



FINAL ENVIRONMENTAL IMPACT STATEMENT

FOR

Kiruv Estates Subdivision Application



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Final Environmental Impact Statement

KIRUV ESTATES Subdivision Application

Hamlet of Huntington, Town of Huntington
Suffolk County, New York

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This document, together with the Draft Environmental Impact Statement concerning this proposal, represents a Final Environmental Impact Statement (FEIS). Copies are available for public review and comment at the office of the Lead Agency. Comments on the FEIS should be submitted to the Lead Agency listed above by _____ to be included in the public record and considered in the Findings Statement.

Comments to the Lead Agency are to be Submitted By: _____

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- Alternative 4/Preferred Alternative (Sewered), Overall Layout, (Sheet 1 of 7, revised 2/2/07)**
- Alternative 4/Preferred Alternative (Sewered), Grading and Drainage, (Sheet 2 of 7, revised 2/2/07)**
- Alternative 4/Preferred Alternative (Sewered), Tree Removal Plan, (Sheet 3 of 7, revised 2/2/07)**
- Alternative 4/Preferred Alternative (Sewered), Landscape Plan, (Sheet 4 of 7, revised 2/2/07)**

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Alternative 4/Preferred Alternative (Sewered), Road Improvement Plan-Woodhull Road,
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Alternative 4/Preferred Alternative (Sewered), Details, (Sheet 7 of 7, revised 2/2/07)
Alternative 4/Preferred Alternative (On-Site Septic), Overall Layout (Sheet 1 of 2, revised
2/2/07)
Alternative 4/Preferred Alternative (On-Site Septic), Grading and Drainage (Sheet 2 of 2,
revised 2/2/07)

SECTION 1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 Purpose of this Document

This document is submitted in compliance with the rules and regulations for implementation of SEQRA. An EIS is required under SEQRA in order to provide the lead agency (the Huntington Town Planning Board) and other Involved agencies with the information and analysis necessary to make decisions on a development proposal where one or more significant impacts are anticipated, and specifically to describe a project and impacts where there has been a change in the project. Exploration of mitigation measures and analysis of reasonable alternatives are also required within a DEIS. Once the DEIS is accepted, the Lead Agency issues a Notice of Completion (which is published by the NYSDEC in the Environmental Notice Bulletin). From this point, the DEIS is available for public inspection at the offices of the Lead Agency and local libraries, and public comments are accepted for a minimum of 30 days from the date of acceptance of the DEIS, or a minimum of 10 days after the close of the public hearing, whichever occurs later. The Lead Agency chooses whether to hold a public hearing based upon the potential for significant impacts, public interest, etc. This is followed by preparation of an FEIS. The FEIS addresses issues and comments provided by the public, and interested and involved agencies on the information presented in the DEIS and public hearing, if held. After acceptance of the FEIS by the lead agency and an additional minimum 10-day period, the lead agency will issue a statement of findings on the proposed project and make a final decision. Once this FEIS is accepted, adoption of a Statement of Findings and decision can be issued by the lead and Involved agencies.

The DEIS for Kiruv Estates was submitted to the Lead Agency on June 14, 2006 and was accepted by that agency as complete for public review and comment on June 28, 2006 (see **Appendix A-1**). This document addresses the written comments on the DEIS received by the Lead Agency from other agencies and the public, and the oral comments provided during the July 26, 2006 Town Board public hearing on the DEIS. As discussed in **Response, Section 2.3**, after the public hearing and as a result of discussions between the applicant and Town, the project was revised to reflect a layout similar to the layout of Alternative 4 of the DEIS. This revised layout is known as “**Alternative 4/Preferred Alternative (Sewered)**”. The seven sheets comprising this plan are contained in pouches at the rear of this document.

This document contains a description of the revised Kiruv Estates layout and discusses its anticipated impacts and mitigating measures. In addition, this document contains all of the substantive comments on the DEIS received by the lead agency. The responses to these comments assume the revised project layout, and include information provided by the applicant. The transcript of the public hearing is presented in **Appendix B**. Additional comments, provided by various public agencies and by the public are presented in **Appendices C and D**, respectively. *No additional written comments were provided to the lead agency.*

1.2 Organization of this Document

Each substantive comment contained in **Appendices B, C and D** has been numbered sequentially, followed by the subsection where the response can be found. There were a total of 140 individual comments; **Appendix B** contains comments B-1 to B-53, **Appendix C** contains comments C-1 through C-46, and **Appendix D** contains comments D-1 through D-41. However, because of the large number of similar/duplicate comments, only 38 different comments were made. All similar comments have therefore been grouped together, with one response to all such comments provided.

All responses are presented in **Section 2.0**. Each subsection responds to one of the 38 different comments. For those instances where a number of similar comments were made, the comments were paraphrased so that one response addresses all of the comments in that subsection. The comment numbers are also listed in each subsection, along with the corresponding responses, so that the reader may refer back to the comments in their original form, in **Appendices B, C or D**.

Each response provides the information necessary for the Lead Agency (the Huntington Town Planning Board) and other involved agencies to make informed decisions on the specific impacts of the project. This document fulfills the obligation of the Huntington Town Planning Board in completing a Final EIS based upon 6NYCRR Part 617.9 (b)(8).

1.3 Description of Alternative 4/Preferred Alternative (Sewered)

1.3.1 Overall Site Layout

Table 1-1 provides a listing of the subject site's existing and proposed coverages and physical characteristics. The project site is irregularly shaped, with Woodhull Road running north-south along the western property boundary and Park Avenue running north-south along the eastern property boundary. Access for the seven new residences and retained house is proposed via a single access from Woodhull Road; the two existing historic houses along Woodhull Road will continue to access Woodhull Road directly. All required parking pursuant to the Town Code will be provided with off-street parking in the form of driveways and garages for the proposed residences. The access roadway will be located at approximately the mid-point of the western property boundary. A small land dedication at the intersection of Park Avenue and Woodhull Road will be provided, to enable an increase in the radius of this intersection. In order to reduce the site elevation and to provide suitable access road grades and building sites, a two-tiered retaining wall is proposed at the southerly end of the site.

A slight expansion of the conservation area was recommend by the Town Department of Planning and Environment staff. The applicant suggested minor revisions to this expansion, which were approved by the Town Director of Planning & Environment on January 17, 2007. In addition, the applicant will covenant non-disturbance/non-fertilization buffers along the man-made pond and the low area in the site's northern corner. These boundaries are shown on the **Site Plan**.

Table 1-1
SITE AND PROJECT CHARACTERISTICS

Parameter	Existing Conditions	Proposed Project (from DEIS)	Alt 4/Preferred Alt (Sewered)	Alt 4/Preferred Alt (On-Site Septic)
Yield/Unit Types	Three 3-bedroom detached & one 4-bedroom detached	Nine 3-bedroom attached & one 4-bedroom detached	Six 3-bedroom attached, three 3-bedroom detached & one 4-bedroom detached	
Coverages (acres):	---	---	---	---
Buildings	0.24	0.41	0.36	0.36
Paved	0.02	0.59	0.34	0.34
Gravel/Pervious	0.12	0.02	0.02	0.02
Mapped Wetlands (1)	0.89	0.89	0.89	0.89
Lawn	1.77	2.06 (2)	0.95 (2)	1.09
Successional Forest	4.03	3.10	4.51	4.37
TOTAL	7.07	7.07	7.07	7.07
Trip Generation (vph, 3):	---	---	---	---
AM Peak Hour	1	8	8	8
PM Peak Hour	1	10	10	10
Water Resources:	---	---	---	---
Water/Wastewater (4)	1,200 gpd	3,000 gpd	3,000 gpd	3,000 gpd
Irrigation (annual avg.)	0	843 gpd	389 gpd	446 gpd
Total Water Use	1,200 gpd	3,843 gpd	3,389 gpd	3,446 gpd
Recharge Volume	4.10 MGY (5)	1.95 MGY	4.10 MGY (6)	4.98 MGY (7)
Nitrogen Concentration	2.02 mg/l (5)	0.01 mg/l	0.01 mg/l (6)	3.84 mg/l (7)
Miscellaneous:	---	---	---	---
Residents (8)	13 capita	30 capita	30 capita	30 capita
School-Age Children (9)	3 capita	5 capita	6 capita	6 capita
Solid Waste (10)	78 lbs/day	181 lbs/day	181 lbs/day	181 lbs/day

- (1) Includes 0.51-acre Forested Swamp, 0.11 acres of Emergent Marsh, and 0.27-acre Freshwater Pond.
- (2) To minimize nitrogen concentration in recharge, assumes irrigated @ 5.5 inches/year, but not fertilized.
- (3) From the ITE Trip Generation Handbook, 7th Edition, 2003.
- (4) Based on SCDHS design rate of 300 gpd/unit.
- (5) See **Appendix E-1**.
- (6) See **Appendix E-2**.
- (7) See **Appendix E-3**.
- (8) Based on 2.95 capita/unit for three-bedroom detached units, 2.83 capita/unit for 3-bedroom attached units, and 3.67 capita/unit for 4-bedroom detached units (from Rutgers University, CUPR, 2006).
- (9) Based on 0.58 school-aged children for 3-bedroom detached units, 0.39 capita/unit for 3-bedroom attached units and 1.05 capita/unit for 4-bedroom detached units (from Rutgers University, CUPR, 2006).
- (10) Based on 5 lbs/day per capita plus 1 lb/bedroom/day (from Salvato, 1982).

The proposed use does not require a zone change of the existing R-7 zoning; the proposed project involves a Subdivision application, to enable construction of seven (7) new units, of which 6 will be in the form of duplexes and one will be a free-standing unit; 2 historic homes and 1 non-historic home will be retained, and a milk house will be relocated and reused for a community center. A Yield Map was prepared by the Applicant in the summer of 2004 and was revised in August of 2005; it was reviewed by the NYSDEC (due to the presence of NYS-

designated wetlands), and found to be feasible. Subsequently, in response to Town comments on the lot encompassing the cottage, the Yield Map was revised (in December 2005) to result in a 10-lot plan that conforms to Town requirements for sites in the R-7 district where steep slopes are present. As this revision is not in proximity to the wetlands boundary and would not change the clearing envelope or site design, it is not anticipated that the prior NYSDEC review has been compromised by the current Yield Map. The Yield Map shows 10 lots, of which 7 are new and three that would accommodate the existing dwellings to be retained. New York State Town Law, Section 281 empowers the Town Planning Board to allow a residential project to be “clustered” on lots of less than 7,500 SF in the R-7 district, in order to provide, among other goals, the preservation and/or protection of significant features or characteristics of a site. This is achieved by permanently prohibiting development in the area intended to be protected; the landowner, however, is allowed to develop the same number of lots as would be possible absent this preservation, but on smaller lots clustered in such a way as to avoid impact to the protection areas of the site. In this way, both the Town (representing the public) and the landowner achieve their goals: the valuable asset is permanently preserved and protected, and the landowner retains his ability to develop the number of lots determined from a feasible yield plan that conforms to zoning. The Yield Map was prepared in conformance with the Town’s Steep Slope Ordinance (Article X, Sections 198-60 through 64); the map depicts the three allowable lots within the portion of the site where slopes in excess of 25% are located. The portion of the site which is not subject to this ordinance would provide seven additional lots (see Section 3.1.1 of the DEIS) The Yield Map also includes a public parkland dedication accessible via Town-standard internal roadway; this parkland is also contiguous to other public lands.

It should be noted that the proposed new units would be individually owned, with the remainder of the property including common areas and roadways to be owned and maintained by a condominium homeowners association (HOA). The project’s internal roads will not be built to Town standards (i.e., will have a paved width of 30 feet, where the Town would require a 34-foot paved width if this roadway were to be dedicated to the Town). The site has been designed to locate the units, roadways, and other improvements on the portion of the site that has previously been developed to the maximum extent practicable, as well as setback a minimum of 100 feet from the freshwater wetland in those areas that have not previously been disturbed. The proposed units would be distributed in a cluster design on the west-central portion of the site, with four new 2-story structures; three will contain 2 units each, and one will contain 1 unit. The 4 proposed residential structures will have a total footprint of 14,175 SF. Each paired unit will have three bedrooms and will have approximately 2,700 SF of gross floor area in its two floors, while the single 2,700 SF freestanding unit will also have three bedrooms. Upon completion, buildings will occupy 0.36 acres of the site, with paved surfaces on approximately 0.34 acres, 0.02 acres of gravel surfaces, 0.89 acres of wetlands, 4.51 acres of forest, and 0.95 acres of non-fertilized and irrigated landscaping. Dedicated area will occupy 2.71 acres of the property. There are significant slopes in the southern and southeastern portions of the property, most of which will be protected by inclusion in the dedicated area.

The existing barn, silo and access driveway from Park Avenue would be removed; however the single-family dwelling and pond on the northeastern portion of the site would remain, as well as the two historic homes along Woodhull Road. The rental cottage (formerly, a milk house) will

be moved from its present location approximately 180 feet to the west-southwest to a site along Woodhull Road. In this new location, this building will be renovated and re-used as a community center for the site's residents.

The project sponsor is petitioning the Huntington Sewer District for inclusion, to allow all wastewater generated by the project to be conveyed to the public sewer system for treatment and disposal in the Huntington Sewage Treatment Plant (STP). Public water supply is proposed for the development and stormwater runoff will be retained and disposed of in the proposed on-site drainage system.

The subject property is within the Town of Huntington's Old Town Green Historic District, and is listed on the National Register of Historic Places. In addition, there are NYSDEC-designated freshwater wetlands on the eastern portion of the site. As part of the proposed project, the wetland and adjacent area totaling 2.71 acres will be dedicated to the Town of Huntington. This proposed dedication includes land for the Town to extend its heritage trail from the southeast portion of the property across the site to Park Avenue.

It is pre-mature to prepare architectural renderings of each of the new residences (such plans will be prepared and reviewed by the Town as part of the individual building permit applications), however, the applicant will comply with applicable Town and Historic District design requirements for this district, which would ensure that building designs complement the overall architectural theme of the vicinity and reflect the era which gives the Old Town Green Historic District its distinctive appearance.

1.3.2 Grading and Drainage

Approximately 3 acres located on the western portion of the property will be subject to clearing/grading for the new internal access road, driveways, homesites, drainage system and yards. Approximately 12,000 cubic yards (CY) of soil will be disturbed, to be retained for reuse on-site as fill to the greatest degree practicable. Excess material totaling 5,000 CY will be removed from the site to be sold as fill or disposal in an approved C&D landfill or solid waste facility. The greatest depth of cut is anticipated to be approximately 20 feet and will be located in the area of the retaining wall near Units 8, 9 and 10; the greatest depth of fill is approximately 8 feet at the northerly end of Kiruv Court. In conformance with Town standards, artificial slopes will not exceed 1:3. In order to reduce the amount of graded area, a two-tiered retaining wall is proposed along the southerly end of the site. Slopes will be stabilized immediately after final grading with appropriate cover, such as hydroseeding or straw.

Erosion and sedimentation controls will be provided during construction activities associated with the project. In accordance with the NYSDEC Phase II SPDES Program, coverage under the General Permit for Stormwater Discharges from Construction Activities (NYSDEC Permit No. GP-02-01, General Permit) will be obtained prior to the initiation of construction activities. Prior to filing for coverage under the General Permit, the NYSDEC requires that a Stormwater Pollution Prevention Plan (SWPPP) be prepared for the parcel, including a detailed erosion and

sediment control plan, to manage stormwater generated on-site during construction activities, and for post-construction stormwater management. A SWPPP will be prepared to ensure compliance with water quality and quantity requirements pursuant to Technical Guidance and GP-02-01 requirements. In addition, an erosion and sedimentation control plan incorporating the NYSDEC Technical Guidance manual, and use of measures such as silt fencing, storm drain inlet protection, hay bales, and good housekeeping procedures will be prepared and implemented as part of site construction. The drainage system and revegetation plan will further provide permanent stormwater controls once construction is completed. Development of the property is not anticipated to significantly increase erosion/sedimentation or stormwater impacts, as a result of proper site grading procedures, erosion controls, and drainage system design. The Notice of Intent (NOI) requesting coverage under the General Permit will be filed in accordance NYSDEC requirements, prior to the initiation of construction activities at the subject property.

The proposed project includes an on-site drainage system that will collect runoff from the project's developed surfaces, though no runoff from Woodhull Road will enter the site; the eastern side of Woodhull Road along the site will be provided with curbing and drainage facilities. The stormwater system will be designed to handle the runoff from the developed portion of the site. The undisturbed areas that naturally drain away from the site are not included in the design of the drainage system. The system is designed for a 6-inch rainfall.

Appendix D of the DEIS contains the Water Resource/Watershed Analysis Study prepared for the prior design of the proposed project. That document notes that a portion of runoff currently generated on-site during rain events is able to leave the property and adversely impact adjacent roadways and properties, causing localized flooding. This condition would have been improved as a result of the then-proposed project, and will be eliminated as a result of the current proposed project. The proposed drainage system has been designed in consideration of the Town-required runoff coefficient for surfaces and the unique condition of the site. With respect to this condition, the Study concludes:

The results of the watershed analysis study demonstrate that the existing drainage inlets at the corner of Woodhull Road and Park Avenue are capable of handling the additional flow from Woodhull Road caused by constructing new curbing along the east side of the road. Although the existing drainage was determined to be adequate, new drainage inlets and piping are proposed to decrease the gutter flow along the east side of the road.

The study results also indicate that by providing an on-site stormwater collection system as a part of development the site would be removed from the watershed tributary to the corner of Park Avenue and Woodhull Road. The proposed system will collect and recharge stormwater on-site and eliminate the current overflow at the northwest corner of the site onto Park Avenue.

In Summary, the development of the proposed subdivision will have no adverse impacts on the Town's drainage system at the corner of Park Avenue and Woodhull Road. The proposed development will in fact help to improve the existing stormwater collection system on Woodhull Road and at the intersection with Park Avenue.

As a result, the severity of the existing flooding problem will be reduced by the proposed project.

1.3.3 Access, Road System and Parking

Site access is proposed via a private roadway from Woodhull Road. The site's internal roadway will be 30 feet in paved width, and will be privately owned and maintained by the HOA. This access will be located at approximately the mid-point of the western property boundary. Eight of the residences and the community center will be accessed from this internal roadway. Exiting traffic at the access point will be controlled by a Stop sign, as the number of trips generated is not sufficient to require a traffic signal. There is sufficient visibility along Woodhull Road in both directions for entering and exiting traffic to turn safely; no substantial amount of vegetation will have to be cleared.

The project includes a dedication of 306 SF at the southern corner of the Woodhull Road/Park Avenue intersection, to enable a Town-sponsored improvement in the radius of this turn, particularly for larger delivery trucks, school buses and fire trucks on Woodhull Road to make right turns onto Park Avenue

All 20 parking spaces required by the Town Code will be provided on driveways.

1.3.4 Sanitary Disposal and Water Supply

Sanitary wastewater will be generated as a result of the proposed residential development. The project sponsor is petitioning for inclusion within the Huntington Sewer District so as to allow all sanitary wastewater generated by the project to be conveyed off-site to the public sewer system for treatment and disposal in the Huntington Sewage Treatment Plant (STP). A copy of the petition is included in Appendix E of the DEIS. However, the system is presently near its capacity, and the Town has engaged a consultant, H2M, to prepare a study analyzing existing and future treatment needs for the district. That study is not complete. If it is not possible to connect to this system, the applicant would develop the project utilizing on-site septic systems until such time that the study is complete and access to public sewers becomes available. According to the Town Department of Environmental Waste Management, the cement sewer pipe to which the proposed project would connect is owned by the Town, and is 8-inches in diameter. It was installed for the Huntington Jewish Center in 1960, and is presently in good condition. The Sewer District is of the opinion that higher density development should be located in areas where sufficient sewer hydraulic capacity is available to support that development. The district notes that its collection system capacity is greatest at the center of the district, whereas the project site is located at its (current) periphery. It is also noted that the Kiruv Estates project is proposed at a yield conforming to its and the vicinity's existing medium-density zoning, and so does not represent a "higher density" project.

The current sewage design flow for a single-family residential unit applied by the Suffolk County Department of Health Services (SCDHS) is 300 gpd. Therefore, it is estimated that the ten residences would generate approximately 3,000 gpd of sewage flow. This represents a net 1,800-gpd increase in sanitary wastewater flow on the site; the two historic and the two non-historic structures to remain on the site are presently occupied, and therefore generate 1,200 gpd

of wastewater. It should be noted that, as indicated by the Town, one of these units (the milk house) is not permitted for occupancy, so that a conforming sanitary flow for the existing site would be 900 gpd. The local water table beneath the subject property ranges from (in places underlain by perched water) less than 4 feet to 69 feet below ground surface (bgs) due to land topography, which is sufficient to ensure proper operation of these existing septic systems. Design and installation of a new septic system, if provided, would take place under the review authority of the SCDHS.

