was adopted by the legislature in February of this year. And, in addition, the legislature also adopted status as the lead agency. So the legislature and the county will be administering, here again, the SEQRA process.

By way of a brief description of
the project, as I indicated, the
properties in question are located at
the Yaphank County Center. There are
four areas that can be referred to for
general purposes.

Area A is the portion of the county
property that's along the east side of
County Road 21, Yaphank Avenue, and the
south side of the Long Island Expressway
Service Road. It's an area of
approximately 34 acres that is proposed
for development for an arena, a sports
entertainment-type arena, with a
capacity maximum of 5,500 seats. It
is also proposed for mixed-use
development that would consist of about
100,000 square feet of retail and
72 dwelling units limited to one
bedroom; here again, in a mixed-use
configuration.

Obviously, I am summarizing the
proposal at this point. Further details
are contained within the Positive
Declaration.
The second area is Area B, which is along the west side of Yaphank Avenue. This is an area that's west of police headquarters and west of the soccer fields that are located behind police headquarters. It's an area of approximately 118 to 120 acres. This area is proposed primarily for residential uses consisting of a maximum of 1,000 dwelling units, 215 of which would include accessory apartments. It is also proposed to include a daycare center, an ancillary club, and recreational-type uses for the residents.

Area C is to the direct south of Area B, and this is a location that's on the far west side of the county property. It's approximately 29 acres, and that is proposed to remain in county ownership; however, it's also proposed to be developed for active recreational uses including ball fields and walking trails.
And the final area is Area D, which is the south part of the property. This is an area that is approximately 95 acres. It is an area that is proposed for light industrial development. That area extends down to Horseblock Road.

So those are the four areas that are the subject of the resolution and the subject of the -- the consideration tonight.

Let me point out that the action does not include the county farm, so no portion of the county farm is proposed to be developed. The county farm is in a protective status by virtue of a resolution of the legislature in December of 2003. Nor does it include the soccer fields that I mentioned behind police headquarters.

In terms of the matter before -- under consideration, as I indicated, involves a surplus land designation as well as a contract of sale.
Let me make a point as well that this matter would also be subject ultimately to review by a number of other agencies. If this matter goes forward, it is -- the plan as proposed would require certain zoning approvals from the Town of Brookhaven in addition to other land use approvals, including site plan, subdivision and so forth.

Other agencies are also involved, including the Suffolk County Health Department, the Suffolk County Department of Public Works, the New York State Department of Transportation, here again, among the other agencies.

That completes the description of the action in general. As I indicated, that legislature has adopted the Positive Declaration and we are moving forward with the scoping process.

The purpose of the hearing tonight is that the county has issued a draft scope for this project, and I believe the date was March 1st that that scope
was advertised, and then notice was
given. This hearing is being held in
conjunction with that process.

The draft scope will be open for
public comment for a period extending up
to and including March 30th of this
year, 2010. So it's still another two
weeks beyond tonight.

Tonight's hearing is yet another
opportunity to inform the public in
terms of the actions that are under
consideration, and more importantly, we
drafted a draft scope that we think, as
a -- as a first shot, takes in the
issues that we heard and we understand
to be the issues of concern. But this
is just the beginning, and so we want to
give and provide the opportunity to make
sure we're shaping this draft impact
statement as appropriately as possible
and as detailed as possible to address
all the needs of both CEQ and ultimately
the Suffolk County Legislature.

So the purpose of tonight is to
identify the relevant issues that should be in the Environmental Impact Statement. I will point out it's not the purpose of tonight to debate whether this action should go forward or not. There certainly will be time for that in the future.

As I mentioned, there is the opportunity for written comments as well extending up until March 30th. That can be provided to the Suffolk County Planning Department as the administrator of this process.

As far as the format for this evening and proceeding, what we do is -- as I indicated, we have several elected officials present. I would like to give them the opportunity to speak first since they represent a greater constituency of the public. I'd then like to open it up for public comments. We indicated that we would be limiting speakers to five minutes. We will try to honor that as much as we can on both
sides, and I'm not going to cut somebody
off mid-sentence, but just try to be as
close to that as you can. And, here
again, to encourage any written comments
to be submitted either tonight or
following that later on.

So, with that, if we have no
further questions from any of the
members here, I'd like to start the
hearing at this time.

I would ask speakers to -- when
you -- please come up to the podium to
speak, and to spell your last name when
you do so.

So to begin the hearing then,
I would like to provide
Legislator Browning, in whose district
this property is located, an opportunity
to appear to speak for us, followed by
Legislator Romaine.

      LEGISLATOR BROWNING: Good evening.

First of all, I want to say thank
you for giving me the opportunity. I do
have a veterans event in my district
that I'm trying to get back to. But I
do want to say, I -- I'm looking at a
panel of experts and I know -- that will
do the right thing by the Yaphank
community. Who knows better than you
about our environment, and I -- I have
the utmost respect for everything that
you do.

However, I think -- I feel it's
important to make sure that the -- the
issues that are important to the
community and to the environment in the
Yaphank area is seriously considered.
You know, there are some -- many issues
going on right now.

Brookhaven Town has a Watershed
Management Plan by the Carmans River. I
think they -- the town has just begun
their study, which will be completed at
some point. Before making any decisions
to develop, I think that's something
that needs to be taken into
consideration, and I request that you --
you take that into consideration, what
the Town of Brookhaven is currently
doing.

There are some other issues going
on. You know, any -- I think that any
kind of development that's being
proposed in this area should certainly
be considered, and working with the
Town of Brookhaven. Look at what kind
of permits have been submitted in the
Town of Brookhaven in the Yaphank
community, I think, is important.

I recently met with ABR. There is
a proposed development. Permit
application has not yet been submitted,
but they are -- they have met with the
community, they've met with the school
district, they've met with the civic
leaders, with the Yaphank Fire
Department. It's over here -- I don't
know if you can see, but it's up here
(indicating).

It's up in the -- were the old
Parr Meadows Racetrack is.

DIRECTOR ISLES: (Indicating with
laser pointer.)

LEGISLATOR BROWNING: Yeah, you have it.

Where the old Parr Meadows Racetrack is.

They have a proposal, it's called the Meadows at Yaphank. And it's the northern portion of the Carmans River Watershed.

Applications will be submitted to the Town of Brookhaven.

There is a sewage treatment plant. They are planning to upgrade the sewage treatment plant at that area.

There's an estimated, I think, about a million square feet of commercial space, 800 units of housing, and athletic fields.

So while the permit is not yet submitted, I think this will have definitely an effect on -- on everything else that's going on in Yaphank.

You know, it's saying that the plan is -- you know, this -- the plan is site
specific. The contract, I believe, calls for specific details for the development. Whether it's a conceptual plan or not, I don't know.

Section A: I -- I look at that area and it's right in the Carmans River Watershed. It's within feet of the Carmans River. So I do believe it's environmentally sensitive land, and that any development there is -- is definitely not -- it's not acceptable.

The contract requires 1,000 square feet of sports and wellness, four restaurants, 87,000 square feet of -- between hotels and arena. And I -- and, again, I say the -- the plan is subject to change with the town's approval; however, I believe there are covenants that, you know, are requiring that -- the agreement with the county that it requires this specific development.

