

APPENDIX A

Part I EAF



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

FULL EAF COMPONENTS: The full EAF is comprised of three parts:

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

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: **Part 1** **Part 2** **Part 3**

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

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

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

Preliminary Map of DeForest Williams Estate

 Name of Action

Town of Huntington

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from responsible officer)

 Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3. It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Preliminary Map of DeForest Williams Estate		Suffolk County Tax Map Number 0400-016-02-13.4 & 13.5 & 0400-016-08-08	
Location of Action (include Street Address, Municipality and County) East side of Shore Road, West of Mowbray Lane North			
Name of Applicant/Sponsor Estate of Priscilla DeForest Williams & Doug Williams		Business Telephone 616)227-0700	
Address c/o Anthony Guardino Farrell Fritz, PC 1320 RexCorp Plaza			
City Uniondale		State New York	Zip Code 11565-1320
Name of Owner (if different than applicant) (same as above)		Business Telephone ()	
Address			
City		State	Zip Code
Description of Action The proposed project involves a fifteen (15) lot clustered subdivision of a 42.02 acre parcel of partially developed and forested land. Two existing single family dwellings and a barn will remain and occupy Lots 13-15 (all access to remain unchanged to these Lots). Lots 1-12 are proposed to be clustered in the northeastern portion of the property (in areas of existing lawn and flatter topography) and will range in size from 1.06-1.89 acres. Additional Parkland areas totaling 8.64 acres are proposed at the rear of the proposed lots to preserve areas of wooded steep slopes on the property. A 0.99 acre area comprised of a recharge basin is proposed to be dedicated to the Town of Huntington. A cul-de-sac is proposed from Spring Hill Road for access to Lots 1 through 12, and a 4.20 acre park area is proposed on the southern portion of the site. All lots will utilize on-site sanitary systems and have connection to public water.			

Use the last page or the back of this form to answer questions for which there is insufficient space on the form to include all pertinent information.

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

A. SITE DESCRIPTION

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

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 42.02 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>±37.76</u> acres	<u>±25.44</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>±1.05</u> acres	<u>±4.62</u> acres
Other (Indicate type) <u>Landscaped + recharge basin</u>	<u>±3.21</u> acres	<u>±11.96</u> acres

CpE-Carver & Plymouth Sands 15-35% slopes, MfB-Montauk Fine Sandy Loam 3-8% slopes, MfC-Montauk Fine Sandy Loam 8-15% slopes, MkB-Montauk Silt Loam 3-8 slopes,

- 3. What is predominant soil type(s) on project site? RhB- Riverhead & Haven Soils, graded 0-8% slopes
a. Soil drainage: [X] Well drained 50 % of site [X] Moderately well drained 50 % of site
[] Poorly drained % of site
b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (See 1 NYCRR 370).

- 4. Are there bedrock outcroppings on project site? [] Yes [X] No
a. What is depth to bedrock? +/-700 (in feet)

- 5. Approximate percentage of proposed project site with slopes:
[X] 0-10% 39 % [X] 10-15% 6 % [X] 15% or greater 55 %

- 6. Is project substantially contiguous to or is it occupied by an historic building or landmark as designated pursuant to Article VI of the Town Code? [X] Yes [] No

- 7. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places or the Register of Natural Landmarks? [X] Yes [X] No
Site is within the Shore Road Historic District.

- 8. Is the project site within a one mile radius of an archeologically significant site or multiple site zone, as has been identified by the New York State Office of Parks, Recreation and Historic Preservation using the "circles and squares" method of evaluation? [X] Yes [] No

- 9. What is the depth of the water table? <10 feet
to Groundwater? 10-170 feet

- 10. Is site located over a primary, principal, or sole source aquifer? [X] Yes [] No

- 11. Do hunting, fishing or shell fishing opportunities presently exist in the project area? [] Yes [X] No
If yes, will they continue after completion of project? [] Yes [] No

- 12. Does project site contain any species of plant or animal life that is identified as threatened or endangered? [] Yes [X] No
According to Site inspection by NPV Ecologist
Identify each species

- 13. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)?
[] Yes [X] No Describe

- 14. Is the project site presently used by the community or neighborhood as an open space or recreation area? [X] Yes [] No
If yes, explain Trails exist & unauthorized use may occur. Listed on Town Open Space Index (Priority 3)
If yes, will the use continue at the completion of the project? [] Yes [] No

- 15. Does the present site include scenic views known to be important to the community? [] Yes [X] No
If yes, will the views be retained with the completion of the project? [] Yes [] No

- 16. Streams within or contiguous to project area: N/A
a. Name of Stream and name of River to which it is tributary

- 17. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name Cold Spring Harbor, FW wetland b. Size (In acres) +/-3 (offsite wetland)

- 18. Is the site served by existing public utilities? [X] Yes [] No
a) If Yes, does sufficient capacity exist to allow connection? [X] Yes [] No
b) If Yes, will improvements be necessary to allow connection? [] Yes [X] No

- 19. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? [] Yes [X] No

- 20. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617 (SEQRA)? [] Yes [X] No