A significant amount of study has been devoted to understanding the geology underlying the subject site including a series of soil borings (see Section 2.3.1 of the DEIS). If on-site sanitary treatment is proposed, it would include retention of the existing septic systems for the two historic and one non-historic residences to be retained, and installation of a single system for the 7 new units and the relocated community center (see **Alternative 4/Preferred Plan (On-Site Septic)**, in pouches at the rear of this document). The three existing septic systems would not be connected to the new septic system because these systems already exist and operate properly; there would be no reason to close them unless the SCDHS requires it. In such a case, the applicant will comply. The capacity of this system will conform to SCDHS regulations. Such a sanitary system will require a permit to construct and a crane-dug test hole will be performed for the system. Representatives of SCDHS will observe the test holes and, should lower-permeability clay be observed, the excavation will be extended downward until good leaching material is encountered. The excavation will be backfilled with good leaching material and sanitary systems will be placed within these holes. Based upon the detailed understanding of the site geology resulting from the test holes, no significant clay units are expected to be encountered in the installation of individual sanitary systems. Subsurface soils consisting of lower permeability material are, however, present. The design of the proposed project is intended to ensure that groundwater or surface water resources will not be adversely affected as a result of the installation of sanitary systems. All effluent will leach through the underlying soils in an unsaturated zone of sufficient depth to allow for conversion of ammonia to nitrate. Effluent will leach to the water table and become part of the regional groundwater reservoir. Since the total nitrogen load on the property is consistent with SCDHS requirements this will not adversely affect groundwater resources. In addition, a groundwater impact model has been used to simulate the concentration of nitrogen in recharge. The results conclude that the project will not adversely impact the groundwater as a result of nitrogen loading from the proposed subdivision. It is noted that on-site systems are only proposed if access to the existing Huntington STP is not obtained.

Water will be supplied by the SCWA, which will utilize an existing 6-inch supply main beneath Woodhull Road. Assuming that all water used by the project will be supplied by the SCWA, domestic water consumption will total 3,000 gpd and irrigation will average 389 gpd, resulting in a total water use of 3,389 gpd.

1.3.5 Site Landscaping and Amenities

Areas of the site outside of the dedication area not to be covered by buildings, paved surfaces or retained forest will be professionally landscaped using a combination of native and/or native-compatible species. This coverage will total approximately 0.95 acres. A complete list of species used in landscaping is included on the Landscape Plan, to be submitted for Town review as part of the Site Plan application.

It is not proposed to fertilize these landscaped areas, except for an initial application to establish healthy growing conditions; other than lawns abutting the buildings, it is anticipated that the remaining landscaped areas will consist of low maintenance species and wood chip/mulch beds. Landscaped areas will be irrigated at a rate of 5.5 inches annually, an average of 389 gpd, by use of an in-ground sprinkler system. Landscape maintenance activities will be monitored and enforced by the HOA.

1.3.6 Open Space and Protected Lands

As part of the proposed project, the 2.71 acres including and surrounding the freshwater wetland will be dedicated to the Town. This area also provides acreage for the extension of the Town heritage trail from the southeast portion of the property to Park Avenue. This trail was initiated in 2002 as part of the Hilaire Woods subdivision. It is not paved or otherwise maintained at the present time; according to the Town Historian, the Town is seeking to obtain ownership of the land on which their intended trail alignment is proposed, after which time the Town will determine, fund and install improvements. It is not expected that the trail would be paved or illuminated, though appropriate interpretive signage is expected. The ultimate destination of the trail is not determined at the present time; the trail may be extended to Heckscher Park, or it may terminate elsewhere. Ultimately, over 38% of the property (2.71 acres) will be permanently preserved and protected.

1.4 Permits and Approvals Required

- Town Planning Board - Subdivision review (cluster)
- Town Planning Board - Subdivision approval
- Town Department of Buildings, Engineering and Housing - Building Permits
- Town Department of Buildings, Engineering and Housing - Demolition Permits
- Town Highway Department - Roadwork Permit
- Huntington Sewer District - Sewer District Expansion
- SCWA - Water Supply permit
- SCDHS - Article 6 (Sanitary System design review)
- SCDHS - Article 4 (Water Supply System design review)
- SCDPW - NYS Highway Law 136 & General Municipal Law 239f
- NYSDEC - Freshwater Wetlands Permit
- NYSDEC - Sanitary Sewer Connection (from outside of District)
- NYSDEC - General Permit for Stormwater Discharges from Construction Activity (GP-02-01)

1.5 Comparative Impact Assessment

The following subsections describe and discuss those impacts expected from the Alternative 4/Preferred Plan (Sewered) proposal.

1.5.1 Topography

Planned grading of strategic locations of the site will be necessary to provide appropriate and stable surfaces and stabilized slope transition areas to allow development of the proposed project. It is noted that due to the topographic relief areas on the site, any site use would require topographic alterations. The project involves the minimum grading necessary to permit proposed residential use of the property, particularly in view of the proposed attached unit cluster plan.

Some areas of steep slopes on the property will be altered due to grading for the proposed access road, homesites and drainage system. The most extensive grading will occur along the proposed site access roadway, and within the footprints of each single-family residence. Grading for the proposed road surfaces will require a combination of cut and fill. It is estimated that cuts of up to 20 feet below ground surface (bgs) will be required, resulting in the excavation of approximately 12,000 CY of soil, to create suitable grades for the road and building locations as well as to provide adequate stormwater retention capacities within the proposed stormwater collection and detention system. The 7,000 CY of soil required as fill for the site access roadway and elsewhere in the site will be provided from excavated on-site soil and the net balance of 5,000 CY of cut will be removed from the site.

Road grading will control overall site grading to provide access to individual lots. Once complete, slopes of 1:3 or less will be established in newly graded areas. Subsequent development of individual lots will involve grading unique to each lot. In general, following development, the site will continue to slope from a topographic high located along the southern property lines towards the north. Fill of up to approximately 8 feet above ground surface (ags) will be required which will allow grades of approximately 4.5% to be maintained. As noted, all created soil slopes will be 1:3 or less and will be stabilized using ground cover material. In addition retaining walls will be installed along the southern portion of the property to further stabilize soils within the topographical high areas of the site and to reduce required grading. As a result, it is expected that topographic impacts will be minimized to the maximum extent practicable. In addition, due to the proposed grade transitions, planting of ground cover materials, installation of retaining walls and stormwater detention facilities, the potential erosion of surface soils and proposed grades will be mitigated through project design.

Additional safeguard against erosion will be achieved through the NYSDEC SPDES review of stormwater control measures consistent with Phase II stormwater permitting for construction sites in excess of 1-acre (DEC GP-02-01). Under this program, a Notice of Intent (NOI) must be filed with the NYSDEC 60-days prior to commencement of construction, and a site specific SWPPP must be maintained on site. In addition, a copy of the final NOI, SWPPP and Erosion &

Sedimentation Control Plan will be submitted to the Town of Huntington simultaneously with the NYSDEC submission.

1.5.2 Surface Soils

The surface soils present on the subject property include CpE, MIB and RhB soils; Table 2-1 of the DEIS lists those characteristics which could be a constraint or a limitation to development. A majority of the site (6.87± acres) is comprised of RhB and CpE soils and will be subject to extensive grading for development. Only a small portion of the site (0.20± acres) located in the southern end of the property is comprised of MIB. This area of the property will be only subject to surface grading, installation of a portion of the site access roadway and installation of a section of a proposed residence. According to the soil survey, only the CpE soil type poses severe limitations on development due to slopes and sandy surface layers as they relate to dwellings, sewage disposal fields, roads and lawns/landscaping if proper engineering and site development techniques are not employed. A detailed engineering grading plan will be prepared to establish limits of clearing and grading, use of retaining walls, suitable grades and slopes and proper drainage conveyance and retention. Disturbed areas of the site will be stabilized during construction and will be graded to an appropriate slope (1:3 slopes) in order to provide suitable surface areas to accommodate development. In addition, it is also noted that the CpE soils also possess a limitation for sewage disposal fields due to severe slopes. The project sponsor is seeking inclusion within the Huntington Sewer District so as to allow all sanitary wastewater generated by the project to be conveyed off-site to the public sewer system for treatment and disposal in the Huntington STP. Should this request not be approved, a plan has been prepared to illustrate how proper engineering of the site will allow on-site septic systems to be installed (**Preliminary Map (On-Site Septic)**). The only severe limitation related to MIB soils is due to moderately slow permeability as it relates to sewage disposal fields. As indicated with respect to CpE soils, the preferred option is to connect to the Huntington STP; however, an on-site system option has also been designed. There were no severe limitations noted in the soil survey related to the RhB soils found on the property. As a result of these mitigation measures noted above it is not anticipated that the soil limitations noted will adversely impact development of the property.

1.5.3 Subsurface Geology

Grading operations or the excavations required for roads, retaining walls, homesites and the drainage system are not expected to result in subsurface soil disturbance to a depth that will adversely impact subsurface conditions.

The drainage system will be constructed through the removal of soil material. If needed and if this material displays acceptable bearing capacity and leaching characteristics, this soil material may be used as backfill in other areas of the site to produce acceptable slopes for construction particularly for fill along the alignment of the roadbed. Excess acceptable material will be removed by truck (between 7 AM and 6 PM) and sold as backfill. If such characteristics are not determined, this material will be removed by truck to an acceptable landfill. As a result it is not

expected that there will be any significant adverse impacts with regard to subsurface geological conditions.

1.5.4 Water Resources

Groundwater Hydrology and Water Budget

Development of the site is not anticipated to significantly modify groundwater hydrology despite the increase in impermeable surface area and use of an on-site drainage system that will retain all runoff from developed surfaces on-site for recharge; no significant increase in groundwater recharge is expected. Results of the SONIR model run completed for the proposed project (see **Table 1-1**) estimate that recharge will not be changed from the site's existing 4.10 MGY. In addition, it is not expected that there will be a reduction in water sources to the on-site wetland or pond, as discussed in more detail below. The analysis presented in the DEIS supports the conclusion that runoff originating on the subject property is not a significant factor in the hydrology of the wetlands and pond.

As discussed in the DEIS, the subject site lies in an area where there is a confluence of stormwater drainage from the watershed associated with a ravine generally coinciding with Park Avenue, and a ravine associated with Woodhull Road. The wetlands and pond system presently receive a large quantity of runoff from these higher watershed areas. The subject site presently receives a portion of this road runoff, particularly from Woodhull Road. The proposed on-site drainage system, in conjunction with the proposed new curbing along Woodhull Road, will eliminate this existing runoff impact, so that all runoff from Woodhull Road will remain on that roadway and enter the public drainage system at Park Avenue.

The existing pond in the northeastern portion of the site is an impoundment system that lies above the regional groundwater table. The water level control for this impoundment is found at the northwest limit of the pond, where a weir overflows to the drainage piping system in Park Avenue. The pond's elevation establishes the basic elevation of water upstream to the south, and thereby supports the small adjacent wetland system. This wetland is in a topographic low area and, as a result, receives stormwater runoff from within the site, and is further supported by accumulation of silt, organic material (leaf litter) and subsurface flow.

Parts of the subject property are underlain by a low-permeability clay substratum, which tends to retain water. Controls instituted on the subject property essentially intercept water atop the clay and convey it to a low point in the property with overflow to the drainage pipe system on Park Avenue, as noted above. This installation did not result in alteration of the wetlands or pond, as the pond still maintains flow to the drainage system.

The proposed project and the detailed engineering design that has been prepared will permit the installation of a road and homesites in consideration of the unique hydrologic properties of the site. In order for the proposed drainage system to work properly, adequate containment capabilities must be provided. The clayey sand beneath parts of the site is not impermeable, but retards the recharge of water through the 2 to 3.5 foot-thick layer. Since the clay is

discontinuous, and is not impermeable, it is evident that many parts of the site recharge as they would if the clay were not present. As a result, the clay is not a major source of water to the wetlands and pond. As a result, the establishment of the proposed drainage system is not expected to adversely affect the hydrology of the wetland or the pond on the subject site.

Drainage system design has considered the site's hydrologic characteristics. Most of the soil borings shown on the plans intercept the regional water table at an elevation of 42 to 48 feet asl. Several borings intercept water at 52 to 63 feet asl, and primarily include those borings that show evidence of either a 2 to 3.5 foot-thick brown clayey sand or a silty sand hardpan layer. Despite the increase in impervious surfaces, the proposed project will maintain the existing volume of recharge generated on-site (as predicted by the SONIR model). This is due to the use of off-site sewage treatment, which compensates for the cessation of the existing impact whereby off-site runoff enters the site to be recharged (which removes a substantial volume of water from recharge on-site). The proposed on-site drainage system will retain all runoff from the developed portion of the site, and recharge it to groundwater.

Groundwater Quality

Groundwater impacts that may occur during construction activities could potentially result from building materials and equipment stored on-site. Building materials are anticipated to be inert and therefore are not expected to have an adverse impact on groundwater quality at the site. Equipment stored on-site which will be utilized during clearing and construction activities would be required for any land use on the site. Reputable contractors will be used and the construction company (along with the applicant and site owner) will be responsible to properly maintain and operate equipment and address any potential water quality threats pursuant to State laws. In addition, construction activities will only occur over an estimated 6 to 9 month period and as a result no significant or long-term construction impact to groundwater quality is anticipated.

The operation of the proposed project will not utilize any toxic/hazardous industrial chemicals or solvents. The only discharges anticipated to occur would be comprised of runoff from impervious surfaces. As a result, use of the site is not anticipated to result in any discharges that would adversely impact groundwater quality underlying the site.

The project is proposed to be connected to the Huntington STP. It is anticipated that the concentration of nitrates (as nitrogen) generated on-site will be decreased by the proposed project, due primarily to the conveyance of wastewater to the STP, and since several residences currently exist on site and now discharge sanitary effluent to groundwater. The SONIR computer model (presented in Section 2.4.1 of the DEIS) was applied to the proposed project, to determine the expected concentration of nitrogen in recharge originating on the site. The results (**Appendix E-1**) indicate that the nitrogen concentration will decrease to 0.01 mg/l, which represents a substantial reduction as compared to the existing level of 2.02 mg/l. As no fertilizers will be used and wastewater will be sent off-site for treatment and disposal, the only sources of nitrogen will be in rainfall and lawn irrigation water. This anticipated concentration is less than the NYSDEC drinking water standard of 10 mg/l and the proposed project is not expected to result in significant adverse effects to groundwater quality with regard to nitrogen loading.

There are no potential impacts to water resources from stormwater generated on-site, based upon analysis of the project's conformance to design requirements of the Town, and to recommendations of the 208 and NURP studies. Specifically, the project will retain and recharge all stormwater within the site; there would be no direct discharge of runoff from developed site surfaces to the public drainage system. Based upon the NURP Study, the low-density residential nature of the site and vicinity does not represent a significant source that could impact groundwater quality. As a result, no significant impact to groundwater quality is anticipated from recharge of stormwater from the project site.

Watershed and Drainage Conditions

Stormwater runoff will be generated from impervious surfaces such as the proposed internal roadway, driveways, roofs, sidewalks, etc. On-site drainage will be altered due to the overall grading and redevelopment of the subject property; however, proper grading, erosion control techniques and drainage containment will minimize impacts.

To inhibit the free flow of stormwater runoff from the site, the removal of natural vegetation will be limited to the greatest extent practicable, including vegetation to remain along the boundaries of the subject property. Disturbed areas not covered with buildings or pavement will be revegetated with landscape vegetation consisting of lawn, shrubbery and trees. Additional protection against erosion and sedimentation will be provided by implementing an overall grading plan which will not create surface contours in excess of 1:3, to prevent the migration of overland runoff to adjacent properties. In addition, each residential structure will be designed with proper grading at the time of building permit review and, when the architecture of residences is known, all gutters and leaders will be directed to drywells for recharge.

The Town Department of Planning and Environment staff has noted that water from the flooded basement of a neighboring property (not part of the project site but owned by the applicant) is pumped into the low area in the site's northernmost corner. The **Alternative 4/Preferred Plan (Sewered), Overall Map** indicates the maximum potential extent of this ponded area, which elevation is controlled by the 48.5-foot, where it overflows onto Park Avenue. The applicant plans to repair the basement walls of this house, thereby ending this flooding problem and the associated off-site discharge onto the subject site.

1.5.5 Ecological Resources

The impacts to ecological resources are typically a direct result of clearing of natural vegetation, the resulting loss and fragmentation of wildlife habitat, and the increase in human activity. The proposed development will require a minimal amount of clearing of natural vegetation on the property. The proposed project will necessitate removal of a portion of the successional hardwood forest found on site, though this vegetation type will be replaced, so that there will ultimately be a net increase of 0.48 acres. In addition, the existing fragmentation and significance of this habitat as documented herein tends to reduce the magnitude of this impact as is discussed further below. The existing lawn areas and woodland habitat will be utilized for the drainage system, developed with residential units or replanted with landscape vegetation.

However, large contiguous areas of existing wetlands and forested upland will remain natural and will become protected areas for wildlife. The entire wetlands complex along the eastern portion of the site will be preserved as dedicated area (approximately 2.71 acres), including a 100-foot wetland buffer where natural woodland currently exists. The change in habitat acreage contained in **Table 1-1** provides a quantitative account of the project's potential impact as well as benefits with respect to site vegetation.

The vegetation found on the project site provides habitat for a wide variety of wildlife species, including species found in suburban and woodland habitats. Based on the project plan, much of this natural vegetation will remain intact, although some of the upland wooded vegetation will be replaced by residential units and landscaping. With time, landscaping will become reestablished and provide habitat for those species which originally utilized it. The overall change in habitat on site will cause a minimal local impact on relatively common wildlife species, as will be discussed in more detail below. Overall, this impact is not expected to be significant given the common status of wildlife on site and the context of the site with surrounding lands and expected development patterns.

The majority of wildlife found in successional habitats will utilize suburban areas, and most of those numbers would be expected on site following construction. Those species that are intolerant of development and are restricted to interior forest habitats will be most affected by the proposed project, but relatively few of these species are expected. The mown turf on the property constitutes a very small percentage of the grassland habitat in the vicinity of the site. The wooded edge habitat on the property is only a fraction of the available woodland in the vicinity of the site, and clearing of this habitat should only minimally impact most species. Use of native and non-invasive non-native species in landscaping which offer benefits to wildlife should be considered for planting as a mitigation measure.

In determining impacts upon the existing wildlife populations, it can be assumed that an equilibrium population size is established in an area for each species as determined by availability of resources in the habitat. Thus, the removal of habitat resulting from the proposed project will cause a direct impact on the abundance and diversity of wildlife using the site. Although the assumption that species are at equilibrium is an oversimplification, it does provide a worst-case scenario in determining the impact of habitat loss. In addition to this direct impact, the increased intensity of human activity and potential increase of domestic pets on the site will cause an indirect impact on the wildlife that remains on the site and in the area, under post-development conditions. Domestic dogs are currently present on the subject property and limit the use of landscaped areas surrounding the dwellings by wildlife. Additionally, various studies have documented the impacts of domestic cats on local bird and small mammal populations and it is presumed that the proposed development would result in the increase of domestic cats on the project site and adjacent natural areas. However, it cannot be stated that domestic cats would be newly introduced to the project site and adjacent areas as a result of the project. The residential nature of the surrounding properties suggests the existing presence of free roaming domestic cats which likely hunt birds and small mammals both on and adjacent to the subject property. Thus, the combined removal of habitat and potential increase in domestic pets as a result of the

proposed project may result in direct and indirect impacts on localized populations of commonly occurring species of wildlife that are tolerant of human activity.

In the short term, lands adjacent to the subject property will experience a slight increase in the abundance of certain wildlife populations due to displacement of individuals by the construction phase of the proposed project. Ultimately, competition with both conspecifics and other species already utilizing the resources of the surrounding lands should result in a net decrease in population size for most species. The effect on the density and diversity of regional populations of most species should be minimal, as minimal wooded habitat is to be affected. The impacts of habitat losses are cumulative, however, and impacts need to be considered in light of regional planning.

Literature suggests that many avian species are able to adapt to both urban and suburban environments. Birds such as the crows, doves, blue jay, American robin, northern mockingbird, brown thrasher, gray catbird, brown thrasher, cedar waxwing, grackle, northern oriole, red-winged blackbird, and cowbird may be temporarily affected by the development of the property; however, these birds usually adjust well to human activities. The proposed project will primarily disrupt the existing landscape vegetation on site and vacant structures that may be utilized by bird species, but most of these species will utilize the site once landscaping is reestablished. The avian, mammalian, and reptilian species that may utilize the wetland areas and surrounding wooded upland are expected to be minimally affected, as this habitat will remain intact and adjacent area buffers will be improved. In addition, illicit discharges and waste water discharge in proximity to the pond will be removed by the proposed sewerage; this can be expected to result in improved water quality. Following construction, those birds and mammals that utilize landscaped habitats will return to the site in limited numbers. Ultimately, the proposed project will result in a minimally lower equilibrium population density for most species.

Rare Species/Habitat Potential

In a letter dated March 11, 2005 (Appendix G-3 of the DEIS), The New York Natural Heritage Program listed Wild Sorrel (*Rumex hastatulus*) and Little-leaf Tick-trefoil (*Desmodium ciliare*) as two threatened vascular plants that may be present on or near the subject property. Though globally secure, they are vulnerable in New York State. Wild sorrel was last spotted in 1996 less than one mile from the subject property. Both of these species prefer sandy, well-drained soils in meadows or oak openings. Neither of these species was encountered during any site visit and are not believed to occur on the subject property due to lack of suitable habitat.

Of the avian species listed as being likely on the site, none are listed as species of special concern by the State of New York. The eastern hognose snake is listed as a special concern species. Special concern species are native species that are not recognized as endangered or threatened, but for which there is documented concern about their welfare in New York State as a whole. Unlike threatened or endangered species, species of special concern receive no additional protection under New York State Environmental Conservation Law Section 11-0535. This category is intended to enhance public awareness of those species that deserve additional attention.