This is -- this is their plan in the agreement with the developers at this time. So I think when you are
doing your Environmental Impact Study,
you take into consideration exactly as
it stands. I know the plans may change
with the Town of Brookhaven, but we
don't know that yet.

SEQRA law: This is not something
I'm an expert on, and I certainly turn
to some of our great environmentalists
in the county to get advice from them on
issues. However, I do understand that
it requires the EIS to take into
consideration the impact in the
surrounding community. That whether the
classic of the community will be
affected by this development, and I
think that's very important.

This historic district lies within
miles of -- within a mile -- I'm
sorry -- of the 1,000 units of proposed
housing, and it will double the amount
of housing in that hamlet.

So, again, I thank you for your
time. And, again, I -- I do believe
that you will do your diligence and take
into consideration the entire community,
the Carmans River Watershed.

And, again, you know, we're looking
at many polluted rivers in my community.
We have the Beaver Dam Creek. We have
the Forge River.

Let's be smart about this and make
sure that we do what's right by Yaphank.

Thank you.

DIRECTOR ISLES: Thank you,
Legislator Browning.

(Appause)

DIRECTOR ISLES: I'd like at this
point to ask Legislator Romaine -- to
the podium.

Thank you.

LEGISLATOR ROMAINE: First of all,
I'd like to thank the CEQ for issuing a
Positive Declaration. I had a lot of
fear that this was just going to be
pushed through. Thank you for your
courage, for standing up so this project
gets a review.

(Appause)
LEGISLATOR ROMAINE: The first thing I'd like you to do is delay -- when you start an environmental review, look at the legal basis for this. This land, some of it, was required -- acquired by the county over 125 years ago, and the rest of it was acquired by eminent domain for public purpose in the 1960s. I don't know if the county has the legal authority to sell something acquired by eminent domain fit for a public purpose.

(Applause)

LEGISLATOR ROMAINE: I also don't know -- and I will ask you to examine the legal basis of this -- we've had hundreds of thousands of dollars of county money spent to develop this plan. We've had countless employees involved in developing this plan. All without the vote of the legislature.

We've had an expression of interest accepted from developers. All without the approval of the legislature.
We've had a contract signed with the developer. All without the legislature.

The first step in this process should have been a declaration of surplus property before we even spent one additional penny of county money.

I believe that the county executive has acted ultra vires, without the protection of law in pursuing this thing.

So the first thing I'd ask you to examine is the legal basis for this.

(Applause)

LEGISLATOR ROMAINE: I'd ask you to examine the traffic impact on this area.

You're talking about a major industrial park. You're talking about a major arena that lies within the watershed of the Carmans River. You're talking about a thousand housing units.

And in any EIS, you have to offer an alternative.

Why? Why would this county spend
its affordable housing money building in
the middle of Yaphank where there is no
transit development, this is not a
transit-oriented development where every
planning report that has been issued
said if you're going to build housing,
build it in downtown areas with
transp—public transportation.

You want to spend affordable
housing money in an intelligent way? Go
to the banks. Offer to buy up the
thousands of foreclosures in this county
at deep discounts. Rehab them and make
them available to first-time home
buyers, veterans, seniors, and others.
Because you can do that instead of
building new construction and adding to
the footprint.

We should not add new footprints
for housing when we have so much vacant
housing stock in this county.

(Applause)

LEGISlator Romaine: I'd ask you to
take a look at the impact to the school
district, for which this executive has
not proposed any relief. The Longwood
School District is one of the
property-poor school districts of
Suffolk County, and yet we anticipate
adding enough children that we will have
to build a new elementary school and
probably put additions onto the high
school and the middle school at a
tremendous cost to this district.

This should not be done, and there
has been no relief offered for the
district.

You're asking the county
legislature, in fact, there's a
resolution, for us to pay $411,000 for
an environmental impact statement. That
is usually the expense of the developer.

Why is the county legislature
paying that impact fee?

And then I look at things.

What's the impact of 1,000 units,
and a 5,000-seat arena which is in the
watershed, all the commercial
development -- what's the impact on traffic?

What's the impact on noise?

What's the impact for light pollution?

What's the impact on the hard surfaces for the parking lots and the roads that will be built?

And how are we going to control the stormwater that runs off those roads; do we have a stormwater management plan?

What about the sewage plan?

The sewage treatment plan that the county has there now is inadequate. Obviously, you're going to be building another one.

What type of plant is that going to be?

How many gallons per day are we going to be treated?

How is that going to be discharged?

What impact is that going to have on the Carmans River Watershed?

What about the demand for
utilities?

What is this going to do to the demand for utilities on Long Island?

Where's that power going to come from?

I'm also concerned about public transportation. Nowhere in the county executive's plan, for this proposed plan development, is there a plan to provide public transportation.

Is this going to be bus transportation?

It's certainly not going to be rail, because the Long Island Railroad announced they're cutting off the middle line east of Ronkonkoma except for weekends during the summer. So how are we going to provide public transportation?

This is -- we're going to build a development in the middle of -- where there is no develop now (sic), where the only way to get there or to get about is by car.
That's not smart development. By any definition of smart development, this is not smart development.

We look at so many of the things that are happening. The impact on Yaphank -- Yaphank's a community of maybe 1,500 homes. You're almost going to double the size of that small community, which has remained rural and resisted that.

And what's even more absurd is that we're proceeding with a plan for which most of this, other than the industrial park, is not properly zoned.

I do not believe, as a resident of Brookhaven, for one moment that Brookhaven Town is going to lead the way in rezoning this property so the county can get a windfall so the county executive can balance his budget.

If it wasn't for financial and fiscal needs, many of the legislators won't even consider this project. It would be laughable. It is the absolute
anti-definition of smart development.
I'd ask you to consider all of
those factors and a lot more that I will
submit in a written proposal, and I
thank you for your time.

DIRECTOR ISLES: Thank you very
much.

(Applause)

DIRECTOR ISLES: Do we have any
other elected officials present from the
town or the county?

(WHEREUPON, there was no response.)

DIRECTOR ISLES: Okay.

With that then, I'd like to go to
the speaker cards. And we do have cards
out front, it would be a convenience to
fill them out. If you haven't, that's
fine, we'll recognize people by name
after we go through the cards.

Let me begin with the order that
the cards were received, and the first
speaker is Chad Trus- --

MR. TRUSNOVEC: Trusnovec.

DIRECTOR ISLES: Okay. If you
could just spell your name --

MR. TRUSNOVEC: Certainly.

DIRECTOR ISLES: -- at the podium,

please.

Thank you.

MR. TRUSNOVEC: Good evening. My

name is Chad Trusnovec; last name is

T-R-U-S-N-O-V-E-C.

I'm a lifelong resident of Yaphank,

I am also the President of the Yaphank

Civic Association. I speak tonight on

behalf of the civic association as well

as myself.

My family has lived, worked,

played, run businesses, and raised

families in Yaphank for over 200 years.

I'm here to voice my opposition to this

project. I believe it is wrong on every

level, but I want to speak about one

particular aspect, as I'm sure many

speakers tonight will cover many issues.

Yaphank, as I'm sure that you are

aware, is a small historical hamlet of a

couple thousand people. The sheer size
of this project is enormous and will devastate my town.