- 21. Has the site ever been used for the disposal of solid or hazardous wastes? [] Yes [X] No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
 - a. Total contiguous acreage owned or controlled by project sponsor 42.02 acres.
 - b. Project acreage to be developed: ±14.57* acres initially; ±17.06 acres ultimately. *Area within limits of disturbance
 - c. Project acreage to remain undeveloped ±25.44** acres. **8.64A additional park areas+ 4.20A Park+ woods to remain
 - d. Length of project, in miles: N/A (if appropriate).
 - e. If the project is an expansion, indicate percent of expansion proposed N/A %.
 - f. Number of off-street parking spaces existing 6; proposed 30; required by Code: 15.
 - g. Maximum vehicular trips generated per hour 23 * (upon completion of project).
 - h. If residential, number and type of housing units: *Based on Saturday Peak Hour Total (See Attached Trip Generation)

	One Family	Two Family	Multiple Family	Attached Cluster
Initially	<u>15</u>	<u> </u>	<u> </u>	<u> </u>
Ultimately	<u>15</u>	<u> </u>	<u> </u>	<u> </u>
 - i. Dimensions (in feet) of largest proposed structure 35 height; ±50 width; ±70 length.
 - j. If commercial/industrial the gross floor area of proposed building N/A sq. ft.
 - k. If commercial/industrial the "Floor Area Ratio" N/A FAR.
(Proposed building area in square feet divided by lot area in square feet)
 - l. Linear feet of frontage along any road in the Town? 1,064.97 ft. (Shore Road)
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? ±13,200* tons/cubic yards.
*for roadway and recharge basin. Excavation for individual lots will be determined at the time of individual lot applications.
3. Will disturbed areas be reclaimed? Yes No N/A
a. If yes, for what intended purpose is the site being reclaimed? Homesites, landscaping, roadway
b. Will topsoil be stockpiled for reclamation? Yes No
c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? ±14.57 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation and/or NYS protected native plants be removed by this project? Yes No
6. If single phase project: Anticipated period of construction 12-18 months, (including demolition).
7. If multi-phased: N/A
 - a. Total number of phases anticipated (number).
 - b. Anticipated date of commencement phase 1 month year, (including demolition).
 - c. Approximate completion date of final phase month year.
 - d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Number of jobs generated: during construction? 20-40 ;
If industrial/office or retail number of job generated after project is complete? N/A .
9. Number of jobs eliminated by this project? 0 .
10. Will project require relocation of any projects or facilities? Yes No
If yes, explain
11. Is surface liquid waste discharge to a body of water involved? Yes No
a. If yes, indicate type of waste (sewage, industrial, etc.) and amount
b. Name of water body into which effluent will be discharged
12. Is subsurface liquid waste disposal involved? Yes No
Type Sanitary wastewater (storm water, sewage, industrial, etc.)
If yes, volume per day; ±4,500 gallons.
13. Will surface area of an existing water body increase or decrease, or will the bottom become deeper as a result of the project? Yes No Explain
14. Is project, or any portion of project, located in a 50 or 100 year flood plain? Yes No
If yes, which: 50 year 100 year

15. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month? 3.47 tons. (based on 3.5 lbs/capita assuming 64 residents)
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name Huntington Resource Recovery Facility ;
 location East Northport
16. Will any wastes NOT go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If Yes, explain _____
 f. Volume of solid waste that will be recycled each month: _____ tons.

To be answered only if the project is one that will operate a facility that disposes of solid wastes.

17. Will the project involve the disposal of solid waste? Yes No
 a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) Electricity, fossil fuels
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute. *includes +/- 13,540 gpd estimate for irrigation
23. Total anticipated water usage per day ±18,040* gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
 If yes, explain _____
25. Approvals Required:
- | | | | Type | Submittal Date |
|----------------------|---|--|-----------------------------------|---------------------------------------|
| Town Board | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | _____ | _____ |
| Planning Board | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Subdivision Approval | Pending |
| Town ZBA | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | _____ | _____ |
| Health Department | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Wastewater Disposal, Water Supply | Pending prelim. subdivision approvals |
| Other Local Agencies | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Town Building Permits, SWPPP | Pending subdivision approvals |
| State Agencies | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | NYSDEC SPDES General Permit | Pending subdivision approvals |
| Federal Agencies | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | _____ | _____ |
| Other | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | SCWA Water Connection | Pending subdivision approvals |

C. ZONING and PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision
 site plan new/revision of master plan resource management plan
 other _____
2. What is the zoning classification(s) of the site? R-80 Residential
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
15 Residential Lots, Recharge Basin
4. What is the proposed zoning of the site? N/A
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A

- 6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- 7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Residential, Surface Water (Cold Spring Harbor), Commercial
- 8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
- 9. If the proposed action is the subdivision of land, how many lots are proposed? 15
 a. What is the minimum lot size proposed? 1.06 acres
- 10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- 11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- 12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No
 b. Will improvements be necessary? Yes No
 c. If yes to either a. or b., what is the basis for such opinion and agency name and documentation that supports the conclusion: _____

D. INFORMATIONAL DETAILS

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

E. VERIFICATION

I hereby certify that I have filled out the above form for the action known as:

DeForest Williams Estates
and to the best of my knowledge all of the answers are true.

Applicant/Sponsor Name:

Lara H. Pomi-Urbat, Nelson Pope + Verbis Date 3/23/11

Signature [Handwritten Signature] Title Environmental Analyst

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

If the Applicant/Sponsor did not fill out this form then the following verification must be signed.

I am the applicant/sponsor of the proposed project described above and I hereby certify that I have given the above signed individual/company permission to fill out this form on my behalf. I further certify that the above signed consultant has made me aware of the questions on this form and explained the answers that have been provided, and I understand the proposed project and the answers provided on this form.

Name: _____ Date: _____
(Print or type name)

Signed: _____ Title: _____