The eastern hognose snake is the only reptile species potentially found on site that is listed as a special concern species. The hognose snake may be expected to occur on the site in small numbers, and may suffer some direct loss. Although there is documented concern about its welfare in New York State, this special concern species receives no additional legal protection under Environmental Conservation Law Section 11-0535.

The tiger salamander, which is listed as endangered by the NYSDEC, is a mole salamander that breeds primarily in vernal ponds. Tiger salamanders prefer ponds with a long hydroperiod, with abundant herbaceous cover within the flooded portion and in ponds that have an open canopy. The project site does not provide suitable habitat for breeding tiger salamanders and no threatened or endangered species are expected on site.

1.5.6 Land Use, Zoning and Plans

Land Use

The subject property is presently classified as residential use and vacant land. As discussed in Section 3.1.1 of the DEIS, the residential use of the subject property is consistent and in conformity with residential use on adjacent properties.

The proposed project includes retention of an existing non-historic home on the site for continued private occupancy, moving and renovating the existing rental cottage (formerly, a milk house) to a location along Woodhull Road for renovation and re-use as a community center for site residents, renovation/occupancy of the two (2) historic homes along Woodhull Road and construction of 7 new units. In addition, open spaces on the site will be retained and protected by dedicating the eastern 2.71 acres of the property (which contains the NYSDEC-mapped Freshwater Wetland) to the Town. These actions will combine to enhance the area's historic and aesthetic characteristics by preserving and protecting land use characteristics deemed valuable by the community (e.g., the wetlands and steep slopes).

The above resource preservations and protections have been made possible in part by the applicant's willingness to reduce the size of the new units and to develop them in attached, multi-unit structures that will nonetheless be architecturally designed to appear to be traditional detached homes, and to renovate and re-use four of the existing structures. The 10-unit yield of the proposed project is the same as the density for the site if it were developed as a conventional 10-lot subdivision; no increase in yield is proposed.

The subject property is proposed as a ten-lot residential subdivision on 7.07 acres of land. The seven new homes will be two-story, three-bedroom units in three 2-unit clusters and one freestanding structure. The three existing residences include two 3-bedroom units (historic) and one 4-bedroom non-historic house. The proposed residential density of the site will be consistent with that of the adjacent properties and somewhat more dense than the use in the area east of Park Avenue, which has greater minimum lot size requirements as a result of the existing zoning pattern. Therefore, through design and cooperation with the Town, the clustered subdivision of the property is not expected to impact the existing land use in the vicinity.

It is anticipated that extension of its sewer line southward along Park Avenue and Woodhull Road would increase the potential for intensified (i.e., development in excess of that allowed as-of-right) development of sites served by this new utility line. However, the proposed project does not represent such an intensification; it is designed to reflect only its as-of-right yield. Therefore, the proposed project would not meet this Town concern, and no adverse impact in this respect is anticipated. However, such an extension would represent a potential growth-inducement, as discussed and analyzed in Section 4.4 of the DEIS.

Zoning

The proposed project does not require a change of zone from its current R-7 zoning classification, nor does it require a Special Use Permit or Special Exception Approval. The use and configuration of development is enabled under NYS Town Law Section 278 through clustering as administered by the Town of Huntington. As a result, there will be no impacts to the zoning of the site or vicinity, or to the zoning pattern of the area. The proposed plan results in a layout of 10 condominiums with shared common area, and has been designed to conform to comments provided the Town after the DEIS was adopted and the SEQRA hearing was held. In general, the subdivision plan is based on a conservation design that incorporates significant areas of open space and common areas in order to preserve environmentally sensitive features including the two historic and one non-historic homes, the former milk house and preservation of wetlands and steep slopes.

Through the use of Town Law Section 278, the project is not required to meet the (strict application of) dimensional requirements for a subdivision in the R-7 zone. However, by use of the site design flexibility of “clustering” inherent in the Town Zoning Code and its above-described conservation design, the project will develop that portion of the site already impacted and preserve its more valuable natural and historic portions.

Areas of steep slopes will be preserved and any development occurring on areas having slopes of 10% or more will be in conformance with the Town of Huntington Subdivision Regulations, Erosion and Sediment Control Handbook as discussed in Section 1.3.2 of the DEIS. The project’s design reflects the limitation imposed by the presence of steep slopes; however, as the project is a clustered design, no individual lots are proposed, and several of the new residences will be located in the steep slope area of the site.

With regard to historic architectural requirements, these requirements are applicable to those properties that have been designated as historic structures. The two historic buildings located on Woodhull Road will be renovated and occupied, and it is expected that any renovations will adhere to the requirements of this code.

Two of the four existing structures on the Kiruv property to remain are not designated as historic structures, and therefore it is not required that any alterations or restorations to them adhere to the architectural standards of the Town Code. However, as the entire site is within a Town-designated Historic District, the Town clearly intends that alterations (as well as the new homes) should use architecture and building materials complementary to the prevailing architecture of the district. While no plans for such alterations have been prepared, the applicant will ensure

that the design will include architectural treatment and building materials having colors and textures consistent with the period exemplified by the Old Town Green Historic District. Since the proposed project conforms to the R-7 zoning and no variances are required, no impacts are expected with regard to zoning.

Land Use Plans

Town Comprehensive Plan Update (1993)

The proposed project will be in conformance with the 1993 Town Comprehensive Plan Update in regard to land use type and the zoning classification associated with that land use type. In particular, the recommendations of the Update will be followed by the project, as follows:

Environmental Conditions

- *Direct more intensive development to less environmentally sensitive areas and assure that sufficient infrastructure support is provided.*

The site contains freshwater features including a man-made pond, stream, emergent marsh, forested wetlands, and several groundwater seeps or springs. The Update also recommends that, in order to protect sensitive environmental features within a parcel, clustering should be considered in order to preserve open space. The 7.07-acre project site will maintain a 2.71-acre area of land (38.3% of the site) along its eastern property line for dedication to the Town, thereby minimizing the potential for impact. In addition, infrastructure support exists in the area, and will be utilized. The site is served by public water and is proposed to connect to the Huntington STP.

Housing

- *Minimize disruptions or alterations to established neighborhoods and development densities. This will help preserve property values in areas accommodating development.*

The project has been designed to minimize impact to the character of the neighborhood, by its conformance to the existing land use type in the area. The project is generally within an existing developed area and, through cluster design, is both consistent with surrounding development densities and will minimize disruption on the neighborhood on a long-term basis.

- *Design new developments which respect all environmental limitations.*

The project has been designed to avoid impact to that portion of the site that presents environmental limitations, specifically the conservation areas. Steep slopes areas will be retained through design, wetland areas will be avoided and the two (2) historic homes and two non-historic buildings on-site will be retained, renovated and reoccupied.

Historic Resources

- *Make proposed actions that are adjacent to or partially or wholly within locally designated historic properties or districts subject to the most stringent review standards promulgated in the SEQRA regulations.*

The project has been designed to emulate the historic appearance of the historic district where the site is located. Furthermore, the two existing historic houses and two non-historic structures on the subject property will be retained, renovated and reoccupied. Therefore the project will not impact the historic character of the area. This DEIS provides a framework for thorough environmental review with public input, consistent with the recommendation.

Draft Vision Statement for the Town of Huntington's Comprehensive Plan Update

The proposed project will conform to the applicable goals described in the Draft Vision Statement. The project will protect and restore historic resources on the site, provide an extension of the Town heritage trail, and preserve and enhance the site and area's aesthetic and historic character. The project will also protect wetlands and open space as well as maintain the existing land use of the site and area. Hence, the project will be consistent with the spirit of the Statement and the new Comprehensive Plan.

Town Open Space Index

The subject property does not fall within, intersect with or immediately abut any parcel listed on the Index. Therefore, the project is not in conflict with the Town Open Space Index, as this plan does not apply.

Suffolk County Planning Commission Subdivision Guidebook

B. *SUBDIVISION ROADS*

The proposed internal roadway will be 30-feet in width, and so will not be dedicated to the Town; it will be owned and maintained by the HOA created by the individual owners. The project is not anticipated to generate a significant number of vehicle trips or conflict with traffic patterns. Due to the configuration of the site and the presence of the dedicated area, a second vehicle access cannot be provided, as recommended in the Guidebook. An emergency access point has been delineated.

C. *STORMWATER*

The proposed project includes an on-site stormwater retention and recharge system. In this way, the potential for adverse impacts to groundwater and surface water quality, especially for the wetlands on the property, will be minimized.

D. *OPEN SPACE*

The project will maintain 2.62-acres of dedication area in order to protect the wetlands on the property. Therefore, more than 37% of the project site will remain as it currently exists.

E. *GENERAL*

The layout of the proposed project is the result of careful consideration of the existing natural features of the site (including topography, developed area, natural vegetation patterns and presence of the wetlands) and Town agency input.

1.5.7 Community Character

As discussed and analyzed in Section 3.1.2 of the DEIS, the existing residential character of the site will not be substantially changed by the proposed project, and there will be no impact to the prevailing residential land use pattern of the vicinity. As a result, no impacts to the residential character of the community are anticipated. The discussion below analyzes the potential for impacts to the visual character of the site and vicinity.

The deteriorated barn and silo will be removed; the non-historic house will remain in this use; the milk house will be moved and renovated for re-use as a community center for the site's

residents; and the applicant will renovate the two historic houses along Woodhull Road for re-use as residences. While a portion of the existing vegetation will be cleared for the project, this clearing will occur mainly within the interior of the property, leaving naturally vegetated buffers to be retained along the eastern property line and on the southwestern corner of the site. Retention of the vegetation in these areas will minimize the potential for adverse impacts for outside observers by minimizing the increase in visibility of the project. During the majority of the year (i.e., spring, summer and autumn, when trees are in leaf), the depth of the buffers, combined with the thickness of the vegetation and the mix of taller trees and understory will result in a minimal opportunity to discern the buildings.

Due to the conservation design of the project, the vegetation on the northern tip of the property will remain undisturbed. In areas where vegetation will be cleared, a minimum of approximately 25 feet of landscaped buffer will be provided to screen the site from traffic and prevent impact on the adjacent properties.

In general, the impact of the project on the visual resources of the site will be to slightly increase the visibility of the buildings proposed, primarily from the west. Viewers closer to the site to the north, east and south will experience lesser degrees of impact, as the thickness and density of vegetation retained within the sites in these directions is greater than for the western buffer areas, which are currently less natural.

The project will also enhance the historic character of the area by use of landscaping, architectural designs and building materials complementary to the prevailing architecture of the district. While no architectural plans have been prepared, the applicant will ensure that the design will include architectural treatment and building materials having colors and textures consistent with the period exemplified by the Old Town Green Historic District.

1.5.8 Community Services

Socio-Economics

Development of the proposed project will result in a significant increase in the amount of tax revenue generated from the subject parcel, to be distributed to the various taxing jurisdictions. The additional taxes generated will help offset the additional expenses incurred by the various jurisdictions caused by an increase in service requirements from the proposed project. In order to quantify the projected future tax revenue generated as a result of the proposed project, the land assessment for the existing home (which is now situated on a large lot) was reduced to reflect the future conditions (from \$1,690 to \$500), thereby reducing the total assessment to \$4,900. The resulting tax revenue for the existing/renovated home is expected to be about \$12,353 per year based upon current (2005-2006) tax rates. Based on a projected assessment for the new units utilizing the current Town of Huntington Residential Assessment Ratio (RAR), expected market value and adjusted for condominium assessment restrictions¹, it is estimated that the tax revenue generated by the nine homes will be approximately \$75,532 per year (in addition to the revenue

¹ Estimated future assessed value based upon 30% reduction from the assessed value of a non-condominium residence.

generated by the existing home). **Table 1-2** provides a breakdown of the estimated tax revenue and relative increase that is expected to be generated by the project. Based on this analysis, it is expected that the project will result in an increase in tax revenue by approximately \$70,495 per year.

Table 1-2
TAX GENERATION AND DISTRIBUTION*
Existing and Proposed

Tax Type	Tax Rate (\$/\$100 assessed, except refuse)	Existing Taxes** (\$/yr)	Anticipated Taxes*** (\$/yr)	Increase in Taxes (\$/yr)
School Dist. - Huntington	167.82	11,395	57,311	45,916
Library Dist. - Huntington	14.685	997	5,015	4,018
County General Fund	1.442	98	492	395
NYS Mandated	1.358	92	464	372
NYS Real Property Tax Law	2.097	142	716	574
County Police District	28.923	1,964	9,877	7,913
Town/Pt. Town	9.034	613	3,085	2,472
Highway Tax	10.067	684	3,438	2,754
Lighting Dist. - Town Wide	1.022	69	349	\$280
Open Space Bonds I & II	1.327	90	453	363
Fire - Huntington	6.623	450	2,262	1,812
Ambulance Dist - Huntington	2.294	156	783	628
Refuse District*	374.96	750	3,750	3,000
Total	246.692	17,500	87,995	70,495

* Based on 2005-06 Tax Year, including refuse collection for 2 homes.

** Based on \$6,790 assessed value for existing site.

*** Assuming \$8,392/yr taxes for new homes, based on comparable development and assessed valuation adjusted for condominium assessment restrictions.

The proposed project will also result in generation of numerous, temporary jobs during the construction phase of the project, with subsequent secondary job generation following development due to increased demand for local services (i.e. landscaping, clearing, maintenance, etc.). Consumer spending will have a “ripple” effect, providing additional economic benefit to providers of goods and services within the local area during and following construction. The project will also provide a permanent land use for the site that is viable and has a high probability of success through full utilization.

Schools

The proposed project is expected to result in 6 school-aged children, based on multipliers shown in **Table 1-1**. These multipliers are based on a study prepared by the Center for Urban Policy Research (CUPR), Rutgers University. Based upon the estimate that 3 school-aged children live in the existing homes on the property, the proposed development would account for an increase of only 3 students to the district. It is noted that the school tax revenue will increase by nearly \$46,000 per year, which offsets the cost to educate additional school-aged children. Based upon this analysis, the school taxes generated currently do not fund the cost to educate a single

student. The projected tax revenue is expected to sustain the cost to educate approximately 3 students based upon the current cost/student expenditure rate.

The Huntington UFSD response letter indicates that the district is obligated to provide educational services to all students in the district. As the increase in enrollment is only 3 students, it is not anticipated that there will be any adverse impacts on the Huntington UFSD.

Police Protection

The response letter from the SCPD states that the proposed project “...*should have a negligible impact upon this sector.*” In addition, the project will increase SCPD allocations to approximately \$7,913/year, which would defray at least a portion of the increased costs to the department to provide services to the site, if needed.

Fire Protection

In consideration of the residential nature of the project, it is not anticipated that additional or specialized training or staffing of the Huntington Fire District will be necessary.

Construction of the new homes will conform to applicable requirements of the NYS Fire and Building Codes. Fire/smoke detectors will be installed as required in new homes to render early warning of any fire incidents until professional assistance arrives. It is expected that the proposed project will generate approximately \$2,262 in annual tax revenue to the fire district, defraying a portion of the increased costs to the department to provide emergency services to the site.

Ambulances and Hospitals

There is a hospital and ambulance service provider in the immediate area of the project site (see Figure 13 of the DEIS). The proposed project will result in a minimal (30 capita) increase in population in the immediate vicinity. The proposed project will generate additional monies to the Town general tax districts, which should help offset any additional demand for social services. As a result, no significant impacts to healthcare facilities or ambulance service providers are anticipated.

Recreation

The proposed project will result in a slightly increased (30 capita) number of residents within the vicinity of the public parks shown in Figure 12 of the DEIS, though it is not anticipated that any increased visitation to these recreational areas will be significant. The project will dedicate 2.71 acres of land to the Town for it to extend its existing heritage trail, as well as for the freshwater wetland for public recreational purposes. This will add to the Town’s recreational resource base, at no cost to the Town for land acquisition.

Solid Waste Handling/Recycling

The proposed residential use is predicted to generate approximately 181 lbs/day of solid waste, which would represent less than 0.009% of the total volume disposed at the Town facility. Solid waste will be removed by the Town of Huntington and disposed of at the Town of Huntington’s

Resource Recovery Facility. The site's owner presently pays the Town a fee of \$750/year for solid waste pick-up (the general refuse fee times two).

It is not anticipated that any toxic or hazardous waste will be generated, stored or used on the site other than general household-type cleaners. In summary, the type and volume of solid wastes generated by the project are not expected to have a significant impact on the operation of the Town facility. Residents are expected to deposit bagged wastes in closed containers for curbside collection. As a result, impacts from solid waste generated by the proposed project or to solid waste handling facilities are not anticipated.

1.5.9 Utilities

Water Supply

The volume of potable water required by the proposed project is assumed to be the same as the generation of wastewater for the project plus landscape irrigation, which is 3,389 gpd. Appendix J of the DEIS contains the Letter of Water Availability for the project. The SCWA is chartered by the State of New York to provide potable water to all sites within its authorized service area; therefore, it is anticipated that the SCWA will be able to service the site, particularly in consideration of its small water demand. The site residences are already served by public water; therefore, the marginal increase in site population represents a relatively minor increase in water consumption above existing conditions.

Wastewater Treatment

Assuming that the 3,000 gpd of water required for the project will be used for sanitary purposes, 3,000 gpd of wastewater will be generated. The proposed project includes a request to extend the Town Sewer District to encompass the site, to enable it to utilize the existing Town sewer system and STP to treat and dispose of its sanitary wastewater. The proposed project would connect to the sewer district via a new pipe laid beneath Woodhull Road, from the site access northward to the existing 8-inch sewer main beneath Park Avenue. The applicant submitted a Sewer District Extension Request letter to the Town Board in November of 2004; the response letter (dated January 6, 2005, see Appendix E of the DEIS) indicates that the district's sanitary sewage flow is approaching the limits of the STP's design and permitted flow capacities. A sewer capacity study is currently being prepared for the Huntington Sewer District to determine a future course of action. However, an involved agency may not undertake, fund or approve an action until all provisions of SEQRA have been completed; therefore, the district cannot consider the extension request until the SEQRA process for the Subdivision application has been completed. In the event that no connection is possible, the use of individual sanitary septic tanks will be necessary; see **Alternative 4/Preferred Plan (On-Site Septic)**.

Energy

The proposed project will increase the electrical and, if used, natural gas consumption in the area, and will require service connections of the electrical and natural gas lines to the seven additional dwelling units. KeySpan has indicated (Appendix J of the DEIS) that they will supply electricity to the site within its filed schedules and tariffs of the utilities operating conditions. In

consideration of the small size of the project, the resulting electrical and natural gas demands are not anticipated to result in significant impacts to KeySpan or its ability to serve other sites in the vicinity.

1.5.10 Transportation

The trip generation estimates for the traffic to be created by the proposed nine single-family homes were calculated using the statistical data provided in the manual, *Trip Generation, 7th Edition*, published by the Institute of Transportation Engineers (ITE) in 2003. It is expected that the proposed single-family homes will generate 7 trips during the AM peak hour (2 entering, 5 exiting), 9 trips during the PM peak hour (6 entering, 3 exiting), and 9 trips during the Saturday peak hour (5 entering, 4 exiting). The trip generation volumes are presented in **Table 1-3** below.

Table 1-3
ESTIMATED TRIP GENERATION
(vehicle trips)

	AM Peak Hour	PM Peak Hour	Saturday Peak Hour
Enter	2	6	5
Exit	5	3	4
Total	7	9	9

As shown in the table, the proposed single-family homes are not expected to generate a significant number of trips during the AM, PM, or the Saturday peak hours. The most trips expected to be generated are nine during the PM and Saturday peak hours or an average of one trip every seven minutes. It is assumed that the distribution of these residential single-family trips will follow the typical commuter distribution pattern. Therefore the projected trips will disperse more towards the south in the morning peak period where the major highways (LIE and Northern State Parkway) and LIRR train station are located, with the reverse pattern from the north occurring in the evening peak hour. It is not expected that these trips will generate any significant traffic impact on Park Avenue considering the relatively low projected site volumes compared to the current roadway volumes.

The **Alternative 4/Preferred Plan (Sewered)** for the project proposes a single access onto Woodhull Road, with no direct access onto Park Avenue. An intersection sight distance measurement was performed at the proposed driveway location in accordance with the recommendation contained in *A Policy on Geometric Design of Highways and Streets*, published by the American Association of State Highway and Transportation Officials (AASHTO). AASHTO states that for the most critical movement, a vehicle making a left-turn from the driveway, an intersection sight distance of 335 feet is recommended for a design speed of 30 mph.

The plan indicates a driveway on the south side of Woodhull Road approximately 470 feet west of CR 35 labeled Kiruv Way. Kiruv Way/ Kiruv Court will be 30-foot wide two-way private roadway providing access to the proposed homes. The available sight distance for drivers exiting the site is anticipated to be in excess of 335 feet to both the east and west along Woodhull Road. Given the low traffic volumes and adequate sight distances on this roadway, no significant adverse traffic impacts are expected as a result of this project.

The project includes a small (306 SF) dedication of land at the intersection of Park Avenue and Woodhull Road, for the Town to increase the turning radius at this point, as the angle for vehicles turning right from Woodhull Road onto Park Avenue is greater than 90°. This will provide improved traffic flow and safety at this intersection, particularly for longer trucks, school buses and articulated fire trucks.