The county executive has stated that these homes are slated for young people who would otherwise leave Long Island.

Almost 1,300 homes occupied by just one young couple is 2,600 people. This will more than double the area of population overnight.

Now add in children to these young couples and the once small quaint historic hamlet is not so small any more. The area simply can't handle it.

Now add in all the other proposed infrastructure; 5,500-seat arena, hotels, businesses. I'm afraid my -- my town will never ever be the same again.

I would also like to take this time to respectfully request that if there are any more similar meetings, that they could possibly be held at a local venue nearer or in Yaphank. Many of the people that this will affect, most are
unable or unwilling to come this far at night.

Thank you.

DIRECTOR ISLES: Thank you.

Okay. The next --

(Applause)

DIRECTOR ISLES: The next speaker is Charlotte Jacob.

MS. JACOB: My name is Charlotte Jacob. I live on Middle Island Road in Yaphank, and I'm submitting a statement (handing).

DIRECTOR ISLES: Thank you very much, Ms. Jacob.

Would you like me to read this into the record?

MS. JACOB: Well, if you want to.

DIRECTOR ISLES: Okay.

"I'm writing this letter in opposition to 'Levy World,' which I call it, in Yaphank. Yaphank is a quaint and quiet community and historic district running down Main Street. The massive development, Mr. Levy, is not
appropriate in this neighborhood.

Carmans River runs through the community
of Yaphank, which also has two lakes and
flows into the Great South Bay.

"In the 1970s, the area in question
was stated that it was in a deep
recharge area for Carmans River. Now,
all of a sudden, the land is to be used
for 'Levy World,' as I call it.

"The land really belongs to the
taxpayers, and they should have the say
with what is done with it. Most of the
residents in and around Yaphank say it
should stay as it is. Why ruin
remaining good drinking water that is
left on this Island? It's up to you,
the entire legislature, to stop this
infringement on the beauty and character
of the area.

"There are so many houses and
foreclosures that can be purchased and
refurbished for the younger generation.
The taxes are what keeps the younger
generations from staying here.
"Thank you for reading this e-mail, and looking forward to keeping this land open for future generations."

Okay. Thank you.

The next --

(Applause)

DIRECTOR ISLES: Okay. We move on to the next speaker, which is John Palaser.

And if I'm misspelling -- if I'm mispronouncing anyone's name, I apologize.

If you could spell your name when you get to the podium, sir.

MR. PALASEK: Apology accepted.

It's Palasek.

DIRECTOR ISLES: Thank you.


DIRECTOR ISLES: Thank you. I didn't see the K.

MR. PALASEK: It probably looks more like an R. I write that way.

DIRECTOR ISLES: Okay.

MR. PALASEK: I actually --
everything that I wanted to say was said
by Legislator Romaine, almost verbatim.
My biggest issue with this is the
idea of how it's all being structured.
It's always been my understanding
that any surplus land has to be first
declared surplus, then has to be valued
in some way, and that value then has to
be presented to any interested buyers
at -- at whatever value it is. And --
and, just like buying a home or anything
else, you know, bids are put in based on
that value, and then plans are submitted
and then contracts are written.
The idea of putting this together,
a -- a declaration of surplus and a
contract, to me, is -- is too -- too
much of a package deal. I -- I don't
believe that it should be a package deal
like that.
I think something like this,
especially something on this scale,
needs to be done in a very, very
circumspect and very, very step-by-step
manner. It can't be done just as a
one-size-fits-all or act now or before
the offer runs out or that kind of
thing. We're not selling cars here.
We're actually changing lives. And --
and to do that in a way that -- that
seems a bit -- you're just running a --
a sale at a mall, is a little ridiculous
in my opinion. Not to mention the
project itself, which I believe is way
over the top.

I've lived on Long Island all my
life, and I've lived in Yaphank for
20 years. I, for one, have never run
into a single person who would lean back
in a chair and say, "Gee, you know what
Long Island needs? We need an amateur
hockey team, and a 5,500-seat stadium to
put them in."

I've never heard that. No one's
ever asked for that. Why do we need
that?

And why does it have to be so close
to a protective watershed? One of the
few that are still not completely
polluted on Long Island.

I -- I see it merely as a -- a
place to put a giant-sized wall so
Steve Levy can put his name on it,
because I think that's what this is all
about. It's been properly named as
"Legacy Village" because it's his
legacy, that's what he wants it for. He
wants it for his political reasons, he
wants to run for governor, he wants to
be seen as some visionary and -- and
somebody who's thinking in terms of
progressive development and that sort of
thing.

But -- but as Mr. Romaine pointed
out, there is plenty of available
housing all over Long Island that needs
renovation, that needs the same kind of
care and -- and the same kind of
interest and be put back on the market.

I mean, countless people in not
just the legislature but in other
meetings about this over the last year
or so have pointed out that for a nominal amount of money invested in many of these foreclosed houses and short sale houses, you could produce something that is viable and really affordable. Something that is under $200,000. Sometimes under $150,000. That's affordable housing.

280,000 and up is not affordable.
At least not for the people who will be working here. When this is built -- when the retail's built, who's going to live in these houses; the people who work as the cashiers at the -- at the stationary store? Nobody's going to be able to afford that. So you're either going to have people who own businesses living here, or people from elsewhere who have the money to afford it. That's not affordable housing.

I think this whole project is being done in a backwards manner. It needs to go step-by-step. And the very first thing that needs to be done is first
declare the land as surplus, then put a
value on it, then put it out for sale
and see what happens from that.

Thank you.

DIRECTOR ISLES: Thank you, sir.

(Applause)

DIRECTOR ISLES: Next speaker is
Richard Amper.

MR. AMPER: My name is Richard
Amper. It's A-, M- like Mary, P- like
Peter, E-R. I'm executive director of
the Long Island Pine Barrens Society.

I, too, would like to, at the
outset, thank the CEQ for the work that
you have done to this point. It has
been, A, political, it has been
professional, it has been in the public
interest. I think it's going to be a
challenge for you to continue that role,
because I think you're up against a -- a
lot of other forces. But it looks to me
for all the world like you're ready for
the challenge, and to the extent that
the community can be helpful to you in
executing your function, I think all of
us stand ready to do that.

We at the Pine Barrens Society
believe that the county executive is
trying to railroad an ill-considered
project that few people like through a
process that is designed to protect the
public and the environment, and we don't
like it one bit.

This project and its review is way
premature. I want the CEQ to look at
it. I want the legislature to look at
it. Because the county executive has
been calling his own plays and advancing
this program in an unprecedented way,
and it's not serving the public interest
at all. I am asking the planning
department and CEQ to require that we
play by the rules and we do this in the
right sequence.

First of all, we need to determine
whether the county may legally transfer
this land. If it can't, the rest of
this is an exercise in futility, and an
extensive one I might add.

The second thing is, does the legislature mean to transfer this property, or are there other needs that needs to be established and the legislature has not taken that action.

Third, once the legislature takes that action, after it finds if it can, that it is a legal transfer, then and only then will the proposed developer be in a position to execute the contract. They entered the contract, they have to close on the property, they have to buy the property to do this. That hasn't happened yet. Then the Town of Brookhaven has to consider whether or not it will permit the rezoning necessary to do that, and that hasn't happened yet.

So my question here is, while we welcome public input, I don't understand why the county's spending five minutes of additional time developing and refining a scoping document, hiring a
consultant to do a $411,000 environmental impact statement, when no one knows whether this project is real or not real, and when it cannot move forward until a whole bunch of other things happen.

We should not be investing the public's money and the time of dedicated public employees to the exploration of the wisdom and the environmental impacts of a project that I don't think has a snowball's chance in hell of ever going anywhere.

It is usually the procedure -- (Applause)

MR. AMPER: It is usually the procedure for a developer to come to the town where the action is going to occur and make a proposal. The town then evaluates that, conducts an environmental impact statement that is paid for or actually conducted by the developer who stands to make the money on the process.
This is a completely convoluted process unilaterally engineered by the county executive. And I think we should stop spending the public's money and the -- the county's time doing it until there is an application in front of Brookhaven, a man with a signed contract -- an executed contract to purchase the land for a very specific project, and I have never in my 20 years of looking at this seen anybody charging out the 1st of March, we've got 30 days to make a decision on the scope of this where I've already issued an RFP, and we've chosen the person who is going to do -- or the firm that is going to do the environmental impact statement, and there's not an application in front of the town that has to approve the zoning, there is no confirmation that the town may legally part with the property, or that the legislature is disposed to doing so.

Let's stop wasting the public's
money until we get to the point where
there's a real project, with a real
developer who is made to sign a
commitment to move ahead with the
project and made an application with the
town that has to approve it in the end.

This is way premature. Let's slow
down. First, we find out whether the
project's real and can move ahead, and
then we evaluate its environmental
impacts. Let's do it in order.

DIRECTOR ISLES: Thank you,

Mr. Amper.

(Applause)

DIRECTOR ISLES: I'm just noting
for the purpose of the public here
tonight that CEQ has been -- this
application or this matter has been
referred to CEQ. The original
resolution to the legislature in the
fall was to do two things that I
mentioned, declare the property surplus
and to authorize a contract of sale.

That contract of sale would have given
the developer the status to make an
application to the Town of Brookhaven.

That action has been deemed by the
legislature and by recommendation of CEQ
to be a SEQRA-able action, potentially
has a significant impact to the
environment. Which is why we're now
taking this course, because the
legislature has said they don't want to
consider that until this environmental
analysis is done.

So that's the reason why we're here
tonight, is to -- the action to the
contract was put aside pending the
environmental review.

And this isn't a debate, but --
MR. AMPER: Well, you just --
DIRECTOR ISLES: -- certainly, if
you want to --

MR. AMPER: No, but you --
DIRECTOR ISLES: -- that's fine.
MR. AMPER: You took the time to
express why we're here, and I'm saying
both the county -- the executive branch
and the legislature needs to revisit the
process because we believe it's flawed.

DIRECTOR ISLES: Okay.

MR. AMPER: That this is not -- it
is something that they may choose to do,
but if they do so, they're doing it at
the public's expense.

DIRECTOR ISLES: Okay. Understood.

Thank you.

Okay. The next speaker is Mary Ann
Johnston.

MS. JOHNSTON: Good evening. And I
thank you, members of the CEQ, for the
courage --

Do I need to hit something?

DIRECTOR ISLES: Just spell your
name, please.

MS. JOHNSTON: J-O-H-N-S-T-O-N.

DIRECTOR ISLES: Thank you.

MS. JOHNSTON: Johnston.

DIRECTOR ISLES: Yes.

MS. JOHNSTON: I'm President of the
Affiliated Brookhaven Civic
Organizations, and I thank the CEQ for
the opportunity to act as a conscience
of the residents.

This is pristine land adjacent to
the Carmans River. The jewel of Long
Island. Not to be exploited easily for
short-term profit, and certainly not to
be exploited at taxpayer expense for
private profit. That's a concern I
have.

Beyond that, I have to echo the
same issues echoed by Mr. Amper and
Mr. Romaine. We need to play by the
rules.

The Glover family fought long and
hard over an eight- or nine-year period
to keep possession of its land. The
county took it for a public purpose. If
that public purpose no longer exists,
the county needs to declare that so. It
may not use the land for whatever
purpose it deems appropriate. It took
the land out of eminent domain, and I
think that needs to be resolved.

Beyond that, this is the -- this is
the living, walking, breathing, in color
example of dumb growth. Building a
village where there is no village.

(Applause)

MS. JOHNSTON: No shopping center,
no supermarket, no bus routes, no rail;
nothing but get in your car and come to
Legacy Village. My God, the developer
could think of a better idea.

This amphitheater is to be located
on the banks of the wild and scenic
section of the Carmans River.

We have two rivers on Long Island
that are wild and scenic that I know of.
Perhaps, three. Maybe the Nissequogue.
You would know that better. But we know
the Carmans is Brookhaven's jewel. It's
ours. We treasure it, we care for it.
I camped at Southaven Park the first
time it was open. The very first time.
I've sat under the Cathedral Pines in
Yaphank, and I have loved to bike along
its Main Street. You will put an end to
that if you allow this project to go
forward because nobody can bike on a road where there are 3,000 cars trying to get in and out. To say nothing of the business, the 5,000 people sitting in amphitheater, or anything else.

We have a right to determine our future, and we really object to this process.

This next thing is that it's vital. It's next to a vital and wonderful historic district that you can just walk in and step back in time. Where can you do that on Long Island anymore, I ask you?

This is what the county is about, preserving our past, present -- keeping our present, and planning for our future. This is not a plan. This is a real estate agent's dream, not a county executive.

This is waters and area that empties into the Wertheim Wildlife Preserve, and into the Narrow Bay and -- and Bellport Bay. It is critical that
we look at the major cumulative impact
of polluting this watershed.

This area, if I may point
(indicating), is within three years of
what you put in the ground ends up in
that river.

Three years, folks. Not 25,
not 50, not 100; three years.

So if you're planning sewer
treatment, let's plan something that
isn't groundwater discharge.

I want to know what you're going to
do with stormwater runoff from hard
surfaces.

My God, the Forge is dead. We have
millions of dollars coming, and all we
can think about is a word called
"dredge." They don't even have a word
called "environmental restoration."

When you kill it, it stays pretty
much dead.

The area to the south is not
zoned -- it's zoned A-1.

A-1.
Those people who live in that residence area of Brookhaven in Yaphank are zoned A-1. They are not even serviced by public water.

The impact on Southaven Park has to be measured. The ability of people to step into a wilderness amidst a high-density-populated area like Brookhaven Town is unique. You have a duty to see to it that we maintain that for generations going forward. This is not your quick-buck scheme, this is not snake oil. This is the Carmans River, and this is Brookhaven's jewel.

We need to look at the nitrogen levels in this river. We've been measuring it, and they're coming up in almost levels that make it not a Pine Barrens River.

This is a Pine Barrens River.

What do we do when we don't have that anymore?

I can tell you what we can do.

Pretty soon, we keep this up, we walk
across the Carmans River.

I want you to measure the impact on
the wildlife. Not only within the area
of the project that you're planning, but
in the outlying areas. Because we know,
if you build it, they will die. That's
just the way it is. We've seen it from
one end of the Island to the other.