1.5.11 Cultural Resources

The **Alternative 4/Preferred Plan (Sewered)** shows that there will be no development in the site's northernmost corner, where a colonial-era tannery site (including a stone and mortar vat) and Revolutionary War-period huts for Hessians (German mercenaries in the employ of the British Crown) were quartered. The Stage I Archaeological Evaluation and Survey (see Appendix L of the DEIS, which was prepared when the proposed project included an Impoundment Area in this location) recommended mitigation in these areas, in the form of excavations and data and, possibly, artifact recovery and curation. However, as these areas will no longer be impacted, this mitigation is no longer necessary or proposed. As discussed in **Section 1.5.4**, the existing flow of water from the basement of the neighboring residence will be eliminated, so that this component of surface flow will be removed from the existing flooding condition in this area.

The OPRHP has expressed a desire to retain the barn and silo on the property and, in the past, suggested adaptive re-use of this structure (see correspondences included in Appendix A-7 of the DEIS). However, and in addition to the structural engineer's reports (Appendix A-4 of the DEIS), this action is not feasible desirable or in keeping with the goals and objectives of the project sponsor for the following reasons:

- The site is privately owned and zoned for residential use under the R-7 zone.
- The barn and silo are not designated historic structures.
- The applicant does not intend to incur the substantial expense of rebuilding or maintaining these deteriorated structures.
- The re-use option is not consistent with the site's zoning or applicant's desires.
- The structural integrity of the buildings is very poor; the feasibility of adaptive re-use is highly questionable.
- The structure is affected by springs of water seeping through the ground within the building.
- The silo is severely degraded and in danger of failure.
- The site is an attractive nuisance and a potential danger from vandalism, fire or physical harm due to the condition of the structures.

Overall, retention of the barn and silo is not considered a viable or desirable option for the site in connection with private development consistent with zoning. The applicant does not intend to retain these deteriorated, dangerous structures in connection with a new residential development.

1.5.12 Public Health

In its EAF Part III prepared for the proposed project (see Appendix A-6 of the DEIS), the Town Planning and Environmental Review Divisions expressed concerns regarding soil moisture impacts on home structural integrity and resident health and safety, as well as safety concerns associated with a prior on-site drainage system which utilized surface impoundments. The project's stormwater system has been redesigned and no longer includes such a system. Instead, an on-site retention system having a capacity to store 6 inches of runoff from developed surfaces tributary to the system, as well as 2 inches from rooftops is proposed. It will recharge all this runoff by use of a recharge field; no overflow to the public storm sewer system is proposed. However, in the event of a storm event in excess of this design capacity, excess site runoff would travel downslope to the ponding area in the site's northernmost corner, which would then overflow to the public drainage system on Park Avenue. The specific concerns noted in that document follow, with brief discussions of those project features that would minimize or eliminate each.

- *Basements, if present, may be flooded due to the close proximity of the impoundments.*
Impoundments are no longer proposed, and no units are proposed in the lower northern portion of the site, where the depth to groundwater is low.
- *Saturated soils may present a long-term drainage problem.*
It should be noted that the groundwater that is the cause of concern is perched water, and is not reflective of the true water table. The proposed drainage system has been designed in conformance with applicable Town standards and engineering requirements, and will be subject to Town review and approval during the Site Plan review process, thereby minimizing potential problems from high groundwater and soil moisture levels by ensuring a proper vertical separation between this system and groundwater.
- *The building foundations may be rendered unstable due to the close proximity of the impoundments. Prolonged soil or surface water in contact with footers and foundations can weaken soil bearing capacity, and thereby increase wall settlement and form cracks in walls and foundations. Seepage under foundation footers can erode soil, thereby removing support and cause walls to drop or crack. Excessive moisture may eventually penetrate and buckle flooring or cause warping, making windows, doors and cabinets difficult to close or open.*
If unsuitable soils are found, piles can be driven to provide for proper foundations. Recharge basins and similar drainage system designs are an engineering solution commonly associated with residential development in the Town of Huntington as well as in Suffolk County. Accepted engineering practice (including use of foundation sealing, impermeable membranes and footing drains with separate drywells) has shown that properly-designed features such as these, upon review and approval of Town and County agencies, do not result in safety hazards such as foundation instability or cracking, soil erosion, floor buckling, etc.

- *The impoundments may be a safety (drowning) hazard for children.*
Impoundments are no longer proposed; the proposed drainage system is an underground system and would not be accessible to children.
- *Mosquitoes hatched in the impoundments may become an annoyance as well as health hazard.*
Impoundments are no longer proposed. The proposed drainage system is located underground and would not be accessible to mosquitoes.
- *Saturated soils may cause high humidity in basements and crawl spaces, resulting in surface condensation, mildew, fungi, musty odors and a general unhealthy home environment. High humidity in basements and crawl spaces may result in deterioration of floor joists, beams and sub-flooring, insulation and electrical-mechanical systems.*
Though the on-site drainage system will increase the amount of water recharged on-site, the system has been located at the lower end of the developed area, which would minimize the potential for soils in the higher elevations adjacent to become saturated. In addition, modern HVAC systems are well-suited to address potential humidity problems and, in conjunction with the foundation waterproofing techniques noted above, minimize the potential for mildew and fungi, as well as impacts to the substructure of the houses
- *As crawl space or basement dampness always moves toward drier upstairs areas, higher humidity will result in costlier heating and air conditioning bill, as larger volumes of living space are affected. In the case of crawl spaces, if the upper-flooring insulation collects moisture or sags from excessive wetness, heating and air conditioning costs are driven higher. Wet basements and crawl spaces reduce the value of a house, at least by the amount that would be required to repair the damage and eliminate the cause of the problem.*
As noted above, several features of the proposed project will minimize the potential for excessive energy costs due to high humidity levels, including: use of modern waterproofing techniques; use of an on-site drainage system designed in conformance with Town and County requirements and approvals; and use of modern, energy-efficient HVAC systems.

In summary, based on the applicant's intended use of modern construction techniques commonly implemented elsewhere in the Town and region, these health- and safety-related concerns will be addressed by the proposed project and are not anticipated to result in any significant adverse impacts.

SECTION 2.0
COMMENTS AND RESPONSES

2.0 COMMENTS AND RESPONSES

2.1 Comments Related to Sanitary System and Drainage System Performance & Impacts

Comments B-6, B-7, B-8, B-21, B-39, B-40, B-46, B-51, C-2, C-15, C-17, C-25, C-34 through C-37, C-42, D-11, D-14, D-15, D-16, D-20, D-25, D-29, D-31, D-35, D-36, D-37, D-40 & D-41: *These interrelated comments reflect concerns that the project's drainage system would exacerbate the existing drainage and sanitary system performance problems in the vicinity, as well as the fairness for the proposed project to enter the Town's Sewer District before other residences in the area can do so.*

Response:

Based on information presented during the public hearing, and in consideration of the fact that the drainage system will be subject to the review and approval of technical professionals at the Town level, the drainage system will operate properly and effectively in retaining and recharging all runoff generated on the site's developed surfaces to groundwater. The low-permeability material beneath the site is not continuous, so that the system's leaching pools can be sited in a location where an acceptable vertical separation can be provided between the pools and impervious material, if present beneath the pools. The applicant is not willing to conduct expensive additional soil investigations (to establish the presence of good leaching material) at the present stage of the application process; rather, these tests will be performed during the Site Plan review process, to be conducted for the SCDHS. Injection wells are not proposed as part of the on-site drainage system, as the conventional system shown in the **Alternative 4/Preferred Plan (On-Site Septic)** will adequately and properly address drainage requirements. The HOA will own and maintain the site's common areas, including the drainage system.

The applicant is willing to pay all required and appropriate sewer impact fees and engineering costs associated with connection to the public sewer system.

The proposed project includes a connection to the public sewer system, so that no sanitary cesspools will be present. If on-site septic treatment is required, it should be noted that the new leaching pools would be located in the site's southwestern portion, where there is a minor grade change between the pools and the residences, which would eliminate the potential for recharge to migrate horizontally to impact other areas either on-site or off-site (including Heckscher Park).

A number of comments ask the question: *"Why should this proposal be granted access to the public sewer system when so many longstanding residents in the area not be given access first?"* In response, it should be noted that the applicant is not requesting preferential treatment from the Town or any other agency, and can only request sewer access for the property he owns. A successful outcome for the applicant would also represent a benefit for area residents, as the availability of public sewers would enable them to connect to the system as well, and thereby eliminate their drainage and sanitary system problems. If only the public sewer lines were

extended, each residential connection would require individual approval; if the Town Sewer District were expanded, all residential connections within it would be “as-of-right”.

Connection to the public sewer system would reduce the existing problems for area residents who are experiencing sanitary cesspool back-ups. Clearing of the site is not anticipated to be sufficient to adversely impact drainage patterns or volume; an extensive landscaping plan is proposed, to replace a portion of the cleared area. Though the stormwater drainage problem in the area is not due to the subject site, the proposed project will alleviate some of this impact, by adding curbing to the east side of Woodhull Road and expanding the public drainage system at Park Avenue. This will increase the capacity of this system and thereby reduce the volume of runoff that would be available to pond at the ground surface in yards, roadways, etc.

As shown in the plan, **Alternative 4/Preferred Plan (On-Site Septic)**, there would be a minimum 400 foot horizontal and a 5±-foot vertical separation between the potential sanitary leaching pools and the wetland, which is in excess of any potential minimum separation to prevent “hydraulic cross connection” between the two areas. In any event, the septic system would be subject to the review and approval of the SCDHS, which would ensure proper separations and minimal potential for such an impact. The drainage system for this alternative has been designed for 6 inches of rainfall.

2.2 Comments Related to the Park Dedication

Comments B-4 & B-10:

These comments request confirmation on the configuration and acreage of the proposed dedication to the Town.

Response:

The plan, **Alternative 4/Preferred Plan (Sewered)** indicates the limits of the proposed 2.62-acre dedication to the Town of Huntington; this acreage includes the wetland (on the south), but not the pond (to the north). The configuration of this proposed dedication is identical to that as shown in Alternative 4 of the DEIS.

2.3 Comments Related to Alternative 4/Preferred Alternative

Comments B-5, C-7 & C-38:

These comments request clarification of the relationship between the plan addressed in the DEIS (the “Proposed Project”) and Alternative 4 (the “Preferred Alternative”).

Response:

The proposed project described and analyzed in the DEIS is illustrated in that document by the plans labeled as follows:

Overall Layout (Sheet 1 of 4)
Grading and Drainage (Sheet 2 of 4)
Profiles (Sheet 3 of 4)
Road Improvement Plan (Sheet 4 of 4)
Landscape Plan

However, as a result of input provided by the Town and applicant conversations with local citizens and the Town Historic Preservation Commission, the applicant determined that Alternative 4 of the DEIS would be more appropriate for the site than the proposed project. It was therefore determined, with the approval of the Town Planning Board, to utilize Alternative 4 as the basis for the plan presented during the public hearing of July 26, 2006. At that point, Alternative 4 became known as “Alternative 4/Preferred Plan”.

Subsequently and as a result of continuing input provided by the Town after the hearing, the applicant determined to further refine the Alternative 4/Preferred Plan layout and anticipate the possibility that the project would not be able to connect to the Town sanitary sewer system. These refinements include:

- Retention and renovation of the two historic homes;
- Retention of the non-historic home;
- Retention and reuse of the milk house as a community center for the site’s residents;
- A more compact site layout,
- Realignment of the proposed Town heritage trail to a design more attractive to the community;
- A significant amount of open space dedication to the Town;
- Less total length of retaining walls;
- Relocated site vehicle access, to provide for better visibility and less clearing at this point;

Therefore, this document is based on these two refined Alternative 4 plans, as follows:

- Alternative 4/Preferred Plan (Sewered) - with a sewer connection
- Alternative 4/Preferred Plan (On-Site Septic) - using on-site septic systems conforming to Article 6 of the Suffolk County Sanitary Code

The two Alternative 4/Preferred Plan plans have been drawn at the same 1” = 40’ scale as was used for Alternative 4 in the DEIS. The Alternative 4 plan does not subdivide the site into individual lots; the “3” on the house designated to remain in the Alternative 4 plan in the DEIS simply designates that unit and does not indicate a lot number. Nevertheless, the relationship between the man-made pond fronting Park Avenue and the existing house remains the same in the two Alternative 4/Preferred Plan layouts.

2.4 Comments Related to the Demolition and/or Retention of Buildings

Comments B-11, B-32, B-52, C-6, C-27 & D-4:

These comments indicate questions and concerns regarding the fate or potential for reuse of the milk house, silo and dairy barn.

Response:

The plan, **Alternative 4/Preferred Plan (Sewered)** shows that the occupied milk house (also noted as “1 story frame shed” on the plan) will be moved from its present location approximately 180 feet to the west-southwest, to a location about 45 feet from Woodhull Road. This structure will be renovated and reused for a community center for the site’s residents. A second structure, labeled “2 story barn” will be demolished.

As discussed in the DEIS, the existing larger barn and silo are in a deteriorated condition and, based on the inspection presented in Appendix A-4 of the DEIS, are beyond repair. In addition, these structures are located in the central portion of the “amphitheater” wherein the minimum amount of disturbance would occur. This area has therefore been designated by the applicant, with the input of the Town, for the development of the new, rehabilitated and relocated residences.

The statement that the sight of a dilapidated barn and silo would have intrinsic value to the community may be valid, but it could also be said that their retention would represent continuation of an unattractive and unsightly view for observers, and would in any case remain an unhealthy and potentially unsafe attractive nuisance for the community as well. Retention would create contradictory ownership responsibilities and maintenance questions, such as:

- What level of liability would the owner bear if these structures were retained?
- Could the project receive a Certificate of Occupancy if these obviously uninhabitable and unsafe structures were retained?
- What liability would the Town assume if it issues a Certificate of Occupancy?
- How would the owner maintain structures that are not intended to be maintained?
- At what point in their decay would these structures become too dangerous to be allowed to remain?
- Who would determine this?
- Who would bear the cost of their removal?

2.5 Comments Related to the Traffic Impact Study and Traffic Impacts

Comments B-12, B-19, B-49, B-50 & D-13:

These comments reflect concerns regarding the potential impacts of the increased trips on Park Avenue and Woodhull Road, particularly as these roadways are presently heavily used during peak hours.

Response:

It is the applicant’s engineer’s professional opinion that the limited traffic generated by the proposed project will not create significant impacts to the adjacent roadway and intersections during the peak periods. The most trips expected to be generated are 9 during the PM and Saturday peak hours or an average of one trip every seven minutes. It is assumed that the distribution of these residential single-family trips will follow the typical commuter distribution pattern. Therefore the projected trips will disperse more towards the south in the morning peak period where the major highways (LIE and Northern State Parkway) and LIRR train station are

located, with the reverse pattern from the south occurring in the evening peak hour. It is not expected that these trips will generate any significant traffic impact on Park Avenue considering the relatively low projected site volumes compared to the current roadway volumes.

The trip generation estimates for the additional traffic to be created by the proposed seven new single family homes were calculated using the statistical data provided in the manual, *Trip Generation, 7th Edition*, published by the Institute of Transportation Engineers (ITE) in 2003. It is expected that the proposed single family homes will generate 7 trips during the AM peak hour (2 entering, 5 exiting), 9 trips during the PM peak hour (6 entering, 3 exiting), and 9 trips during the Saturday peak hour (5 entering, 4 exiting). The traffic during the peak hours is estimated to be the worse case scenario of traffic that the proposed project will generate.

As stated in the traffic assessment contained in the DEIS, Kiruv Court will be a 30 foot wide two-way private roadway providing access to the proposed homes.

As explained in the traffic assessment accident data for the most recent three-year period available was obtained from the NYSDOT for the intersection of CR 35 at South Woodhull Road. The intersection of South Woodhull Road experience a total of twelve (12) accidents; ten (10) of which involved property damage only while the remaining two (2) involved injury. Therefore the frequency of these accidents during the study period is one (1) accident every three (3) months.

As stated in the traffic assessment presented in the DEIS, an intersection sight distance measurement was performed at the proposed driveway in accordance with the recommendation contained in *A Policy on Geometric Design of Highways and Streets*, published by the American Association of State Highway and Transportation Officials (AASHTO). AASHTO states that for the most critical movement, a vehicle making a left-turn from the driveway, an intersection sight distance of 335 feet is recommended for a design speed of 30 mph.

The site plan for the proposed project illustrates a driveway on the south side of Woodhull Road approximately 300 feet west of CR 35 labeled Kiruv Court. Kiruv Court will be a 30 foot wide two-way private roadway providing access to the proposed homes. The available sight distance for drivers exiting Kiruv Court was recorded at approximately 170 feet to the east and 400 feet to the west. A utility pole and heavy brush limit the sight distance to the east. However, we are proposing to relocate the utility pole and cut back the brush as part of the project. These measures will provide the maximum available sight distance by creating a clear sight line to the intersection with Park Avenue. Proper sight distance will permit vehicles to safely enter and exit Kiruv Court.

2.6 Change Lead Agency

Comment B-13:

“The Town Board should be lead agency as this project involves putting more sewerage into sewerage lines, and they need approval. The Planning Board is not the lead agency. It should be the Town Board.”

Response:

As shown in Section 1.5 of the DEIS, the Huntington Town Board has no discretionary authority in the proposed project; the project requires no permit or approval that is under the jurisdiction of the Town Board. However, the Town Board acts as the Huntington Sewer District Board for applications seeking connection to that district. It is in this capacity that the Town Board constitutes an involved agency under SEQRA for the proposed project.

The applicant properly submitted the subdivision application to the Town Planning Board, which is the agency that has jurisdiction in this matter. That agency was then responsible to conduct “coordinated review” of the application under SEQRA, which included distribution of the application package to all involved agencies (i.e., an agency that has jurisdiction over some aspect of the project, such as a required permit or approval). It should be noted that it is at the discretion of each agency, acting in cooperation with the other involved agencies, to determine which will act a “lead agency” under SEQRA. Typically, the lead agency is “...*the involved agency principally responsible for carrying out, funding or approving an action.*” It is expected that the Town Planning Board followed proper procedures in this process, which would have included notifying the Huntington Sewer District Board of the application.

As noted above, it is at the discretion of each involved agency to determine whether to seek lead agency status. Presumably, the Huntington Sewer District Board (the Town Board) chose not to seek such status, leaving the Town Planning Board, with its discretion in the subdivision application (and eventual site plan application), to assume lead agency status. It should be noted that, despite its decision not to seek lead agency status, the Huntington Sewer District Board retains its jurisdiction over the requested sewer connection application.

2.7 Comments Related to Building Demolition

Comments B-14 & B-53:

These comments question the procedures and circumstances under which structures on the site were demolished, and the Phase II Environmental Site Assessment was conducted.

Response:

By September 2001 the applicant had submitted a demolition permit application to the Town, to demolish the horse barn, cow barn, silo, two-bay garage and a storage building. Review of the application was conducted properly by the Town, and included a solicitation of comments from the OPRHP, SHPO. As documented in Appendix A-3 of the DEIS, SHPO utilized information about the site from the prior proposal for the site (the 1999 Tannery Park Senior Housing project) and based on that review, in a letter dated September 17, 2001 recommended adaptive reuse of the cow barn. The letter indicated no objection to the demolition of the silo and horse barn; the letter does not mention the two-bay garage or storage building. It should be noted that the Town Historic Preservation Commission also recommended approval for demolition. The Town Board then issued a Certificate of Approval on September 25, 2001, but did not issue a Demolition Permit until January 16, 2002. Because of the cost of demolition, the applicant chose to have the most severely deteriorated buildings demolished first, which were the two-bay garage, the horse

barn and the storage building. Demolition took place in October 2001. Subsequently, in late December 2001, the Town Historic Preservation Commission sent a memo to the Town Board requesting that demolition of the cow barn not occur, as recommended in the September SHPO letter. By this time, the horse barn two-bay garage and storage building had been demolished, but not the cow barn and silo.

2.8 Remap Wetlands

Comment B-15:

"The wetlands need remapping. I could not find in the DEIS a comparison of the equivalent freshwater wetlands map as promulgated by the DEC with the wetland designation that's on the site plan. This wetland designation is not the same. Thus, a remapping must be done in accordance with the Environmental Conservation Law."

Response:

The NYS Department of Environmental Conservation has mapped the DEC-regulated freshwater wetlands within the Huntington Quadrangle of Suffolk County and subsequently produced a New York State Freshwater Wetlands Map, pursuant to Article 24 of the Environmental Conservation Law (ECL) on May 26, 1993. The only originally-mapped and regulated wetland on site was the man-made pond, which is identified as wetland H-35 on the NYS Freshwater Wetlands Map. The Map clearly indicates that each regulated wetlands boundary identified on the Map is an "approximate wetland boundary." Therefore, in accordance with Article 24 of the ECL, DEC-regulated wetlands boundaries must be flagged and verified by the NYSDEC for inclusion on site plans that are submitted as part of a standard NYSDEC Article 24 Freshwater Wetlands Application.

As indicated in Section 2.5.1 of the DEIS, additional freshwater wetlands south of the pond were flagged as part of a prior project proposal in 1997, and updated on June 22, 2004 by Nelson, Pope & Voorhis. On July 2, 2004, an Article 24 freshwater wetlands application was submitted to the NYSDEC for the proposed project and Rob Marsh of the NYSDEC visited the site on September 29, 2004 with NP&V to verify the location of those updated flags which indicate the extent of the freshwater wetlands on the property. Subsequently, the site plans included with the DEIS and FEIS indicate the boundary of State-regulated and State-verified freshwater wetlands on the subject property. As the two wetlands areas located north and south of the entrance driveway from Park Avenue are hydrologically connected and located within 165 feet of each other, they are considered to be part of the same wetlands system, identified as H-35 on the NYS Freshwater Wetlands Map, and are both regulated by the NYSDEC pursuant to Article 24 of the ECL.