I know the traffic cannot be
measured. When I used to travel
east/west on the Long Island Expressway,
I used to have to get to Nichols Road
before I sat in bumper-to-bumper. Now I
get on at Exit 69 and I can sit in
bumper-to-bumper. And if we build
The Meadows, where I might add there
will be very few meadows, we will have
even more traffic. More than 2,000,
3,000 people getting on at that exit.

DIRECTOR ISLES: Ms. Johnston,
you've gone over the five minutes. So
if you just want to --

MS. JOHNSTON: I just have --
I want to complain about this
process. I feel that is it flawed, that it is unacceptable. I believe that when you want to be making an investment in real estate, you buy the land.

Why is it the job of taxpayers to subsidize this adventure? I just don't get it.

We have 12,000 homes in foreclosure in Suffolk County.

12,000.

We have no need for affordable housing in this vicinity because you can buy a house in Mastic Beach for less than $130,000.

That's affordable, folks.

Change your focus. Do a paradigm shift, and bring back the areas that you've marginalized. We don't need to build new. We need to redevelop what we already have.

And the last thing I would ask is that this land be added to preservation.

Mr. Levy spoke a week or so ago at the "Save the EPF Fund Rally" in
Bethpage. And he said, "The one thing they're not making more of is land. We have to hold onto the land we have for future generations."

And you know what? There's no higher calling for you right now.

I thank you very much.

(Applause)

DIRECTOR ISLES: Thank you very much, Ms. Johnston.

Okay. The next speaker is John McConnell.

MR. MCCONNELL: Hi, good evening.

John McConnel, M-C-C-O-N-N-E-L-L.

I have a letter here from Johan (handing). She's the head of the civic, she couldn't make it tonight. She's at another meeting.

There's a lot that's been said tonight that I agree with, of course, and it's been said before, like many times. This is some definition of, you know, do something over and over and over again. You know who said that --
what the -- the definition of --

Einstein's definition of -- I'll skip

that part.

But, anyway, we've heard quite a

bit.

As you all know -- I'll make it

real quick -- there's -- not only the

Yaphank Taxpayers Civic but South

Yaphank strongly opposes this. And

other civic groups, environmental groups

are all -- there's like nobody onboard

for this here except the developers and

the workers and the unions and so forth.

I agree with Regina Seltzer

(phonetic) and -- and also

Legislator Romaine that the legality of

this here, selling it, doesn't seem to

be legal. I'm not a lawyer, but it

seems like it is totally wrong.

It's -- one correction, and it has

been already stated tonight so I don't

have to correct it, but in the paper it

said it's near the Carmans River

Watershed, it's in the Carmans River
Watershed. This is a very protected and historic river. Let's try to keep it that way, not -- this is -- this would destroy --

Johan and I moved to Yaphank about 10 years ago because it's rural and we like the area. This would totally change it unbelievable in terms of population, traffic, and environment. There's probably not -- not enough clean water, and this would add to the pollution and -- and so on.

This stuff about the jobs, if this thing ever gets going -- hopefully it doesn't -- that's years and years away, although the county executive says we have to have this going because men are out of -- people are out of work.

That's -- that's fear-mongering.

Okay. We have to have this here because, you know, the environment -- the -- the -- you know, the job situation is bad. That's -- you know, that's a long way off on this.
I also agree with Richard Amper, what he said tonight, also what he said in the paper. Some conflict of interest, the -- what was it here? Hold on.

The --

Okay. The engineering firm that was a consultant -- they mentioned in the paper there yesterday -- that does seem to be a conflict of interest, but that doesn't bother the county executive. He feels he can basically do anything.

As Legislator Romaine said, he kept the county legislature in the dark for three years, nobody knew anything about this here, and it's totally ridiculous. And I commend the committee up there for looking into it. I hope you look at it real strongly, because the county legislature didn't know anything about the plan -- they heard rumors, they heard this -- that's -- that's not a way to run, you know, the government.
I was at that meeting that Mary Ann just spoke to, down at Bethpage State Park. And, yes, Steve Levy did say, "Let's preserve the land." But yet, he wants to do this here.

This -- this totally doesn't make any -- any sense. The purpose of last week was to save the parks and the EPF fund and so on. And here we have land -- I've been -- you people --

I don't know if you've been there. You should go there, walk it, ride a bike. I live right down a block from it. I've been in and out many times. You should see how pristine it is and so on. And to put this here is totally, totally wrong off this here.

I would ask the -- not the committee here, but the environment -- the committee that voted on this to not even table it for 30 days, table it forever.

Thank you.
DIRECTOR ISLES: Thank you, Mr. McConnell.

Okay. The next speaker card we have is from Martin Vanliith, I believe. And, here again, I apologize if I'm mispronouncing it.

Okay. Thank you. Spell your name, please.


I'm here on behalf of the Open Space Council, and I'd like to read what we have. It's less than five minutes.

DIRECTOR ISLES: Thank you.

MR. VANLITH: Okay.

"The Open Space Council's primary concern is that the Carmans River be reestablished as a productive Pine Barrens River with low acidity, low nitrate concentrations, and a variety of native flora and fauna that would naturally be found in such an environment. In OSC's opinion, the highest and best use for any lands
currently owned by a county in the
watershed is to protect the Carmans from
the current and additional onslaught of
contamination.

"The proposed Legacy Village is out
of step with that concept. The DGEIS
needs to address impacts to the entire
Carmans River Watershed in order to
assess the true nature of cumulative
effects to the river.

"A Legacy Village concept is also
at odds with the smart growth
initiatives enacted by the county. It
creates a destination where none existed
before; it is not well served by
existing infrastructure; it will bring
additional people and vehicles into an
area that is relatively lightly
populated; and it will not be readily
walkable as the car will still be the
dominant feature on the landscape.

"In terms of Suffolk County's
infrastructure, the DGEIS must also look
at the cumulative short-term and
long-term plans for all of the
intersections along the Long Island Rail
Road, including access to EPCAL, and
along the Long Island Expressway,
including at Exit 68 with BNL and the
expanding industrial park, as well as
along Sunrise Highway.

"With millions of dollars being
spent by federal, state, county, and
town governments to protect the Carmans
River Watershed by acquiring and
preserving land in the watershed, it
makes no sense to be declaring this very
same land as surplus for the purpose of
high density development.

"The Open Space Council urges the
planning department to consider the
alternatives with no action."

Thank you very much.

(Applause)

DIRECTOR ISLES: Thank you.

MR. VANLITH: I have -- you know,
what I read will be supplemented by the
president, Marilyn England.
DIRECTOR ISLES: Okay.

MR. VANLITH: Should I hand this in any way?

DIRECTOR ISLES: Well, essentially it's up to you --

MR. VANLITH: Yeah, because --

DIRECTOR ISLES: -- but we'll put it on the record.

MR. VANLITH: Yeah.

DIRECTOR ISLES: If your supplemental comments are made before the 30th --

MR. VANLITH: Yeah.

DIRECTOR ISLES: -- certainly, those will be welcome, too.

MR. VANLITH: She's going to expand on that. That was just for -- Thank you.

DIRECTOR ISLES: Thank you.

MR. VANLITH: Thank you very much, everybody.

DIRECTOR ISLES: Thank you.

I'm going to go back to John McConnell.
John, are you here?

MR. MCCONNELL: Yeah.

DIRECTOR ISLES: John, did you want me to read the letter from Johan McConnell or --

MR. MCCONNELL: Well, I --

DIRECTOR ISLES: -- put it into the record?

MR. MCCONNELL: She didn't say. I think -- I don't know how long it is.

DIRECTOR ISLES: It's not that long. Let me just read it so it's on the record --

MR. MCCONNELL: Yeah, read it.

That's good. Thank you.

DIRECTOR ISLES: Since she wasn't able to make it tonight.

The letter is written as follows:

"The South Yaphank Civic Association would like to express our concerns about the Draft Generic Environmental Impact Statement for the sale of 255 acres of county property located in Yaphank.
"Number one, geology soils and topography subsurface environmental conditions.

"Will the soil be tested to see if there are VOCs from the toxic plumes located on the property?

"Number two, water resources and stormwater management.

"The proposed project is located in the Carmans River Watershed. The Pine Barrens Commission and the Town of Brookhaven are working on a management plan for the watershed.

"Will this plan be looked at and included in the impact statement?

"Number three, terrestrial and aquatic ecology.

"The Town of Brookhaven has recently discovered the rare and endangered gray fox on property located across from police headquarters just east of the Schmidt farm. It is entirely possible that the gray fox is also located on the 255 acres.
"Number four, transportation.

"Please include the intersection of Park Street and Yaphank Avenue in the study. At the present time, residents from Crescent and Park can make left and right turns onto Yaphank Avenue. Cars leaving police headquarters parking lot at the intersection are supposed to make right turns only. However, numerous times during the day, cars make left turns. The intersection is located at the bottom of the railroad overpass, and cars traveling south on Yaphank Avenue do not have a direct sight line until they are on top of the overpass.

"Five, air quality.

"The Suffolk County Health Department conducted air quality assessments at several sites along Yaphank Avenue. Because of the Long Island Compost, there were problems discovered with the air. The Caithness Power Plant had to purchase clean air credits in order to build the power.
plant, and now there is talk of a second plant.

"Six, utilities, community facilities, and services.

"The property's located within two different school districts and two fire departments.

"How will the taxes on the property be divided?

"The South Country Ambulance District has responsibility for 95 percent of the property, as their northern boundary is Park Street.

"Will new facilities be provided because of the increase in population for both the Brookhaven Fire District and the South County Ambulance District?

"The last comment, historic and archeological resources.

"A historical building, the original 'Doctor's Cabin,' is located in Area A.

"Will this building remain in its present location or will it be moved."
And it's just signed by Johan McConnell, the president of the civic association.

Okay. Our next speaker card is from Kevin McAllister.

MR. McALLISTER: Good evening. My name is Kevin McAllister. I'm honored to be your Peconic Baykeeper.

THE REPORTER: Would you spell your last name, please.

MR. McALLISTER: M-C-A-L-L-I-S-T-E-R.

THE REPORTER: Thank you.

MR. McALLISTER: I guess I'll point out what I don't know and what I -- I believe I do know. I'm not going to speak to traffic, quality of life issues, impacts on, you know, the local economy, et cetera; but I will speak to water. So, again, I -- I'd like to believe that I do know a thing or two about that.

If you consider the entire watershed and -- and relative to these
tributaries, you know, it's -- it's a very sad legacy with respect to the impaired waters. In fact, New York DEC is posed to come out with a revised 303D list, comparing waters list, which is going to be very sweeping.

They're going to include basically and virtually all the Great South Bay into Shinnicock Bay, I believe, and feeding tributaries. And that's due in -- in a large part to chronic algal blooms associated with nutrient or nitrogen loading.

And I would argue that, you know, ultimately, really where the buck stops is -- is these feeding tributaries, the arteries of our bay. And I -- I think over time, you know, as we obviously develop Long Island, particularly with sanitary waste, lawn fertilizers, we're seeing more and more impaired waters.

If you look at that list, it's alarming. Virtually every stream on Long Island has some form of impairment.
It's failing to meet water quality standards and best uses. The ability to catch fish and to use these water resources for recreational uses, and more and more. Now, what we're seeing is, ultimately, we are connecting the dots to the nutrient loading.

So with respect to, obviously, the Carmans River, and this goes to my point -- and I don't have the answers, and I applaud CEQ for proceeding with this process, but I do ask that you ultimately seek these answers through, you know, the study and the consulting firm that's assigned to this study, but we really need to define the nutrient loads relative to, you know, this expanded development.

And I want to make this point, I've made it before, the county's sanitary waste code is grossly deficient with respect to protecting our surface waters. It's designed to protect drinking water quality, and that's a far
cry -- a tenfold difference in
protecting the entirety of these streams
and the life they support versus the
ability to turn on the faucet to drink
tap water and to know it's safe.

So, again, this nexus has to be
connected. And I -- I hope over time --
and I know it's a side issue, but, you
know, ultimately, I hope that Suffolk
County and, you know, the elected
officials, CEQ, will ultimately start to
turn their sights on, again, the
sanitary waste code as it relates to
protecting surface waters.

The Carmans River, one of three, is
an esteemed stream. You know, as you
know, it supports brook trout in that
particular area. And, again, that
requires high water quality. So what
does this mean with respect to, again,
water quality degradation?

And a very smart man said not too
long ago that ultimately he felt that
we've reached kind of a tipping point
with sanitary waste as it relates to
effecting our groundwater and ultimately
our streams. And I fully concur. I
think we're there.

So I think we have to take a
hardline to really take a -- again, a
very critical view of these projects as
they are forthcoming. And this, based
on its magnitude, is significant. So I
ask you to do due diligence with respect
to ensuring that. There's a
comprehensive review of the groundwater
enrichment and as it will effect or
negatively impact the integrity of
Carmans River.

And I'm going to be critical, if I
may, for a moment.

Let me start by saying Suffolk
County has -- has shown leadership for
many years on many fronts relative to
environmental protection. And I hope, I
implore you, please select the right
consultant and then back off and allow
that -- you know, that firm to really
provide good science for, you know, ultimately -- you know, good judgment on your part, on the legislature's part.

We don't want to connect the dots here ultimately where -- whereas it's perceived that this is really what we want. So let's -- let's find a way to shoehorn it in and tell us it's all good, because we've been there before.

I know the panel sitting there is aware, obviously, of my critique in prior EISs. You know, I hold firm that -- you know, in a -- certainly a prior process, it -- it's, quiet frankly, has been an embarrassment, and I don't want to see this repeated.

Do the right thing. Protect this jewel. We have very few of them left. This is one that Suffolk County should be very proud of. You have a strong legacy of land protection, obviously, with, you know, the lower portion being federal land. Southaven Park, Suffolk County Cathedral Pines. You know,
it's -- it's --

Let's not give this away from --
because of just irresponsible
development.

Thank you.

(Applause)

DIRECTOR ISLES: Thank you,

Mr. McAllister.

Okay. The next speaker is Don Seubert.

Don?

There you are.

MR. SEUBERT: I hope I didn't go ahead of anybody or anything, I just came.

DIRECTOR ISLES: This is your card, you're next.

Right up at the podium, Don, please.