The NYSDEC does not update the NYS Freshwater Wetlands Map each time a wetlands boundary location is verified on an individual property, as the time and expense to do so is prohibitive. Instead, wetlands boundaries are reviewed by the NYSDEC on a site-by-site basis in conjunction with a NYSDEC wetlands application. Therefore, no further re-mapping of the wetlands on site is needed for the purpose of updating the NYS Freshwater Wetlands Map, as the

re-mapping has occurred on the site plans which are provided with the NYSDEC wetlands application for the proposed project.

2.9 Significant Maple Tree

Comment B-16:

“In addition, the maple tree that is on the property is not in the DEIS and is an extremely rare species in the Town of Huntington.”

Response:

Two species of maple trees were identified on the subject property, red maple (*Acer rubrum*) and silver maple (*Acer saccharinum*), and listed within Section 2.5.1 of the DEIS as occurring both within the successional forest and forested swamp habitat on the site. Neither of these two species can be considered rare from a state-wide or local perspective, as both species are commonly encountered within Long Island. Red maple is the most frequently observed maple within forested wetlands habitats, however, both species are tolerant of wet conditions and can be found within upland as well as forested wetland habitats. Silver maple was most recently observed in close proximity within a stand of trees on a property located on the east side of Park Avenue, across from the subject property. Red maple and silver maple were considered to be co-dominant within the tree canopy of the forested wetland portions of the subject property, as well as along the transitional margin between the wetland and upland successional forest. The areas within which these trees occurred on the property are proposed to be preserved and dedicated to the Town of Huntington.

2.10 Comments Related to Impacts to Adjacent Residences and Community Character

Comments B-17, B-18, B-47, B-48 & C-13:

These comments note neighbors' concerns regarding impacts from the project rear yard lighting, ability to provide proper setbacks, and maintenance of views of and across the subject site.

Response:

The plan, **Alternative 4/Preferred Plan (Sewered)** utilizes a single internal roadway that does not come nearer than 40 feet of Mr. Sheridan's rear lot line (Comment B-17). In addition, it should be noted that this neighbor's property (like the rest of the neighbors to the south) are at a significantly higher elevation than the proposed residences; this internal roadway will be approximately 20 feet lower than the nearest point of Mr. Sheridan's property, which will be a significant factor in minimizing potential aesthetic impacts, along with Mr. Sheridan's vegetated rear yard and contiguous retained natural vegetation on the subject site.

Proposed Unit 10 is the nearest residence to Mr. Sheridan's property; it comes no nearer than 40 feet to this neighbor's property (Comment B-18).

Ms. Perine's property abuts the area to be dedicated to the Town, which will be a minimum of 90 feet in depth at this point (Comment B-47).

Comments B-48 and C-13 express generalized concerns that the character of the area has been impacted by previous development, particularly with respect to cultural resources. The proposed project is specifically intended and designed (as established by the numerous revisions made to the Preliminary Map at the request of the Town to address this issue) to minimize such impacts.

2.11 Site Ownership and Public/Private Road Maintenance & Services

Comments B-2 & B-20:

These comments concern the form of ownership for the project and the entity responsible for maintenance and services.

Response:

As stated by the applicant's attorney during the hearing, the site will be owned and maintained by a homeowner's association (HOA). The proposed 30-foot wide internal road will not conform to Town standards, and so this roadway will be privately-owned by the HOA to be set up to maintain the property. Solid waste will continue to be picked up by a private carter contracted by the Town for this service; the site owner will continue to pay a fee to the Town.

2.12 Comments Related to Historic Resources

Comments B-23, B-25, B-30, B-41, C-26, C-32, D-12, D-17, D-21 & D-23:

These comments note concerns that the historic resources of the site (including, but not limited to, the barn, silo and potential resources at the location of the "Hessian camp") would be lost, along with the area's sensitive and unique historic character.

Response:

The plan, **Alternative 4/Preferred Plan (Sewered)** shows that there will be no development or disturbance in the site's northerly portion, where the colonial-era tannery and Revolutionary War-period Hessian huts had been located. As a result, there will be no impact to any cultural resources that may be present in this area.

In regard to the silo, communication with the OPRHP SHPO (dated April 13, 2005; see **Appendix A-2**) confirmed that demolition of the silo "...would be appropriate". SHPO is presently reviewing information regarding the existing condition of the cow barn, to determine whether alternatives to demolition are possible. Their response will be forwarded to the lead agency when received.

2.13 Comments Related to Retaining Walls, Clearing and Site Layout

Comments B-22, B-24, C-4, C-11, D-1, D-2, D-3 & D-5 through D-9:

These comments suggest revisions to the site layout that would reduce cleared/graded acreage by use of retaining walls, as well as by relocations of proposed buildings.

Response:

The constraints presented by the presence and distribution of steep slopes in relation to the layout of the new units are also a source of concern for the applicant. This contributed to his decision to accede to the Town's suggested alternative layout, which became Alternative 4 in the DEIS and the "Preferred Alternative" presented at the public hearing. As established conclusively in the DEIS, the deteriorated condition of the barn and silo preclude their renovation and re-use as residential structures; therefore, the applicant intends to demolish these structures and thereby limit clearing/grading to the central portion of the site and minimize the amount of grading of steep slopes.

The plan, **Alternative 4/Preferred Plan (Sewered)** indicates that, similar to the proposed project and Alternative 4 presented in the DEIS, retaining walls have been utilized to reduce the amount of grading of steep slopes necessary in the southerly portion of the property. Similar to the prior Alternative 4 design, the refined plan concentrates new development in the central portion of the site, leaving the eastern half to be dedicated to the Town (as it contains the freshwater wetlands and associated buffer area), and the lower northern portion of the site, where drainage difficulties are encountered. As a result, it is necessary to locate new construction in the central portion of the property, where the optimum balance between grading of steep slopes and 10-unit layout can be achieved.

2.14 Conservation Area and Pond

Comment B-26:

"Also, we also request the pond be included in the conservation area which is in Alternate 1, but not in Alternate 4."

Response:

The man-made pond that fronts on Park Avenue (shown in the conservation area in the DEIS as part of the proposed project), is not included in the dedicated area for the refined Alternative 4/Preferred Alternative layouts in this FEIS. During discussions with the Town regarding the refined Alternative 4/Preferred Plan layouts, it was determined that this pond would be not an attractive feature in the dedicated area, and would be appropriate to continue its association with proposed Unit #3.

At the suggestion of the Town Department of Planning and Environment, the document, "*Study of Man-made Ponds in Suffolk County, New York*" (Suffolk County Planning Department, December 1990) was reviewed to determine appropriate restoration and/or preservation techniques for this feature. These include Specific Design Criteria such as: prohibiting runoff

from entering the pond, eliminating use of lawn care chemicals in the vicinity of the pond, maintenance of a minimum depth of water in the pond (if cases where the pond is to be used for habitat) and installation of aeration/circulation systems.

2.15 Comments Related to Building Architecture and Clustering

Comments B-29, B-38, C-31, D-10 & D-39:

These comments express concerns that the appearance of the proposed new residences would not conform to the prevailing architecture of the area, and that, regardless, "cluster" or "condo" development is not in keeping with the character of the area.

Response:

The applicant intends to utilize a cohesive, consistent and appropriate architectural treatment for all of the proposed new residences that will conform to the existing residential aesthetic of the vicinity. It would not be in the applicant's best interest to provide otherwise, as potential homeowners would not tend to be attracted to an unsightly development, and the applicant could not easily justify housing prices commensurate with the area.

The term "cluster" refers to the arrangement of the units within the site in relation to the entire acreage of the property, along with provision of open space; it does not pertain to the type of residential structure built. Units can be "clustered" on a site so that open space can be retained for the use of all site residents (i.e., it is held "in common") while providing the same number of residences that would be developed if the entire site were subdivided into individual lots (thereby eliminating the ability to provide open space). Thus, clustering is a positive and environmentally friendly planning technique. It is acknowledged that six of the units will be distributed into three separate duplex structures, leaving four residences as detached, single-family units. However, these structures will utilize architectural treatments that will provide the appearance of substantial homes not significantly dissimilar from substantial single-family homes typical of the area. It should also be noted that the terms "townhouse" and "condominium" are not necessarily interchangeable. A townhouse is a residence found in a structure having two or more units, while the term condominium refers only to the type of ownership held on the unit and the property as a whole.

2.16 Comments Related to the Town Heritage Trail Dedication

Comments B-31, C-33 & D-24:

These comments provide suggestions as to the route and configuration of the proposed Heritage Trail extension that would be provided as part of the proposed project.

Response:

The plan. **Alternative 4/Preferred Plan (Sewered)** is based on a significantly different alignment for the Town Heritage Trail extension, which will completely avoid the area where these three large trees are located. Based on conversations with the Town, the configuration of

the trail extension would connect the end of the existing trail with Park Avenue; no extension to Woodhull Road would be made, as the dedicated area will have no frontage on this roadway.

2.17 Comments Related to the Town Comprehensive Plan Update

Comments B-33 & B-37:

These comments note that, with respect to revitalization, the proposed project does not conform to the Town Comprehensive Plan Update

Response:

Section 3.1.2 of the DEIS contains an analysis of the project's conformance with those goals presented in the Comprehensive Plan Update's Draft Vision Statement that apply to this site or type of project. Though it is largely abandoned and overgrown, the site is presently developed, so that the proposed project (as well as the alternatives) represents redevelopment, at yields and use that conform to the area land use pattern and density. In addition, significant public amenities would accrue that would not otherwise be provided. This is indeed revitalization, and would be a positive outcome for the site and vicinity. It is acknowledged that the project does not include an "affordable" component; however, affordable units are not required under Section 198-13 of the Town Code for this project (as no increase in yield is proposed; the project is proposed at its existing zoning), and the small number of units proposed does not lend itself to an affordable component.

2.18 Affordability

Comment B-36:

"The other major aspect of our plan was the need for average, affordable housing. Affordable in this Town should be no more, at its maximum. Of eighty percent of the average house price, which currently is an astronomical four hundred ninety-five thousand dollars, and far closer to sixty percent for the average working family with children to afford, I thought we had reached a consensus on the Committee that Huntington is obviously in no way lacking overpriced homes. Unless these nine homes will be priced at sixty to eighty percent of the median home price, or in the three hundred thousand dollar range, that is yet another aspect which goes against our Master Plan."

Response:

Town Code Section 198-13.I. clearly indicates that, as this project is to be developed at its existing density and does include a change of zone, no affordable component is required.

2.19 Yield, Clearing and Environmental Sensitivity

Comment B-34:

“This property, beyond being part of an Historic District with a charming dirt rut road, is also incredibly environmentally sensitive. Preserving half the acreage for open space only necessitates clear cutting even more trees to allow for the construction, the fact that the swampy land would not have been buildable anyway notwithstanding.”

Response:

To the contrary, the proposed project (and alternative plans) reduces the amount of clearing necessary, by dedicating a significant portion of the site outright to the Town, concentrating the new residences into an area already disturbed by previous occupants, retains three existing residences for renovation and re-occupancy, and retains a fourth building, to be moved within the site for reuse as a community center. In this way, the need for clearing for three units has been obviated, and development will primarily occur on the previously impacted part of the property, along Woodhull Road.

2.20 Previous Work on the Site Plan and Yield Reduction

Comment B-42:

“Mr. Chairman and members of the Planning Commission, I was not planning to speak tonight, but I feel as though some of the people that have spoken, they should hear what I have to say. Perhaps, the people that are here tonight may or may not be aware of the fact that a prior application was made for this parcel, and they were interested in developing this parcel with one hundred twenty units, and the applicant, to the best of my knowledge, has been working for many years, almost six years, to comply with the needs, the wishes, the interest of the Heritage Trail, to comply with the needs and interests of the Historical Society, to comply with the Steep Slope Ordinance so that we will be in compliance and to comply with all of the local, Federal and State wetland requirements.

I, too, have lived in Huntington for thirty-three years, and I live around the corner from the proposed development, and if anyone would think that the applicant would be in disregard or disrespect of the historical needs of this area, the wetlands, of the archaeological aspects of this area and for the dignity of the Town, I think the people who have been here listening to the opposition should hear a little bit about where the applicant is coming from.

The plans were worked and reworked with members of Town, the Historical Committee, the Historical Trail Committee and, in fact, it is my understanding that the original development was reflected in the 1996 Town of Huntington tax yield, and that the applicant, himself, was trying to reflect a 1996 tax proposed yield that the Town, itself, had drafted; and so, going from one hundred twenty units, which was in total disregard of the fragility of this parcel, the applicant has reduced it down to a potential of nine with more than two plus acres dedicated to the Town, with complete awareness and regard for the Town’s Heritage Trail, the steep slope and the wetlands.

I just thought it was important to have a balanced statement made on behalf of the applicant.”

Response:

Comment acknowledged; the DEIS (Section 1.1.1) indicates that the prior Hassett-Belfer application (also known as the “Tannery Park Senior Housing project”) application had been for a 120±-unit congregate care facility, but was not pursued by the applicant because of Town and public concern.

2.21 Comments in Support of the Preferred Alternative/Alternative 4

Comments B-43, B-44, B-45, C-3, C-23, C-24 & C-28:

These comments indicate support for the project and, if development is to occur, particularly for Alternative 4/Preferred Alternative.

Response:

Comments acknowledged.

2.22 Alternative 6

Comment C-5:

“There is, however, an Alternative 6. This would be a combination of the Preferred Plan and Alternative 4.

- 1. Leave all units as in the Preferred Plan except 9 and 10 which would be moved to the two existing homes on Woodhull Road as in Alternative 4.*
- 2. Leave the cul-de-sac as in the Proposed plan but move the milk house as in Alternative 4.*
- 3. Make the conservation area as in Alternative 4, or as much like it as possible.*

Alternative 6 would thus save the amphitheatre and would also ‘recycle’ the same buildings as in Alternative 4.”

Response:

This suggested combination of the proposed project (not the “Preferred Plan”) does not represent an improvement compared to the refined Alternative 4/Preferred Plan layouts, for the following reasons:

1. The plan, **Alternative 4/Preferred Plan (Sewered)** includes renovation and re-use of the two historic houses and eliminates construction of two of the new units shown in the proposed project. However, because of the configuration of the site and the constraints imposed by the lower northern portion of the site, the dedication of the entire eastern half of the property, and the decision to retain, renovate and re-use the four habitable buildings on the site, it is necessary that a portion of the southerly part of the site provide space for one unit (nestled into the steep slope area here). Unit #10 of **Alternative 4/Preferred Plan (Sewered)** is located in the area north of the area where Units 9 and 10 were sited in the proposed project. This minimizes the amount of clearing and grading required in this area.

2. The plan, **Alternative 4/Preferred Plan (Sewered)** does not include a cul-de-sac, thereby reducing grading in proximity to the neighboring property lines to the south, and includes the relocation of the milk house to a site along Woodhull Road.
3. The area to be dedicated is identical to that of Alternative 4 in the DEIS.

2.23 Segmentation

Comment C-8:

“The Conservation Board notes that two other adjoining parcels, designated as SCTM #s 0400-073-1-39 and 40, and totaling about 0.4 acres, each having an existing residential structure, were included in prior applications that we have reviewed submitted from 1998 to date. If the current applicant still owns or controls these parcels, we believe that they should be formally incorporated into the site plan review process so as not to limit any alternatives which could be considered to mitigate impacts under SEQRA. It is important to consider that if the applicant pursues further plans for these two adjacent parcels, one could argue that failure to discuss them in this DEIS would constitute ‘segmentation’ as defined in SEQRA. We note that the previous applications, incorporating these two lots, would have included these lots in proposed connections to the Huntington Sewer District. In addition to their potential value in allowing additional yield and overall site use alternatives to be considered, the connection of these structures to public sewers would be a positive benefit to the quality of the wetland as well as providing the two existing residential structures with reliable sewage disposal.”

Response:

These two lots are not part of the application; they are already developed, they have no additional development potential, and the applicant has no plans to redevelop them. In short, there is no nexus between these developed parcels and the ability to redevelop the subject site. In addition, other than common ownership and physical proximity, none of the common tests for segmentation are met: there is no common purpose or goal, there is no common development schedule; there is no cumulative or synergistic effects; there is no common plan for development; there is not functional dependency; and there is no sequential dependency. While it may be true that their connection to the Huntington Sewer District would be a mitigation measure (each is presently served by an on-site septic system), such a connection would have no bearing on the proposed project, as they would not utilize the same sewer line to connect to the District.

2.24 Soil Testing

Comment C-12:

“In Alternate 4, one major outbuilding, a milk barn which had been modified for a residence, is to be relocated near one of the historic buildings and reused as a community building. A silo and dairy barn is to be demolished along with another barn. In previous correspondence we noted the presence of an old fuel pump on the site, implying the existence of a buried fuel tank which would not very likely conform to standards for properly contained storage tanks. We recommended in 1998 that this should be investigated and removed in conformance with County Health Department requirements. We note that soil sampling and removal was accomplished as

part of a 2005 site assessment, although the pump and presumably the tank were removed sometime between 1998 and 2005.”

Response:

The Phase I Environmental Site Assessment (ESA) prepared for the applicant in December 2004 included a thorough records search and field inspection of the site. That proprietary document indicated that an underground gasoline storage tank had been present on the site in 1969, to the northeast of the deteriorated barn. However, as noted in the comment above, the tank was removed sometime prior to December 2004, as the Phase I ESA did not note its presence. No documentation exists for any fuel pump present or removed.

The Phase I ESA recommends additional specific investigations in the form of a Phase II ESA, to determine the presence and extent of potential contamination and recommend appropriate soil remediation on the site prior to the initiation of construction. The following is the Summary and Conclusion section of the Phase II ESA (prepared in August 2005).

This investigation was completed to address issues raised in a prior Phase I ESA dated December 24, 2004 prepared by Nelson, Pope & Voorhis, LLC. A sampling and analysis program was designed to determine if any of the target areas studied as part of this investigation have impacted the environmental quality of the subject site. The sampling and analysis plan consisted of a GPR [ground penetrating radar] survey as well as soil/sediment quality testing using analytical test methods consistent with expected parameters and agency soil cleanup objectives. The following presents an evaluation of the results of this investigation.

1. The GPR survey conducted in the area of the reported gasoline tank located adjacent to the northeast corner of the barn did not detect the presence of a tank but did show evidence of disturbed subsurface soils which may have been the result of a former excavation. The location of this area was found immediately north of the barns northeastern corner. No other anomalies were identified which would indicate the presence of a tank.
2. Several semi-volatile organic compounds were detected in the sample collected adjacent to the former gasoline tank excavation with fluoranthene, at 232 ug/kg, and benzo-a-pyrene, at 144 ug/kg, being detected above their respective TAGM recommended soil cleanup objectives of 220 ug/kg and 61 ug/kg. As a result a spill should be reported to the NYSDEC and the impacted soils should be excavated and disposed of at an appropriate facility.
3. There were no semi-volatile organic compounds detected in the soils that received discharges from the sump pumps of the main house and southwestern residence which were found to exceed their respective TAGM soil cleanup objectives. As a result, no further work in these areas is recommended as it relates to discharges from these facilities.
4. Several semi-volatile organic compounds were detected in the sample collected from the bare soils in the basement of the southwest residence. Of the compounds detected benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, benzo(a)pyrene and dibenzo(a,h)anthracene were all found to exceed their respective TAGM recommended soil cleanup objectives. As a result, it is recommended that appropriate spill reporting procedures be followed and the soils in this area should be excavated and disposed of at an appropriate facility.

Subsequently, the applicant authorized the soil remediation actions recommended above. The following description of those actions is taken from the applicant's December 13, 2005 letter to the NYSDEC, notifying the Oil Spills Unit that the remediation had been completed and requested confirmation that the remediation action were satisfactory to the NYSDEC.

During August of 2005 a Phase II ESA was prepared for the subject property in response to recommendations issued in a previous Phase I ESA dated December 23, 2004 which recommended sampling of soils in the area of a former gasoline storage tank that was located adjacent to the northeast corner of the on-site barn as well as soils within the hole of the concrete basement floor of the house located in the southwest corner of the property. A copy of the Phase II ESA has been included with this letter. Results of the soil sampling detected several semi-volatile organic compounds above their respective recommended soil cleanup objectives identified in TAGM 4046 in samples collected from both areas.

As a result it was recommended that both areas be excavated and soils be transported to an appropriate facility for disposal. A figure illustrating the location of each excavation is provided as an attachment to this letter. Both areas were excavated by hand on September 22, 2005 and all excavated material was placed on and covered with plastic pending waste characterization analysis. An estimated 0.5 yards of soil was removed from the area of the former gasoline storage tank and approximately 0.25 yards of soil was removed from the basement of the residence in the southwestern corner of the property. On September 27, 2005, Brian Donovan of the NYSDEC arrived on-site and inspected the excavated areas, was satisfied with the extent of material removed and did not request any end point sampling.

The soils were then transferred to 55-gallon drums and shipped to General Environmental Management of Cleveland Ohio for disposal. The drums were collected and transported to General Environmental Management by Rapid Waste Disposal, Inc. and Piper Trucking on November 26, 2005 and delivered to the facility on November 31, 2005.