MR. SEUBERT: Okay.

DIRECTOR ISLES: And just spell your last name for the record, please.

MR. SEUBERT: It's Don, D-O-N, S-E-U-B-E-R-T. And good evening and
thank you for your time.

DIRECTOR ISLES: Good evening.

MR. SEUBERT: The impact of a public purchase of land, open space and public money for a private purpose, the can of worms this piece of county land presents deeply concerns the public. Gridlocked, over taxed, bankrupted, over developed Long Island cannot build and should not attempt to build its way out of its 2010 dilemmas. It's yet another pongid scheme to save Long Island in which we will all dearly pay.

Leave untouched this space of Brookhaven as a living historic community representing our area's historic past. Its values will only grow. Let's not screw up a living historic community with a quaint plastic village -- a quaint village attached to an ugly miniature round cement Nassau Coliseum when a real historic Yaphank exists for everyone's benefit.

Let's keep the Carmans River live
and protect habitat and water quality.

Please recall about 40 years ago --

I'm sorry now for being sarcastic -- why

this plan has forced out, displaced the

hardworking, revenue-producing, positive

tax-paying farmers all along Horseblock

Road, Sills, and Yaphank Avenue.

Farmlands net income benefit to the

taxpayer is just an addition to a farm's

unique aesthetic community environmental

benefits that are found in this area.

Isolated islands of our rural past will

not sell to Suffolk's tourism for long.

Our existing large vacation,

restaurant, day-tourist, and beach-going

industries will evaporate like Coney

Island's hay days, and our farms.

All successful world cities have a

progression of development from the

teaming cities to the suburban rural

vacation countryside. All should be

within 50 miles of that major city. We

are at that limit. A feather will kill

the valence.
We are interrelated and interdependent. Our view to the world is the LIE, especially in Medford.
People must feel that decompression for an area to be sustainable relief and an attraction. It starts at the Medford/Yaphank line.

Keep Long Island pristine and desirable for its present and long-time residents. Don't push older tax-positive Long Islanders off Long Island for the -- a Long Island quality of life. Simultaneously ask your taxpayers for open space protection, land purchase dollars, while we give up our land that may be critical to Suffolk County's future. And land more costly in the future does not make common sense. It must be evaluated for impacting future bonds, community preservation surcharges, historic preservation, and maintenance cost of our open space.

The cumulative impacts of Legacy
Village, traffic and impacts of a perpetuating further development and, slash, traffic to the area all about the proposal, especially to Medford and the already populated areas to the west, must be considered. The body of traffic impacts along the LIE, the Long Island Ave— the LIE Service Road, North and South, 63 to 64, -5, and -6 in Medford need be evaluated.

Air quality, noise, the light pollution, existing visual eyesores. I heard people talking about the Caithness Power Plant a bit, and -- and all the -- we understand so much about the leakage from the -- from the landfill and so forth. Now, to be even more visible, the health and safety of existing residents together with the existing impacts of polluting dangerous industries, zoning in proximity need be part of any scope.

A huge visual impact on Medford area roads today is litter. That
existing heavy industry -- existing heavy industry, major commercial centers, and tremendous traffic numbers bring. We do not need one more potential impact on our Medford community. Traffic will go east through Medford and west back home to find their shortcuts.

Impacts of new development to the small local businesses, attraction of high-end business to our area and its downtowns, for example, Sills Road and Route 112 and Horseblock, need be evaluated.

Hamlet studies are currently being done in North Bellport, Medford, Gordan Heights, Coram, Middle Island, and East Patchogue. Revitalization to Patchogue and impact to Bellport Village. All of these plans need to be scoped for immediate and long-term impacts. Community goals may be in conflict.

Nearby existing recreational zoning in Medford at Country Fair, Boomers, the
movie theater, et cetera, need be evaluated, too.

Shortcuts through remaining Medford semi and rural roads as Granny, Country, Long Island Avenue, and Mill, will be routes found. Roads residents use to decompress. Past rural roads will be lastingly effected by perpetuation of development.

A short five- to ten-minute bike ride, a two-minute car ride along Long Island Avenue can take you to a Yaphank farm, the lakes, the Carmans River, Cathedral Pines. A different world. Purely the environment and our desirability of Yaphank and surrounding communities becomes a product of development we allow.

Townhouses with apartments must be sustainable on their own. Owners must not qualify based on the necessary income from tenants. Who will control this and this effect on new building throughout
Brookhaven and in older neighborhoods
that are already impacted by overcrowded
legal and illegal apartments?

I'll just end it there, and just
say my own personal -- I grew up and had
taken a lot of bike rides with kids --
kids at school and field trips in that
area in a safe way through the back
roads. I don't see this happening
anymore, and I think we're going to lose
that.

I think that the area is
overwhelmed by heavy industrial and
everything else. I don't know how
suitable it is.

I guess you knew about the data --
a plan to Connecticut that did.

I'm sure you also realize the
hundreds of thousands of plus gallons
of -- Caithness.

I don't know if you're all aware of
the -- the amount of liquid nitrogen on
TruGreen Chemlawn, just a neighbor
there.
Of course you know Grucci's there.

There's so many in- -- unbelievable

things in that area that -- you know, I

think the feather -- you know, the

feather is on the camel's back, and I

think that you should really consider

that. And all the impacts to what our

other communities are doing along the

way, trying to revitalize ourselves and

make it a good place to live.

It's just nice to get a breath of

fresh air, you know. I was shoot- --

coming out on the expressway, but, you

know, once you pass William Floyd or get

into the road right to here to the jail,

I just saw cars. You know, you need

that in life. And I think we all need

that and Long Island will not be

sustainable if that's not maintained.

Thank you very much.

DIRECTOR ISLES: Thank you,

Mr. Seubert.

(Discussion held off the record)

DIRECTOR ISLES: Okay. I'm going
to note that I did receive a statement
from someone who wanted to submit it in
writing. Apparently, they -- they just
wanted to have it acknowledged that they
did submit a statement. It's rather
lengthy. But, here again, that will be
part of the record as well. And it's
from a Jennifer Clement.

Is there anyone else who would like
to speak tonight?

MR. TOMASZEWSKI: (Indicating)

DIRECTOR ISLES: Sir, go right
ahead.

Just state your name and spell your
last name.

MR. TOMASZEWSKI: Thank you,
Mr. Isles.

My name is Dan Tomaszewski,
didn't fill out a yellow card --

DIRECTOR ISLES: It's okay.

MR. TOMASZEWSKI: -- I originally
didn't plan to speak, but I have a few
things I would like to say.
Most of the people in the room know me as my official day job role. I am vice president of the Longwood School Board, and, of course, this is very -- very much a concern to the Longwood School District.

Now, we're not here tonight to talk about impact of school taxes, although it is an offshoot of this, and, as you know, we are very, very concerned. If you read Newsday and watch the TV everyday, you'll see that the funding of education in this state is a serious, serious problem.

And the school district is not in complete agreement with the people representing the -- county people that are advocates for this plan, but we're not going to get into that because I've spoken at length about that. Let it suffice to say that we take issue with -- with many of the predictions and projections.

But I'd like to speak tonight on
behalf of myself and my family.