Enclosed please find the waste manifests generated for the disposal of the contaminated soil related to the above referenced property and spill number. This information has been provided at your request and if satisfactory we ask that the incident be closed by your department.

On December 29, 2005, the NYSDEC Oil Spills Unit classified the spill incident as closed.

2.25 Comments Related to the Proposed Sewer Connection

Comments C-19 & C-20:

These comments indicate concerns regarding the potential for connection to the Town Sewer District, and the potential for impact if the site were to be served by on-site septic systems.

Response:

(Comment C-19) The proposed project seeks access to the Town Sewer District for treatment of the 3,000 gpd of wastewater expected to be generated. If the District is expanded after completion of the on-going Study, access to this service would become available. It is anticipated that, as the developed portion of the property will have no frontage on Park Avenue (where the closest existing sewer line is located, associated with the Huntington Jewish Center), a new sewer line would be installed beneath Woodhull Road, and connect to the existing line at the intersection of these two roadways. The cost of the project's connection to this new main would be borne by the applicant, while District user fees would provide the main's installation expense.

(Comment C-20) The 7.07-acre subject site has an allowable sanitary flow under Article 6 of the SCSC of 4,242 gpd; in comparison, the proposed project would generate a total of 3,000 gpd of wastewater. Thus, the proposed project is well within its allowed sewage density if access to the Town sewers is not available and on-site septic systems were proposed. The plan, **Alternative 4/Preferred Plan (On-Site Septic)** indicates that a conforming on-site septic system can be provided for the seven new residences and relocated milk house; the three existing residences would continue to be served by their individual septic systems.

2.26 Smart Growth

Comment C-22:

“The Conservation Board has reviewed this project for consistency with the Principles of Smart Growth and Livability as adopted by the Town Board. While there may be some difference of opinion as to the practicality of an intensification of use favorably impacting open space and the environment, we regard it to be important that, given the proximity to village businesses and cultural opportunities, safe pedestrian movement be enhanced. The final development must provide pedestrian walkways on all sides fronting Park Avenue and Woodhull Road, and within the project itself.”

Response:

The plan, **Alternative 4/Preferred Plan (Sewered)** has been revised to indicate sidewalks connecting the Heritage Trail to the existing sidewalk on Park Avenue, as well as new sidewalks along Woodhull Road and within the site.

2.27 List of Permits and Approvals

Comments B-27 & C-29:

These comments note that all of the buildings on the site are considered historic, are located in the Old Huntington Green Historic District, are not subject to Town review under its Historic Preservation Ordinance, and, with the Town Board, that the new building design will be subject to review by the Town Historic Preservation Commission. Accordingly, the list of agencies with jurisdiction over this project on page S-34 should include the Town Historic Preservation Commission and the Town Board.

Response:

Comment acknowledged; under Article VI, Section 198-41 of the Town Zoning Code, the Town of Huntington Historic Preservation Commission will act as an advisory body to the Town Board in its review and comment on the application, and must receive a positive Certificate of Approval from the Town Board for the applicant to receive a Building Permit.

2.28 Agreement with Town for Purchase of the Historic Structures

Comments B-28 & C-30:

“Throughout the DEIS, the applicant refers to an agreement with the Town whereby the Town would purchase the two historic houses on Woodhull Road. While there is some expression of interest by the Commission in pursuing such a course, there is no agreement to purchase these buildings. Accordingly, the best venue for insuring their continued preservation is for them to be occupied as dwellings and counted as part of the 10 unit yield for this site. These are important historic resources – the Rolph House, although enlarged and altered, dates to the seventeenth century and the Chichester or Skidmore House dates to the late eighteenth century and is virtually unaltered. Therefore, the Commission recommends that covenants be placed on these houses to prohibit additions and other inappropriate alterations above and beyond the restrictions imposed by virtue of the Town’s historic preservation code. Contrary to the statement on pages S-1 and S-8 of the DEIS, these two houses are currently occupied and, therefore, the plumbing systems in them are active.”

Response:

Comment acknowledged: as can be seen in the plan, **Alternative 4/Preferred Plan (Sewered)**, the two existing historic homes will be incorporated into the project’s yield, and will be renovated and re-occupied as part of the project’s 10-unit yield. The applicant would agree to the requested covenants.

2.29 Comments Related to Taxes

Comments C-43 & C-44:

These comments question the use of townhomes as a comparable residential type to the proposed condominium project, for purposes of tax revenue estimates. In addition, the tax revenue estimates in the DEIS should be recalculated based on the most recent (2005/06) Town tax rates.

Response:

The information for the proposed project presented in **Table 1-2** of this FEIS has been revised to reflect an assessed value of \$3,250 for the new units, in consideration of the condominium assessment restrictions in New York State laws.

Table 1-2 of this FEIS also contains the site’s existing tax generation and allocations, as well as the corresponding values for the proposed project. The computations have been updated to reflect the appropriate 2005-06 tax year rates.

2.30 Comments Related to Site Design

Comments C-45 & C-46:

These SCDPW comments request pedestrian accommodations to be added to the site plan, and note that the Town Building Department must complete its review of the project under Section

239m of the County regulations before the SCDPW can issue its permit for roadway improvements.

Response:

Comments acknowledged; as noted in the **Response, Section 2.26**, sidewalks will be provided within the site, as well as along Woodhull Road, and the Heritage Trail extension will be connected to the existing sidewalk along Park Avenue. The applicant understands that the Town Building Department must first complete its review of the application under Section 239m of NYS General Municipal Law before the SCDPW can complete its review and issue a permit for the necessary road improvements.

2.31 Impacts to Wetlands Due to Stormwater Runoff and Groundwater Flow

Comments B-9, B-35, C-14, C-16, C-18, C-21 & D-22:

These comments express concerns regarding the potential for impacts to the quality of water in the wetlands and pond on the site from surface and groundwater flows.

Response:

As described in the DEIS, the low-permeability material beneath the region, which includes the site and the wetland, is not a single, continuous layer; rather, it is found in a series of subsurface “lenses” at depths well below a depth that the proposed project would impact. In addition, the project will not disturb those areas of the site beneath the existing wetland, so that water in the wetland will not be able to drain away. The existing pond and wetland will be preserved and protected; the project will not encroach within 100 feet of the established wetland line, which conforms to the applicable requirement of the NYSDEC. With respect to water flow to these bodies, the DEIS contains an analysis of the wetland’s surface and subsurface water flows, and addresses the potential impacts to those flows anticipated from the proposed project. The project includes a drainage system that will retain all runoff originating on its developed surfaces, and not change the existing flows from those portions of the site not to be developed. Surface flow from within the site is only a minor component of the overall flow to the wetland; due to the site’s topography, runoff from Woodhull Road that currently enters the site does not flow to the wetland or the pond, so that the elimination of this flow in the proposed project will not significantly reduce overall flow to the pond/wetland area. The proposed project will develop the site’s western half, while the wetland and pond (and the portion of the site that contributes surface flow to these bodies) are found on the site’s eastern half. Thus, the project will not eliminate a significant source of surface flow to the pond or wetland, and an additional pond analysis is not necessary.

The comment regarding differences in water table elevation between the DEIS’s text and the Water Resource/Watershed Analysis Study are noted. The values given in the Analysis Study were inadvertently not revised when the DEIS text (Section 2.4.1 of the June 2006 DEIS) was finalized.

The statement regarding previous disappearances of the pond and wetland during dry periods was anecdotally provided by the applicant.

The proposed on-site drainage system has been designed in conformance with applicable Town requirements, and will be subject to Town review and approval. It is anticipated that this review process will be conducted in consideration of the presence and proximity wetlands and the potential for impact to its water budget. It should be noted that the site has operated for a long period of time with septic systems; the proposed project will increase the volume of stormwater recharged on the site, but will eliminate the recharge of wastewater on the site. This will only minimally impact the volume of recharge on-site (see **Table 1-1**), with a significant improvement in nitrate levels.

If the Town extends its Sewer District and associated sewer mains to serve the project, only sanitary wastewater will be allowed to enter this system; it will not be a “combined” system, wherein both stormwater runoff and sanitary wastewater are accommodated in one network. In addition, the sewer pipes will not drain subsurface water from beneath the site. If an on-site septic system is utilized, its design and installation will be subject to review and approval of the SCDHS, which would minimize the potential for adverse impact to subsurface water quality.

Contamination of water resources can occur due to runoff from lands that carry pathogens and dissolved inorganic matter. Input from septic systems, lawn fertilizers and pesticides and pathogens in soils can also degrade water quality and overall ecosystem health. Studies of contaminants deposited on developed lands carried by stormwater indicate considerable attenuation of contaminants by maximizing the natural buffer area adjacent to the wetland boundary. A slight expansion of the conservation area was recommend by the Town Department of Planning and Environment staff. The applicant suggested minor revisions to this expansion, which were approved by the Town Director of Planning & Environment on January 17, 2007. In addition, the applicant will covenant non-disturbance/non-fertilization buffers along the man-made pond and the low area in the site’s northern corner. These boundaries are shown on the **Site Plan**. These mitigation measures are reasonable considering the lack of a detailed supplemental pond study, the difficulty of enforcing a non-fertilization policy and anticipated impacts from the proposed project. Other mitigation measures may also be warranted.

2.32 Comments Related to Wildlife

Comments D-18, D-19 & D-27:

These comments note that certain animal species (particularly birds) utilize the site.

Response:

During several site visits made to the subject property since 2004, various species of flora and fauna (particularly birds) were observed by NP&V and documented within the DEIS. Additionally, the results of a wildlife projection model were also included within the DEIS based upon the habitats present on the subject property. The species of wildlife confirmed by residents as having been observed on the subject property (e.g. red-tailed hawk, great horned owl, barn

owl, screech owl, red-bellied woodpecker, scarlet tanager, oriole, warblers, white-footed mice and raccoon) are included within the DEIS as being likely to be found on the property due to the presence of suitable habitat on site. It is acknowledged that the wetlands and forested upland on the property provide valuable habitat for wildlife, and are subsequently being preserved to the maximum extent practicable. Therefore, all freshwater wetlands, all of which are within the adjacent forested upland, shall be left untouched and within the 2.71 acres dedicated to the Town of Huntington for preservation so that these species can continue to utilize the property for hunting, nesting and roosting activities.

2.33 Construction Schedule

Comment D-26:

"In the DEIS document, the developer estimates the entire project time to be 6 to 9 months. This does not seem feasible considering the complex drainage system proposed and the significant grading that is required before construction can even begin. It is important that the impact and disruption to this historic area be fully understood by everyone. Perhaps instituting a fine schedule for not meeting the proposed schedule would provide the town and its residents with either a more realistic schedule or a commitment by the developer to meet the proposed timeline."

Response:

The applicant stands by his estimate for the duration of the construction phase of 6 to 9 months. The design of the proposed drainage system is well understood by engineering professionals and so is not anticipated to require a significant length of time to construct. The extent and depth of grading is not excessive and so is not expected to require a significant amount of time to complete. Finally, only seven new homes are to be built and, despite the need to move one structure, and rehabilitate it and two other buildings, the overall length of time necessary to complete this portion of the construction phase is not expected to be excessive.

The applicant is not willing to agree to institute some sort of a "fine schedule" with the Town with respect to maintaining a specified schedule for construction. The applicant notes that there is no provision in the Town Code for such a measure.

2.34 Public Purchase of Site

Comment D-28:

"As the town did in 2003 when it purchased land to expand the Hilaire Preserve, we strongly encourage the town to purchase these lots to preserve this lovely and historically significant property and also protect the well-being of the Huntington residents surrounding the site."

Response:

Comment acknowledged; as of the date of preparation of this FEIS, the applicant has not received an offer to purchase the site from any public or private agency, and has not been contacted by any such agency regarding discussions to purchase the site.

2.35 Comments Related to the Current Occupants of Site

Comments D-30, D-34 & D-38:

These comments note the presence of undesirable occupants and activities on the site, and that the site is not well-maintained.

Response:

As of mid-October 2006, three of the structures on the site are occupied; two by families and one by a single-person household. An outparcel is also occupied, by a quartet of college students.

2.36 Neighbor Not Notified of Hearing

Comment D-32:

"We own the property at 178-180 Woodhull Rd., directly across from the Kirov [sic] parcel. However, we never received notification of the hearing on July 26 regarding the proposed development of the 7 acre Kirov [sic] property. First, we ask that you put our correct mailing address on the list for future communications, and inform us if there is a need to correct it on any other documents. Since we did not attend the hearing, we request that you add the following comments to the official record."

Response:

Comment acknowledged; the applicant prepared the list of hearing notification recipients based on the tax lots in the vicinity of the site, and the names and addresses of the corresponding property owners based on County Assessor records. As required by the Town, the notifications were mailed to those addresses, and an Affidavit of Mailing was provided to the Town Planning Board. The mailing address of this commentator has been revised on the list of recipients.

2.37 Absence of a Stormwater Recharge Area on the Yield Map

Comment C-9:

"Regarding yield, we question the absence of a stormwater recharge area on the yield map. According to Table 5-1 Alternative 5, the ten home layout identical to the yield map, has approximately the same paved area of the original Preferred Plan. Yet it shows no dedicated use for stormwater management. We question the correctness of this assumption."

Response:

A recharge basin is not required for the project, as regulated by Section A101.2 of the Town's "Subdivision and Site Improvement Specifications", by which the Town Planning Board reviews and regulates development applications. Specifically, the site is less than the 8-acre minimum recommended by that regulation necessitating a recharge basin. Section A101.2 also notes that sites less than 8 acres in size may warrant a recharge basin, if site circumstances are such that a differing type of recharge system would not be appropriate. However, based on the analyses prepared for this project, the drainage system is anticipated to operate effectively, and no recharge basin would be required. Since a recharge basin is not required for the proposed project, a recharge basin was not provided in the Yield Map.

2.38 Stormwater System Design

Comments B-1, B-3, C-1, C-10, C-39 through C-41 & D-33:

These comments question the efficacy of the proposed stormwater system, particularly in consideration of the presence of clay layers beneath the site.

Response:

The drainage system described and analyzed for the proposed project in the DEIS has been changed for the plan, **Alternative 4/Preferred Plan (Sewered)**. The drainage system proposed will prevent runoff from Woodhull Road from entering the site, and will retain all runoff generated from developed portion of the site from exiting the site. In addition, as described in **Section 1.5.12**, this system is not designed to overflow to the Town drainage system on Woodhull Road. This system will be owned and maintained by the project's HOA. This system is described and discussed in **Section 1.3.4** of this FEIS, and is fully compliant with all applicable Town design standards and requirements.

As shown in the plan, **Alternative 4/Preferred Plan (Sewered)**, the recharge area will be underlain by fill varying from two to eight feet in depth. It is expected that a portion of the existing natural vegetation along Woodhull Road will be retained here to provide an aesthetic buffer for observers on Woodhull Road; this buffer will be supplemented with landscape species to further buffer this feature

Because the on-site stormwater system has been changed from a detention system to a recharge system, an engineering analysis of the watershed is no longer necessary. As noted above, the retention/recharge system proposed is based on storage of 6 inches of water over the impervious and pervious areas of the site, except for the roof drainage. The roof drainage systems are separate from the overall drainage system and are sized to store 2 inches of rainfall. These subsystems exceed the requirements of the Town, which is 4 inches of storage; the NYSDEC requirement of 2.7 inches of storage is for a detention system, which is no longer proposed.

The on-site stormwater system has been changed from a detention system to a recharge system, which is significantly less complicated and maintenance-intensive than the detention system of

the proposed project described in the DEIS. It is expected that the HOA will be able to properly provide maintenance of this system.

As established in the DEIS (Section 2.4.1), the existing drainage problems at the intersection of Woodhull Road and Park Avenue is not due solely to the geologic conditions of the subject site, and would not be exacerbated by the proposed project (see Section 2.4.2 of the DEIS). The **Alternative 4/Preferred Plan (Sewered)** layout now utilizes an on-site drainage system, which will retain and recharge all runoff from the developed portion of the site within this system, so that there would be no increased contribution from runoff escaping the site to contribute to off-site flooding. To the contrary, the proposed drainage system is expected to reduce this area drainage problem, by reducing the area within the subject site that will contribute runoff to off-site areas, and will increase the capacity of the Town's drainage system along Woodhull Road, which would also reduce the volume of roadside runoff.

APPENDICES

APPENDIX A

SEQRA AND REGULATORY AGENCY DOCUMENTS

**Appendix A-1
Acceptance of DEIS**

Town Planning Board

June 28, 2006



TOWN OF HUNTINGTON

DEPARTMENT OF PLANNING AND ENVIRONMENT

Frank P. Petrone, *Supervisor*

Anthony J. Aloisio, AICP, Director

June 29, 2006

Phillip A. Malicki, CEP
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747

RECEIVED
PM JUL 03 2006 TD
NELSON & POPE

Re: Kiruv Estates (Subdivision)
Draft Environmental Impact Statement, Dated June 2006

Dear Phil:

By June 28, 2006 resolution, the Draft Environmental Impact Statement (DEIS) for the Kiruv Estates proposed subdivision was accepted as complete for public review.

The DEIS, along with the attached copies of the Planning Board resolution, Notice of Completion and ENB SEQRA Notice Publication Form (which shall serve as the required notice of DEIS completion), are to be distributed to the involved/interested agencies as noted on the following page. The Department of Planning and Environment is imposing the burden of agency mailings on your office as representatives of the applicant. Upon mailing, please submit an affidavit to the department office for mailing verification. Please forward nine (9) additional copies to me for distribution within Town Hall. Also, pursuant to a 2005 amendment to SEQR (Chapter 641 of the NYS Laws of 2005; "Ch. 641"), please provide a PDF file of the DEIS so that it can be posted on the Town web site.

If you have any questions on the above, please do not hesitate to contact me directly.

Very truly yours,

Scott Robin
Senior Environmental Analyst, for
Robert Riekert
Deputy Director

SR:sr
Encls.

cc: Paul Mandelik, Chairman, and Planning Board Members
JoAnn Raia, Town Clerk
Robert Sandberg, Planner

PLEASE TRANSMIT THE KIRUV ESTATES DEIS DATED JUNE 2006, THE JUNE 28, 2006 PLANNING BOARD RESOLUTION, NOTICE OF COMPLETION AND THE ENB NOTIFICATION FORM TO THE FOLLOWING:

1. Applicant/Owner
2. Commissioner, New York State Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-1750
3. New York State Department of Environmental Conservation, Region I, SUNY, Building #40, Stony Brook, New York 11790-2356, Division of Environmental Permits, Attention: Susan Ackerman, Environmental Analyst I
4. New York State Department of Environmental Conservation, Region I, SUNY, Building #40, Stony Brook, New York 11790-2356, Bureau of Habitat Attn: Robert F. Marsh
5. New York State Office of Parks, Recreation and Historic Preservation, Historic Preservation Field Services Bureau, Peebles Island, PO Box 189, Waterford, New York 12188-0189 Attn: Sloane Bullough, Historic Sites Restoration Coordinator
6. Suffolk County Planning Department, H. Lee Dennison Bldg., 100 Veterans Memorial Highway, Hauppauge, New York 11788, Attention: Thomas A. Isles, AICP, Director
7. Suffolk County Department of Health Services, Wastewater Management Division, County Center, Room S-238, Riverhead, New York 11901, Attention: Walter J. Hilbert, P.E., Chief
8. Suffolk County Department of Health Services, Office of Ecology, County Center, Riverhead, NY 11901, Attention: Ms. Kimberly Shaw, Bureau Supervisor
9. Suffolk County Department of Public Works, 335 Yaphank Avenue, Yaphank, New York 11980 Attention: William Hillman, P.E., Chief Engineer
10. Suffolk County Water Authority, Administrative Services, 4060 Sunrise Highway, Oakdale, New York 11769-0901 Attn: Steven T. Burns, P.E. Director of Distribution
11. Long Island Power Authority, 175 East Old Country Road, Hicksville, NY 11801, Attention: Director of Government Relations
12. Huntington Union Free School District, 50 Tower Street, Huntington Station, New York 11746 Attention: David Grackin, Assistant Superintendent of Finance and Management Services
13. Huntington Library, 338 Main Street, Huntington, NY 11743 Attn: Reference Librarian
14. Residents for the Preservation of Hilaire Woods, C/O Robert Ripp, 670 Park Avenue, Huntington, New York 11743

HUNTINGTON TOWN PLANNING BOARD

MEETING OF JUNE 28, 2006

The following resolution was offered by **Steven Schnittman**

and seconded by **Lynn Healy**

WHEREAS, Kiruv Capital Corp, One Old Country Road, Carle Place, New York, 11514, owner of fee title to land has submitted a subdivision application for the KIRUV ESTATES property, prepared by Nelson & Pope, Engineers & Surveyors, located on the southwest corner of Park Avenue and Woodhull Road in Huntington, designated as parcels 0400-073-01-038, 041.1 & 042 and 0400-097-02-107.000 on the Suffolk County Tax Map, and

WHEREAS, said preliminary application was received on May 21, 2004, for the modified subdivision of a 7.07-acre site within a Town Historic District [Old Huntington Green] in order to construct four groups of attached units (three of the groups would have two units and one group would have three units for a total of 9 units), a private roadway and two stormwater impoundment/drainage areas and three (3) existing structures, two (2) of which are designated historic would remain (Preliminary Map dated revised, 9/1/04), and

WHEREAS, the Planning Board has been established as the lead agency pursuant to SEQRA § 617.6 for the action, and

WHEREAS, the action was classified TYPE I pursuant to 6 NYCRR PART 617 of the State Environmental Quality Review, Section 617.4(b)(9) and based on the information provided with the application and in the Full Environmental Assessment Form Parts I, II, and III, was issued a POSITIVE DECLARATION by the Planning Board in a November 3, 2004 resolution, and

WHEREAS, the applicant has submitted a revised draft DEIS (dated June 2006), and upon review was determined to be satisfactory with regard to its scope, content and adequacy by the Staff of the Planning and Environment Department for the purpose of commencing the State Environmental Quality Review Act (SEQRA) hearing, now therefore be it

RESOLVED, that the Planning Board of the Town of Huntington determines that the Draft Environmental Impact Statement for Kiruv Estates (dated June 2006, and received on June 14, 2006) is ACCEPTABLE FOR COMMENCING PUBLIC REVIEW, and directs that a Notice of Completion of the DEIS and Notice of Hearing and copies of the Draft Environmental Impact Statement be filed with the appropriate agencies and posted in the on-line library on the Town of Huntington website by the Department of Planning and Environment in accordance with SEQRA 6 NYCRR 617.12, and be it further

**Kiruv Estates
Resolution Finding DEIS Adequate for Public Review and to Schedule Public Hearing
June 28, 2006
Page 2**

RESOLVED, that the Planning Board hereby schedules the SEQRA hearing which is the same date as the public hearing on the preliminary application for July 26, 2006 at 7:30 p.m. at Huntington Town Hall, 100 Main Street, Huntington, New York and establishes a public comment period to expire August 7, 2006.

VOTE: 5 AYES: 5 NOES: 0 ABSENT: 1

P. Mandelik, Chairman	Not Voting
M. Sommer	Aye
L.A. Santoianni	Aye
A. Rosen	Aye
S. Schnittman	Aye
J. Devine	Absent
L. Healy	Aye

The resolution was thereupon declared to be duly adopted.

The ENB SEQRA Notice Publication Form - Please check all that apply.

Date: June 29, 2006

Deadline: Notices must be received by 6 p.m. Wednesday to appear in the following Wednesday's ENB.

<input type="checkbox"/> Negative Declaration - Type I	<input checked="" type="checkbox"/> Draft EIS
<input type="checkbox"/> Conditioned Negative Declaration	<input checked="" type="checkbox"/> with Public Hearing
<input type="checkbox"/> Draft Negative Declaration	<input type="checkbox"/> Generic
<input type="checkbox"/> Positive Declaration	<input type="checkbox"/> Supplemental
<input type="checkbox"/> with Public Scoping Session	<input type="checkbox"/> Final EIS
	<input type="checkbox"/> Generic
	<input type="checkbox"/> Supplemental

DEC Region # 1 County: Suffolk Lead Agency: Town of Huntington Planning Board

Project Title: Kiruv Estates [Subdivision]

Brief Project Description: The proposed action involves the subdivision of a 7.07-acre site, within a Town Historic District [Old Huntington Green], zoned R-7 (minimum area 7,500 square feet residential) for the subsequent construction of new single-family homes. The site contains NYSDEC-designated freshwater wetlands and is at the confluence of two (2) watershed systems. The applicant's preference (DEIS dated June 2006) is for a cluster configuration consisting of four groups of attached units (three of the groups would have two units and one group would have three units for a total of 9 new units) and the retention of three (3) existing structures, two (2) of which are designated historic. Site access is proposed via a private cul-de-sac from Woodhull Road. The applicant is petitioning for inclusion in the Huntington Sewer District to allow all wastewater generated by the project to be conveyed off-site to the Huntington Sewage Treatment Plant. The project includes 2.98 acres of conservation area to encompass the site's freshwater wetlands, a 0.97-acre park dedication and an extension of the Town heritage trail. Public water is to be provided by the Suffolk County Water Authority.

Project Location (include street address/municipality): The project site is located on the southwest corner of Park Avenue (County Road 35A) and Woodhull Road in the Town of Huntington, Suffolk County, New York designated as parcels 0400-073-01-038, 041.1 & 042 and 0400-097-02-107.000 on the Suffolk County Tax Map.

Contact Person: Robert Riekert, Deputy Director, or Scott Robin, Senior Environmental Analyst, Department of Planning and Environment

Address: Huntington Town Hall, Town of Huntington Planning and Environment Department, 100 Main Street, Huntington, New York 11743

A Copy of the DEIS is posted on the Town of Huntington website in the On-line Library (Planning and Environment Department section under Kiruv Estates):

http://town.huntington.ny.us/permit_forms.cfm

Phone: (631) 351-3196

Fax: (631) 351-3257

E-Mail: PLANNING@town.huntington.ny.us

For ~~Draft Negative Declaration~~/Draft EIS: Public Comment Period ends: 08/07/06

For ~~Public Hearing/Scoping Session~~: Date: 07/26/06 Time: 7:30 pm

Location: Huntington Town Hall, 100 Main Street, Huntington, New York

For Conditioned Negative Declaration: In summary, conditions include:

E-mailed 6/29/06

617.21
Appendix G
State Environmental Quality Review

**Notice of Completion of Draft EIS
and
Notice of SEQR Hearing**

Lead Agency: Town of Huntington Planning Board

Project Number _____

Address: 100 Main Street, Huntington, NY 11743

Date: June 28, 2006

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments on the Draft EIS are requested and will be accepted by the contact person until 4:30pm, August 7, 2006. A public hearing on the Draft EIS will be held on July 26, 2006 at 7:30 PM at the Town of Huntington Town Board Room, 100 Main Street, Huntington, New York 11743.

Name of Action: Kiruv Estates (Subdivision Application)

Description of Action: The action involves the subdivision of a 7.07-acre site, within a Town Historic District [Old Huntington Green], zoned R-7 (minimum area 7,500 square feet residential) for the subsequent construction of new single-family homes. The site contains NYSDEC-designated freshwater wetlands and is at the confluence of two (2) watershed systems. The applicant's preference (DEIS dated June 2006) is for a cluster configuration consisting of four groups of attached units (three of the groups would have two units and one group would have three units for a total of 9 new units) and the retention of three (3) existing structures, two (2) of which are designated historic. Site access is proposed via a private cul-de-sac from Woodhull Road. The applicant is petitioning for inclusion in the Huntington Sewer District to allow all wastewater generated by the project to be conveyed off-site to the Huntington Sewage Treatment Plant. The project includes 2.98 acres of conservation area to encompass the site's freshwater wetlands, a 0.97-acre park dedication and an extension of the Town heritage trail.

Location: (Include street address and the name of the municipality/county.)

The subject parcel is located on the southwest corner of Park Avenue (County Road 35A) and Woodhull Road in the Town of Huntington, Suffolk County, New York designated as parcels 0400-073-01-038, 041.1 & 042 and 0400-097-02-107.000 on the Suffolk County Tax Map.

Potential Environmental Impacts:

Please refer to the EAF Parts I, II & III and the associated November 3, 2004 Planning Board resolution.

For further information:

Contact Person: Robert Riekert, Deputy Director or Scott Robin, Senior Environmental Analyst, Department of Planning and Environment

Address: 100 Main Street, Huntington, NY 11743

Telephone Number: 631/351-3196 - FAX # 631/351-3257

A Copy of this Notice and the Draft EIS Sent to:

Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001

Appropriate Regional Office of the Department of Environmental Conservation -- New York State Department of Environmental Conservation, Region I, SUNY, Building #40, Stony Brook, New York 11790-2356, Division of Environmental Permits

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located -- *Supervisor Frank Petrone*

Applicant/Owner

Kiruv Capital Corp., One Old Country Road, Carle Place, New York 11514

All other involved / interested agencies (if any):

New York State Department of Environmental Conservation, Region I, SUNY, Building #40, Stony Brook, New York 11790-2356, Bureau of Habitat Attn: Robert F. Marsh

New York State Office of Parks, Recreation and Historic Preservation, Historic Preservation Field Services Bureau, Peebles Island, PO Box 189, Waterford, New York 12188-0189 Attn: Sloane Bullough, Historic Sites Restoration Coordinator

Town of Huntington Planning Board*

Town of Huntington, Office of the Town Clerk, Attn: Joanne Raia, Town Clerk

Suffolk County Planning Department, P.O. Box 6100, 100 Veterans Highway, Hauppauge, New York 11788, Attn: Thomas Isles, AICP, Director

Suffolk County Department of Health Services, Wastewater Management Division, County Center, Riverhead, New York 11901, Attn: Walter J. Hilbert, PE, Chief

Suffolk County Department of Health Services, Office of Ecology, County Center, Riverhead, NY 11901, Attn: Kim Shaw, Bureau Supervisor

Suffolk County Department of Public Works, 335 Yaphank Avenue, Yaphank, New York 11980 Attn: William Hillman, P.E., Chief Engineer

Town of Huntington, Department of Waste Management, Attn: Phillip C. Nolan, Director

Town of Huntington Highway Department, Attn: William Naughton, Superintendent,

- √ Town of Huntington Department of Engineering Services, Attn: Patricia A. DelCol, Director
- √ Town of Huntington, Town Assessor, Attention: Bryan Monaghan
- √ Suffolk County Water Authority, Administrative Services, 4060 Sunrise Highway, Oakdale, New York 11769-0901 Attn: Steven T. Burns, P.E. Director of Distribution
- √ Huntington Union Free School District, 50 Tower Street, Huntington Station, New York 11746 Attention: David Grackin, Assistant Superintendent of Finance and Management Services.
- √ Long Island Power Authority, 175 East Old Country Road, Hicksville, NY 11801, Attn: Director of Government Relations
- √ Town of Huntington Department of Maritime Services
- √ Town of Huntington Conservation Board
- √ Town of Huntington Historic Preservation Commission
- √ Town of Huntington Fire Prevention Bureau
- √ Huntington Library, 338 Main Street, Huntington, NY 11743 Attn: Reference Librarian

Any person who has requested a copy of the Draft EIS

- √ Residents for the Preservation of Hilaire Woods, C/O Robert Ripp, 670 Park Avenue, Huntington, New York 11743

* = Copy of DEIS already provided

A copy of the Draft EIS is posted on the Town of Huntington website in the On-line library (Planning and Environment Department section under Kiruv Estates:

<http://town.huntington.ny.us/>

Appendix A-2
OPRHP, SHPO letter

April 13, 2005



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RECEIVED

APR 18 2005

NELSON & POPE

13 April 2005

Sara N. da Silva
Nelson, Pope & Voohis, LLC
572 Walt Whitman Road
Melville, NY 11747-2188

Dear Ms. Silva:

Re: SEQRA
Senior Housing project
Huntington, Suffolk County
01PR3806 / 05PR01807

Thank you for requesting the comments of the Office of Parks, Recreation, and Historic Preservation (OPRHP). The submitted information was reviewed in accordance with Section 14.09 of the New York State Parks, Recreation, and Historic Preservation Act of 1980.

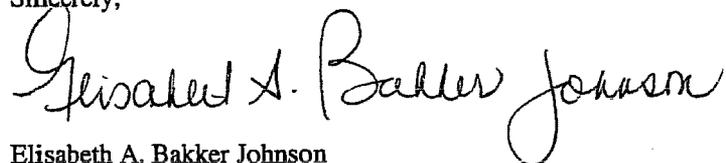
As was determined in 2001, the Park Avenue Dairy Farm is listed on the State Register of Historic Places. On 17 September 2001, Greg Donofrio from our office stated that the demolition of the Swezey Horse barn and the silo would be appropriate but that alternatives to demolition be considered for the Swezey Cow Barn. Although you supplied a copy of the 5 March 2001 and the 15 February 2002 structural reports, it is not entirely clear that alternatives to demolition were completely explored. While it is true that the seven foot height on the first floor would not meet building code, there is nothing preventing that floor from being removed allowing for a more open space. It is noted that the east wall is tilted six inches out of plumb. Since the wall is only eight feet high, is it possible for this to be supported and stabilized? In order for us to continue review of the affects of this project on this structure, we will need original copies of both structural reports (or copies with legible photographs) and any additional studies that may have been done on this structure since March 2002. It is recommended that *all* alternatives be considered, including stabilization and adaptive reuse of the Cow Barn.

The condition of the Swezey Cow Barn notwithstanding, the Milk House is also a contributing component to the National register designation. Nothing within the structural report warrants demolition of this structure. OPRHP recommends that a redesign of the complex avoiding *at least* this structure if not also the Cow Barn (in addition to the main farmhouse) be considered.

Your letter indicates that an archaeological study was completed in March 1998. A search of our records has not found a copy of that report and it may be that the report was never submitted for our review. In order for the OPRHP to concur with the findings of that report, we will need to have a complete and legible copy, including good quality images and full project maps, submitted for our review. If you can identify that we have previously reviewed that report, please provide the project review numbers associated with that review. Additionally, your letter indicates that the project has been revised. Please provide a current plan for the proposed project so that we can compare any previously completed study with the current proposal.

We look forward to receiving the additional project information. If anyone has any questions, please call me at (518) 237-8643, ext. 3284. Please refer to the SHPO Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

A handwritten signature in cursive script that reads "Elisabeth A. Bakker Johnson". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Elisabeth A. Bakker Johnson
Historic Sites Restoration Coordinator
(elisabeth.johnson@oprhp.state.ny.us)

APPENDIX B

TRANSCRIPT OF PUBLIC HEARING

Town Planning Board

July 26, 2006

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PUBLIC HEARING BEFORE AND BY THE PLANNING BOARD OF THE TOWN OF HUNTINGTON, HELD ON THE 26TH DAY OF JULY, 2006 AT 7:45 P.M., AT TOWN HALL, 100 MAIN STREET, HUNTINGTON, NEW YORK, IN THE MATTER OF KIRUV ESTATES, PURSUANT TO NOTICE OF HEARING, AND BEFORE SHEILA PARISER, R.P.R., A NOTARY PUBLIC OF THE STATE OF NEW YORK.

PRESENT:

PAUL MANDELIK, Chairman

JANE DEVINE, Vice-Chairman

MARILYN HEALY

AVRUM ROSEN

LORRAINE A. SANTOIANNI

STEVEN SCHNITTMAN

MITCHEL SOMMER

ANTHONY J. ALOISIO, Director of Planning

ROBERT E. REIKERT, Deputy Director of Planning

J. EDWARD GATHMAN, ESQ., Attorney for Planning Board

COPY

1 [THE HEARING WAS CALLED TO ORDER BY THE
2 CHAIRMAN, PAUL MANDELIK, AT 7:45 P.M.]

3
4 MR. MANDELIK: I will call the applicant for
5 Kiruv Estates.

6 MR. ARCHER: Good evening, Mr. Chairman,
7 members of the Board. May I?

8 MR. MANDELIK: Yes.

9 MR. ARCHER: My name is Keith Archer with the
10 law firm of Harras, Bloom & Archer; 445
11 Broadhollow Road. We represent the
12 applicant, Kiruv Capital Corporation in
13 this hearing on the application of
14 preliminary subdivision map approval on a
15 7.07 acre parcel of land situated on the
16 southeast corner of Park Avenue and
17 Woodhull Road in Huntington. The property
18 is zoned R-7.

19 Victor Bert of Nelson & Pope is
20 available should the Board have any
21 questions, and so is Mr. Voorhis available
22 to answer any questions and will make a
23 short presentation with your permission.

24 Mr. Chairman, as part of the
25 preliminary subdivision approval process a

1 yield study was submitted to the Planning
2 Department with a review by the Planning
3 Department staff, and a determination made
4 that the property yield throw off ten lots
5 or ten homes.

6 On the main plan analyzed in the
7 DEIS after this property was given a pos.
8 dec. by the Planning Board, the applicant
9 proposed constructing nine two-story
10 condominium units in clusters of two and
11 three attached homes and retaining the
12 existing two-story frame home on the site.

13 There are two historic homes on
14 the site which are along Woodhull that will
15 be preserved. As shown on the subdivision
16 plan, the section with the proposed
17 subdivision access to the property will be
18 off of Woodhull Road.

19 Now, in recognition that this
20 property is in a Town Historic District and
21 contains New York State DEC designated
22 freshwater wetlands, the DEIS prepared by
23 the applicant was very extensive and
24 analyzed all of the issues associated with
25 the development of this project on this

1 proposed site.

2 MR. ROSEN:

3 Please, Mr. Archer, I have to
4 stop you there. I don't necessarily agree
5 with that statement, so from the get-go --
6 I don't know that it has analyzed all of
7 this. At some point, I am going to ask you
8 to ask the engineer, but to me -- maybe
9 there are more questions to be answered in
10 terms of it is a complicated engineering
11 project, in terms of several matters.

11
12 **B-1**
13 **2.38**

14 Without getting to the
15 engineering, one of my preliminary
16 questions I have is you have an elaborate
17 drainage system here which is not only not
18 taking care of the water that is on the
19 site that gets collected, but it is going
20 to feed controlled waste into the Town
21 sewers, stormwater runoff.

22 Is that an accurate statement?

23 MR. ARCHER:

24 I am going to ask Mr. Bert to
25 answer that question, but I think the
reason I said that in terms of analyzing
the issue is because this Planning Board
did accept the DEIS and the EIS completely,
and actually reviewed it, and it is in

1 circulation.

2 MR. ROSEN: Before we get to that, he can
3 answer that question in a minute.

4 What I have for you that I need
5 **B-2**
6 **2.11** to speak to from a legal point of view, you
7 are going to have a homeowners association
8 there?

8 MR. ARCHER: Yes, condominium development.

9 MR. ROSEN: Right. So, the first thing that
10 jumps out at me when you have this kind of
11 system and it is going to be subject to
12 **B-3**
13 **2.38** private ownership, even if it were down the
14 line, what provisions have been built in
15 for the long-term maintenance/repair and
16 operation of that? That's one of the
17 things.

17 MR. ARCHER: Of the drainage system?

18 MR. ROSEN: Of the drainage system over and
19 above anything else. That's one of the
20 issues, and that's a question for you.

21 I just didn't want that statement
22 to go unchallenged.

23 MR. ARCHER: Okay. Do you want me to respond
24 to that question?

25 MR. ROSEN: If you can.

1 MR. ARCHER: I am taking a little bit of a
 2 guess, but since we are going to have a
 3 condominium association, I would think --
 4 but again we haven't done the plan yet --
 5 that the drainage facilities which will
 6 really service all of the common areas
 7 would probably -- don't hold me to it -- be
 8 maintained by the condominium association.

9 MR. ROSEN: That was my guess, and my concern
 10 with that is I don't know how elaborate the
 11 drainage system is and how expensive, and
 12 obviously --

13 MR. ARCHER: [INTERPOSING] I understand. Why
 14 don't we let Mr. Bert answer your question
 15 about the kind of system that is going to
 16 be operated?

17 MR. SOMMER: I have a question. [INAUDIBLE]
 18 **B-4** | How about the park areas? Was that the
 19 **2.2** | suggestion of the Planning staff?

20 MR. ARCHER: Yes. Mr. Bert confirmed it, and
 21 that is the parkland shown on both plans --
 22 there is an alternate plan that we are
 23 going to get to if we do.

24 MR. SOMMER: In other words, that map that you
 25 **B-5** ↓ have on that easel is a little different
2.3

1 Engineers; 574 Walt Whitman Road, Melville,
2 New York.

3 The actual application that was
4 made for Kiruv Estates, which is not the
5 plan that you see on the easel in front of
6 you, was our original proposal, which was
7 as a result of the meetings with the staff,
8 and in the scoping of the Environmental
9 Impact Statement, it was Alternative Number
10 4 in the Environmental Impact Statement,
11 which I think is the preferred alternative
12 by the staff; and, of course, the applicant
13 is willing to comply and build the
14 preferred alternative, although the actual
15 application that was made is slightly
16 different from that.

17 MR. SOMMER: There is a ten lot yield study
18 that was prepared as part of the
19 application, and was included as part of
20 the DEIS.

21 MR. BERT: In any event, the drainage
22 proposal for the application as submitted
23 consisted of a stormwater retention system,
24 the safest design of which is that the rate
25 of runoff on the site at the development

1 would not exceed the rate of runoff in the
2 predevelopment scenario. This is the type
3 of drainage system that is used throughout
4 most of the United States, but as Long
5 Island is somewhat unique in terms of the
6 geological makeup of Long Island, which is
7 primarily sand and gravel that we are used
8 to on Long Island, and particularly in the
9 Town of Huntington, the conventional method
10 of stormwater disposal either through a
11 stormwater recharge basin which is, in
12 essence, a large pit, or subsurface
13 concrete chambers, would serve the same
14 function to discharge stormwater back into
15 the groundwater.

16 The grades that were required in
17 the application and submitted resulted in a
18 relatively shallow depth to groundwater,
19 which would have precluded the use of a
20 conventional system and, as such, we
21 discussed with Mr. Wolpensinger an
22 alternative system, which would have been
23 runoff after post-development would not
24 exceed runoff predevelopment.

25 As a result of numerous

1 conversations back and forth with the
 2 staff, it was decided that the alternative
 3 plan, which is Alternative Number 4 which,
 4 again, is the preferred alternative, that
 5 the stormwater recharge basin would become
 6 a conventional system in terms of the basic
 7 principle of voluminous storage with
 8 recharge back into the stormwater drainage.

9 So, it complies with the Town
 10 standards in terms of groundwater recharge
 11 and not as originally proposed with the
 12 original application.