I was born in Yaphank. Grew up there. And the lake was a big part of my life, my brothers and all of my friends and neighbors. I can remember as a young kid swimming in the lake. It was crystal clear. You could throw a quarter in the lake, swim down, find it. The lake's not that way anymore.

We fished in the lake and we could eat the fish. You could fish in the lake, but you can't eat the fish anymore.

We canoed in the lake. Now, if you could get by the cabomba weed, maybe you could canoe, I don't know.

Certainly, it's not what it was and it's going downhill.

I don't believe the lake is dead, but if we continue the trend, the lake will be dead. All right. And as Mary Ann so eloquently stated, once it's dead, it's not going to come back. All right.
As a representative of the school board, we can't play games with the way education is funded, we have to be right with our decisions. You can't play games with the environment. You have to be right. If -- if you're not absolutely sure 100 percent that what is proposed here is going to have absolutely no impact on it, then you can't be -- you can't be in favor. You've got to be sure. You absolutely got to be sure. Because once it's dead, it's dead, it's never coming back.

And, you know what? Local government, as opposed to state government and federal government, is all about quality of life of the people who live here. You are our champions of quality of life.

(Applause)

MR. TOMASZEWSKI: And if we can't depend on our elected officials at the county and town level to represent us
for quality of life, then this whole
thing might as well be packed in.

This is a critical decision, and --
and you have a lot of -- you have a big
responsibility. And I'm sure that you
will take this very seriously and -- and
consider the people who live here and
the generations who hope to live here
for many years to come.

So thank you very much for your
time.

(Applause)

DIRECTOR ISLES: Thank you,
Mr. Tomaszewski.

And, Dr. Strobel, please.

DR. STROBEL: Herb Strobel.
S-T-R-O-B-E-L, first name Herb.

First of all, thank you to the CEQ
for holding this public hearing and for
taking these comments.

I'm a member of the Town of
Brookhaven Open Space Committee, as well
as the Suffolk County Farm Advisory
Committee, and I would just like to
offer a few comments and perspectives
with relations to the Suffolk County
Farm in Yaphank.

As some of you might know, the
Suffolk County Farm was actually
purchased by the county nearly 140 years
ago, and it's been an active
agricultural production more or less
since -- for that entire period of time.

As Mr. Isles indicated, in December
of 2003, over 200 acres of the farm was
put into permanent protective status by
the legislature in recognition of the
fact that the farm's a valuable resource
for all Suffolk County residents.

Simply stated, I think it's safe to
say that the proposed development is
incompatible with the present and future
activities of the farm.

As I indicated, the farm is an
active agricultural production and there
are operations including plowing,
cultivating, which generate -- or it can
generate considerable amount of dust,
spreading of manure, which can generate odors that some people find offensive, and then irrigation as well, which can generate noise.

With nearly 3,000 residents potentially located relatively nearby, there will be conflicts -- neighbor/farmer conflicts generated by the simple fact that 3,000 residents will be literally located right next to the farm.

In addition to that, those 3,000 residents create the potential for conflicts that include issues related to trespass, related to vandalism of the farm -- farm operations.

And so, basically, as I indicated, this proposed development, as it is currently scoped out, is incompatible with future farm -- present and future farm operations.

And so I would just paraphrase Legislator Romaine and suggest that the proposed development basically flies in
the face of smart growth principles. A
number of individuals have already
indicated that, and I would support
that.

So that's all I really have to
offer this evening, and, again, I
appreciate the opportunity to present
those comments.

Thank you.

DIRECTOR ISLES: Thank you very
much.

(Appause)

DIRECTOR ISLES: Okay. Is there
anyone else who would like to present
any comments tonight?

MS. JOHNSTON: (Indicating)

DIRECTOR ISLES: Anyone else who
has-- I'll recognize you, Mary Ann, in
just a second, just --

No other first shots?

(WHEREUPON, there was no response.)

DIRECTOR ISLES: Okay. Mary Ann,
you're up for again -- just for maybe
three minutes.
MS. JOHNSTON: Oh, I won't need that much.

DIRECTOR ISLES: Okay.

MS. JOHNSTON: Mary Ann Johnston, ABCO.

I left out an important aspect of any major development in -- in the impact. And that is that every major development is growth inducing. Not just in the area that you're planning to build something, but in the surrounding area.

The surrounding area to the east is Suffolk County's Southaven Park. To the north is a historical zone. To the south is the Wertheim Wildlife Preserve. And to the west we have major high density development.

Growth-inducing aspects cannot be ignored and need to be measured in terms of the impact on every single surrounding community.

I represent a coalition that has
more than 40 civic groups signed on in
opposition to that very growth-inducing
aspect.

So, again, I thank you for your
time.

DIRECTOR ISLES: Thank you,
Ms. Johnston.

(Applause)

DIRECTOR ISLES: Is there anyone
else that would like to address the CEQ?

MR. MCCONNELL: (Indicating)

DIRECTOR ISLES: John, you'll get
three minutes at your secondary shot.

MR. MCCONNELL: One minute.

DIRECTOR ISLES: Okay.

MR. MCCONNELL: I just left out
something.

DIRECTOR ISLES: John McConnell.

MR. MCCONNELL: John McConnell,
M-C-C-O-N-N-E-L-L.

One of the things I was talking
about before is that the -- the
legislature -- not the legislature, the
legislature was basically in the dark
about this. They didn't know about
these plans until that meeting last --
whenever it was. But this is kind of
typical of our county executive. I
don't want to bash him too much, but
this is how he operates. Okay. And he
thinks he can do -- you know, bypass
any -- any, you know, procedures, rules
and laws, whatever. And we've seen that
down in our neighborhood with the
shooting range.

But, again, I just want to
reiterate that the -- the Suffolk County
Legislature was basically kept in the
dark about this, and that's not right.
That's not the right way to do things.
Thank you very much for your time.

DIRECTOR ISLES: Thank you,
Mr. McConnell.

(Applause)

DIRECTOR ISLES: Any other
questions or statements?

(WHEREUPON, there was no response.)

DIRECTOR ISLES: Let me just
make the point in reference to Mr. McConnell's comment.

I'm not going to comment in terms of the past. What I will comment on is, we are in a SEQRA process right now. The county is the lead agency. These steps along the process will require the review by CEQ and decisions by the county legislature. So they will be involved. They have been involved in the SEQRA process. They issued the Positive Declaration. They will be involved in scoping the DGIS and the FGEIS.

Okay. Any other questions or any other comments tonight?

(WHEREUPON, there was no response.)

DIRECTOR ISLES: Seeing none, that completes the hearing this evening.

As I indicated, the public comment period extends until March 30th. So written comments can continue to be provided in that format. This matter will then be put into a final scope,
SEQRA Public Scoping Hearing 3/16/10

which, here again, is subject to review

of the Council on Environmental Quality

and the Suffolk County Legislature.

I thank you for coming down

tonight, and adjoin the meeting at this

point.

Thank you.

(WHEREUPON, this SEQRA Public

Scoping Hearing was adjourned at

8:28 p.m.)
CERTIFICATE

I, THERESA PAPE, a Shorthand Reporter and Notary Public of the State of New York, do hereby certify:

That the foregoing is a true and accurate transcription of the stenographic notes taken herein.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of March 2010.

[Signature]

THERESA PAPE