13 MR. ROSEN:

 One of the things that I didn't
 14 understand here, and one of my problems
 15 with this statement is there are statements
 16 that are made, there are certain
 17 assumptions made that I just don't have the
 18 engineering or the science or the backup
 19 of.

B-6
 2.1

 For example, as I understand this
 20 site, groundwater is between two-and-a-half
 21 and three feet to meet groundwater. Now,
 22 you have got -- part of the problem as I
 23 understand it is that you have got not
 24 total, you have got somewhat porous clay
 25 total, you have got somewhat porous clay

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substrata here that retains that water, but it is not one of those situations where you have a solid clay lining. There is some leaching through it. That's the way I was reading the statement.

MR. BERT: That's correct.

MR. ROSEN: You talk about the site being twenty-two or twenty-three percent of the site used -- you talked about how it would be disturbed in this regard.

B-7
2.1

So, the rationale, as I understand the statement is that because there is some leaching into the site now where the water was able to get back through, and the groundwater is not disturbed by that, that we can put more development in it and disturb the site more, and it will not affect the other areas. That's the way I read this statement.

MR. BERT: I think that, generally speaking, what you have said is correct.

B-8
2.1

MR. ROSEN: We have got an issue of degrees here. Let me, just so I understand it and then I will let you speak -- this is my

1 main concern in looking at this.

2 As I understand it now, you are
3 talking about a conventional drainage
4 system, so that's going to mean a lot of --
5 that's going to create a lot of issues.
6 You are going to have a lot of shallow
7 leaching pools here.

8 MR. BERT: A lot of leaching chambers.

9 MR. ROSEN: Which will be below the clay?

10 MR. BERT: No.

11 MR. ROSEN: Above the clay?

12 MR. BERT: Yes.

13 MR. ROSEN: You are going to have individual
14 leaching pools?

15 MR. BERT: The proposed alternative is to
16 request an extension --

17 MR. ROSEN: [INTERPOSING] I know that. The
18 sewer system is a different ball of wax.

19 Let's say you are not going to
20 connect to the sewer system, okay, you are
21 going to be putting in ten -- nine, let's
22 assume -- nine new cesspools, nine new
23 septic tanks. Those are going to have to
24 go pretty deep.

25 MR. BERT: Just so your recognize there are

1 four existing residential residences on the
2 property already. You are adding six
3 additional systems. You have two old
4 houses, the milk house and the --

5 MR. ROSEN: [INTERPOSING] One of my concerns
6 in this report, it is very hard to get a
7 handle on exactly how much of that clay
8 layer is going to be destroyed and what the
9 effect is going to be from this report,
10 what the impact will be.

11 MR. BERT: The impact of what?

12 MR. ROSEN: The impact of by changing the
13 topography, by putting that clay between
14 the structures, the cesspool, the septic
15 tank, I just don't see that adequately
16 addressed in here.

17 In terms of the overall
18 topography with the environmental impact, I
19 don't get a feel for it from this report.
20 So, to the extent you can address that, I
21 would appreciate it.

22 MR. BERT: To put it quite simply, if you
23 think of the site as a large sponge and we
24 are draining on that sponge, if we were to
25 seal off a portion of the sponge and direct

1 all of that runoff to the remainder of the
2 sponge, the same total amount of rainfall
3 ends up in the sponge.

4 So, by developing the property,
5 by putting impervious surfaces, all you do
6 is redirect the same amount of water into
7 -- instead of it uniformly soaking into the
8 ground, let's say, it is redirected from
9 the paved surfaces into the catch basins
10 and then discharges back into that same
11 sponge, so the net result is there is no
12 difference to the hydrology of the site.

13 With regard to the structural
14 aspects of it, there is adequate burying
15 capacity in these soils to support all of
16 these structures.

17 Certainly, because of the mix --
18 you can see from the soil borings -- there
19 are a variety of clay lenses here and
20 there, but the end result is, whether it be
21 the septic system with a stormwater
22 drainage system, there will be a layer of
23 sand and gravel, well-drained sand and
24 gravel that will be between groundwater and
25 the bottom of the earth, the stormwater

1 leaching chambers or in the event that we
2 have individual septic systems, that will
3 comply again with the requirements of the
4 Health Department, which is that there be a
5 minimum of a six foot layer of pervious
6 material to enable the dissipation of
7 effluent.

8 MR. ROSEN: That was my concern. My biggest
9 concern is the effect -- I understand your
10 sponge analogy, but over time different
11 portions of the sponge may dry out
12 differently.

13 For example, I am still not sure
14 what the effect on the wetlands is by
15 having that clay lens level layer destroyed
16 on other portions of the property.

B-9
2.31

17 MR. BERT: All of the construction will take
18 place at an elevation above the pond. If
19 we were going to be building below the
20 pond, then you have the potential of
21 somewhat draining out the pond, but
22 inasmuch as all the construction is in
23 elevation above that level, it won't have
24 an hydraulic impact on it.

25 MR. ROSEN: That's all. Sorry to mess up

1 your presentation.

2 MR. MANDELIK: Mr. Archer, would you like to
3 continue, please?

4 MR. ARCHER: Absolutely. So, as Mr. Bert
5 indicated and as I did a little earlier,
6 what we are proposing is really to shift
7 from the original plan, that was the main
8 plan, to Alternate 4. This is the
9 preference of the Planning staff. Things
10 changed on that plat.

11 The area that constitutes the
12 wetland is going to be conveyed to the Town
13 as opposed to, in the main plan, for
14 parkland as opposed to, in the main plan,
15 just have a conservation easement on it.

16 The Heritage Trail will be on
17 that plan from Hillaire Estates going up
18 towards Park Avenue.

19 MR. MANDELIK: That's being dedicated to the
20 Town?

21 MR. ARCHER: **B-10** It hasn't been. It is about 2.62
22 **2.2** acres.

23 MR. MANDELIK: That includes Heritage Trail?

24 MR. ARCHER: Heritage Trail ends on our
25 property line. It will be used for

1 parkland.

2 The Alternate Plan 4 proposes
3 seven new condominium units, structures,
4 retaining, of course, the two historic
5 structures on the property, as well as the
6 existing house, for a total of ten units,
7 two of which are the existing historic
8 homes, one of which is the existing house
9 that's to remain.

10 So, it is seven new.

11 MR. MANDELIK: Is that existing house the milk
12 house that's been referred to?

13 MR. ARCHER: No.

14 MR. MANDELIK: The milk house is going to be
15 **B-11**
2.4 taken down?

16 MR. ARCHER: We are going to move it. We are
17 actually proposing to make a community
18 center or something similar to that.

19 MR. MANDELIK: On the property? On the Kiruv
20 Estates' property?

21 MR. ARCHER: Yes. It is not going to be
22 residential use.

23 Again, a lot of it is up to the
24 discretion of this Board.

25 MR. MANDELIK: Yes.

1 MR. ARCHER: Okay, so both plans, of course,
2 preserve the historic homes, because you
3 can't, of course, in any way demolish
4 those.

5 In terms of the architecture of
6 the units, since we are in an Historic
7 District, the applicant is going to comply
8 with the Town Historic District's design
9 requirements, and the Town has already
10 spoken with the Historic Commission, and we
11 will carry through the overall historic
12 architecture.

13 As Mr. Bert indicated -- and I am
14 not going to be redundant -- the applicant
15 has requested permission to connect to the
16 sewer system; however, in the event that
17 the applicant is not accepted into the
18 District, then as Mr. Bert indicated, we
19 would go with septic systems to be approved
20 by the Suffolk County Health Services.

21 Anyway, that's my brief
22 presentation, Mr. Chairman. You can ask us
23 to respond to questions, to comments that
24 are made or we can, which is the usual, I
25 think, method, respond within the FEIS

1 that's going to be prepared after this
2 hearing.

3 MR. MANDELIK: Thank you. Any other questions
4 from the Board?

5 No questions. Thank you,
6 Mr. Archer.

7 MR. ARCHER: Thank you, Mr. Chairman.

8 MR. MANDELIK: Any members of the community wish
9 to speak? Please raise your hand.

10 Mr. Karpen, state your name and
11 address.

12 MR. KARPEN: My name is Daniel Karpen. I
13 reside at 3 Harbor Hill Drive, Huntington,
14 New York.

15 This turtle represents how slow
16 traffic moves on 25A and Park Avenue in the
17 vicinity of the proposed site. The
18 applicant proposes (a), more houses. I
19 want to show you how much slower the
20 traffic will move once we get more traffic
21 coming, how much slower.

22 These were hand-carved turtles
23 made when I was a child in elementary
24 school, and this turtle took me ten years
25 to finish, the big one. It is a very slow

1 process. I am showing you how slow the
2 traffic is going to be moving. [DISPLAYING
3 MULTIPLE TURTLES] It is getting slower and
4 slower.

5 MR. ROSEN: When did you do your work,
6 Mr. Karpen?

7 MR. KARPEN: Now we have a turtle jam at the
8 intersection of Park Avenue and 25A, and
9 these six turtles were killed in turtle
10 accidents in the vicinity of the proposed
11 project, and I don't think that the
12 applicant's traffic analysis is any good
13 because I don't think anybody in here wants
14 more traffic on Park Avenue and on 25A.

B-12
2.5

15 The Town Board should be lead
16 agency as this project involves putting
17 more sewerage into sewerage lines, and they
18 need approval. The Planning Board is not
19 the lead agency. It should be the Town
20 Board.

B-13
2.6

21 It is my understanding that the
22 applicant demolished a structure on the
23 property several years ago. He jumped the
24 gun according to SEQRA. On Pages 2-4 and
25 2-5, the residences were cleaned up prior

B-14
2.7

1 MR. KARPEN: This is a very important point I
2 am trying to make. The fact that there is
3 a lawsuit, a settlement of a lawsuit that
4 says the wetlands, when they have to be
5 mapped, the process has to stop.

6 MR. MANDELIK: All of your comments are so noted
7 and are being taken down by Sheila.

8 MR. KARPEN: In addition, the maple tree that
9 is on the property is not in the DEIS and
10 **B-16** is an extremely rare species in the Town of
11 **2.9** Huntington.

12 MR. MANDELIK: Thank you, Mr. Karpen. You are
13 out of order at this time.

14 MR. KARPEN: This is going to take more than
15 three minutes to put turtles back in their
16 box.

17 MR. ROSEN: If it does, it will be the last
18 box you bring here. That's not being very
19 polite to other people.

20 MR. KARPEN: Thank you.

21 MR. MANDELIK: Thank you, Mr. Karpen.
22 Anyone else?

23 MR. SHERIDAN: Good evening. Alan Sheridan; 30
24 Bellaire Drive, Huntington, New York. I am
25 an adjoining homeowner, abutting homeowner.

1 Before I start, I would like to
2 suggest, for my benefit as well as for
3 other community members, you know I
4 reviewed the plans. It is like a shell
5 game. There were so many from so many
6 different years. I think it would benefit
7 the whole room if Number 4 were shown or
8 passed around. I do remember general
9 things about it. I don't know if all my
10 comments will pertain to it; however, I
11 feel it would benefit everyone.

12 MR. MANDELIK: Hold on a second, Mr. Sheridan.

13 Mr. Archer, would you be so kind
14 as to pass that around? I think that's a
15 fair request being there are double
16 alternates and not everyone understood the
17 alternate you were talking about.

18 MR. SOMMER: By the way -- share something.
19 Please put something in writing to us. We
20 will consider it before we make a decision,
21 so if you can go home and think of
22 something or hear something, or you do
23 something you want us to know, please send
24 it to the Planning Department.

25 MR. SHERIDAN: Thank you. First of all, having

1 reviewed all the plans, I understand there
2 is consideration with respect to wetlands
3 and that is appropriate. However, the
4 abutting landowners' rights must also be
5 respected. In almost all of these plans --
6 my property is directly behind -- in one of
7 the plans is a road abutting my property
8 line. There is nothing in the EIS that
9 talks about whether there is going to be a
10 lamppost. If there is going to be a
11 lamppost right in my backyard, I think I am
12 entitled to know about that, and that is an
13 extreme disturbance, and the setbacks
14 should be appropriate.

B-17
2.10

15 If they are building a private
16 home, under the Building Code that
17 currently exists, there would have to be a
18 setback of at least twenty-five feet. I
19 don't see that in the plans here. I am not
20 sure whether, in Number 4, that is it.

B-18
2.10

21 The rights of the existing
22 homeowners have to be respected, and there
23 has to be a berm or certain protection.

24 I have thirty or forty feet of
25 undeveloped property behind my house which

1 District with respect to the extension
2 thereof. The cesspools will be a major,
3 major problem on this site, and frankly, I
4 am not an engineer, but I have serious
5 questions about --

6 MR. MANDELIK: [INTERPOSING] Can you finish up?

7 MR. SHERIDAN: My last point.

8 A serious question. If you build
9 uphill, the water is not going to run
10 downhill from a cesspool? I am not an
11 engineer, but you know, apples have fallen
12 on my head. I know how gravity works.

B-21
2.1

13 Thank you very much.

14 MR. MANDELIK: Thank you for your statement.

15 MS. KEPPLER: Good evening. I am Loretta
16 Keppler, and my family and I have lived at
17 414 Park Avenue in Huntington since 1975.

18 Thank you for giving me this
19 opportunity to speak tonight. I am here to
20 ask the Town Planning Board to connect
21 three historic houses on Park Avenue to the
22 Sewer District. These three houses are
23 north of the proposed construction and
24 predate almost all buildings in the Village
25 of Huntington. They are 424, 420 and 414.

1 They are three very well-known houses.

2 I would like not to see our
3 houses skipped over when newer buildings
4 are being considered for inclusion in the
5 Sewer District. The sewer line runs down
6 Park Avenue in front of our houses, and a
7 connection at this time will also alleviate
8 sewerage problems we face when excessive
9 rains occur resulting in a higher
10 watertable.

11 The amount of water that we would
12 add to the existing system, the sewerage
13 system, really would not even register
14 significantly. In my house, I only have
15 two people, myself and my son. Our
16 situation, resulting from seasonal ponding,
17 inadequate highway drainage, is beyond a
18 family's ability to connect. We need the
19 Town's help.

20 I have spoken in front of the
21 Town Board. They have a record of our
22 situation. These houses are fragile, and
23 we are here first, as was our request for
24 the inclusion, and as a personal
25 observation, I have lived in my house for

1 thirty-one years and if you want to ask
2 anybody about groundwater levels, Amy
3 Gardner and I can go in my yard almost
4 every day of the year, even in the winter,
5 and I can tell you right now because we
6 haven't had rain for maybe a week, there is
7 still water in the ground where I live.

8 The optimum number is four
9 inches. When it rains four inches in one
10 day, believe me, there is water everywhere,
11 especially where I am.

12 I can give you many indications
13 of where the seasonal ponds are, and all
14 about groundwater levels. They are very
15 high in that area.

16 Thank you very much. I have
17 already submitted most of this in writing.

18 MR. MANDELIK: Yes, we have received it.

19 MR. SCHNITTMAN: We have no involvement in the
20 sewers.

21 MS. KEPPLER: I understand that, but just in
22 case there is an indication that this may
23 go forward and you have agreed to put a
24 sewer line extension --

25 MR. SCHNITTMAN: [INTERPOSING] We don't do that.

1 They go somewhere else for that.

2 MR. KEPPLER: I understand that.

3 MR. MANDELIK: Yes?

4 MR. RIPP: The three of us are together. My
5 name is Rob Ripp. I am one of the founding
6 members of Residents for the Preservation
7 of Hillaire Woods.

8 MS. GEISLER: Lynn Geisler, and I am also
9 cofounder of the Huntington Trails
10 Association.

11 MR. PORTER: Charles Porter; 63 Sammis Street
12 in Huntington.

13 Rob Ripp and I coauthored the
14 Open Space Acquisition Proposal for this
15 site four years ago.

16 MR. SOMMER: Hold it one second.

17 MR. RIPP: That is why we are here today.
18 We have, as interested parties, received a
19 copy of the Draft Environmental Impact
20 Statement last week, which we have
21 reviewed. We have provided you with our
22 comments on that DEIS. Our comments relate
23 to the environmental sensitivity to
24 developing this property, as well as to the
25 historic sensitivity to developing this

1 property, and what we see in the two maps
2 that they have presented; one, that is the
3 basis for this presentation and Alternative
4 4.

5 We would like to, if we could
6 this evening, go through a number of points
7 as they relate to both plans so you can
8 understand our view of the plans as they
9 have been presented to the Board, and as
10 they are reflected here in the DEIS.

11 First, let me tell you we would
12 also like -- first, this is a presentation
13 given to the Planning Board back in 2002,
14 which established the Heritage Trail. It
15 was also given to the Town Board. So,
16 folks that aren't familiar with it, that's
17 here. That really established a basis for
18 the Heritage Trail and the preservation of
19 not just this parcel, but the greater
20 Hillaire Woods, which involves the
21 properties on Park Avenue, on the west side
22 of Park Avenue, you will see outlined on
23 the map there. A map is provided for you
24 in both of these documents here, and what
25 we have done to actually -- what the Town

1 has done to acquire most of these
2 woodlands, which is over fifty acres.

3 We began with the parcel that you
4 see outlined in red in 2001. That was
5 slated for development. That was acquired
6 by the Town.

7 Following that, there were four
8 subsequent lots up at Clearview Place.
9 Those were acquired by the Town. In
10 addition, the Gottensinger piece, a one-
11 acre piece that is behind 595 Park Avenue,
12 that was -- has it been or will be acquired
13 by the Town.

14 MR. GATHMAN: That was done.

15 MR. RIPP: So, those ten acres have been
16 preserved.

17 The other continuous acres, which
18 are shown on the map, are owned by Suffolk
19 County and the Town. So, there is a
20 continuous link until you get to the dairy
21 site, which we call the Park Avenue Dairy
22 site, and then across from the dairy site,
23 across Woodhull Road is the Huntington
24 School District. Twenty-four acres over
25 there of woodlands, which is considered

1 part of Hillaire Woods.

2 This is the most important
3 development site in Huntington Village as
4 we see it for several reasons.

5 Number one, the environmental
6 sensitivity is here, because to the north,
7 the property to the west, the property is
8 bordered by significant steep slopes, and
9 to the south, because of the wetland issue.

10 So, basically, there is a small
11 plot in the middle where the existing barn
12 and silo could be minimally developed with
13 consideration to the disturbance of the
14 wetlands.

15 **B-22**
16 **2.13**

Our concern is the effect of the
construction on the hillside.

17 MR. MANDELIK: On Page 10, you indicate
18 Alternative 4 is preferred.

19 MR. RIPP: Alternative 4 is preferred to the
20 one that they have proposed, the plan that
21 they proposed which, quite honestly,
22 balances some of the conservation issues.
23 It was our intention, and we had made
24 application to the Open Space Committee,
25 and for those that don't know, Charles,

1 myself and Lynn made application to
2 purchase the property. The seller was not
3 willing to sell this property to the Town.

4 Subsequently, they have proposed
5 these development alternatives. What we
6 would like to do is have some input into
7 this development if it happens. We will
8 address the first one and Alternate 4.

9 In the first proposal, 2.9 acres
10 of conservation area are proposed for the
11 wetlands and the woodlands. This does not
12 protect the most heavily and steeply wooded
13 area of the site.

14 You will see on Page 4, the area
15 that we know as the amphitheater, which is
16 behind the silo and the barn, that is a
17 steep incline. As you go out from the
18 silo, it is flat, and there is a very steep
19 incline there, as you will see from the
20 first photo on the left.

21 On the right, you will see it
22 looking down towards the barn. In Plan 1,
23 that plan contains two units of housing.
24 Number 9 and Number 10, that area, we are
25 assuming that would have to be level

1 because the cul-de-sac is there, level and
2 cleared to put those units there. So, that
3 hillside behind the silo would actually be
4 flattened and destroyed.

5 Please correct us if we are
6 wrong.

7 If it is not right, please have
8 the applicant correct us.

9 So, we assume it is right. That
10 is the area we feel is most sensitive in
11 terms of development. In addition to that,
12 and you will see on Page 5 some of the
13 photographs of the environment behind the
14 barn, and the silo that would have to be
15 destroyed.

16 We are very familiar with the
17 site because we have walked it extensively
18 in prior years past.

19 Any relation to, on Page 6, you
20 will see a dairy barn and no cows.
21 Obviously, the removal of the dairy barn
22 and the milk house is a significant issue.
23 New York State, in fact, asked for an
24 adaptive use of this property. If they were
25 to do that, they would have to use that

1 property to develop houses on. We won't
2 comment on that.

3 What we will comment on is this;
4 the flat portion and the most easy portion
5 to develop. In terms of the silo, itself,
6 we feel that there should be an opportunity
7 if you look on Page 8, the silo here, to be
8 preserved. The silo could be preserved as
9 an historic artifact and lends itself to
10 the development, itself, and to the
11 character of the Town. We travel all over
12 the world to go see ruins. So why not have
13 one in our Town to see this when it is a
14 rarity? This is beautiful. It is quite a
15 sight. There is potential there for that
16 to be restored.

17 MR. MANDELIK: Can you wrap up, please?

18 MR. RIPP: Sure. In terms of the Alternate
19 Number 4 -- we believe there is an
20 opportunity for that to be preserved. We
21 will not comment on the dairy barn, itself,
22 because that may be better left to the
23 Historic Preservation Commission and other
24 people to comment on that.

25 With regard to the fact that more

1 than half the property of the 3.95 acres
2 will be preserved, well, that is admirable.
3 In Plan Number 1, it does go into that
4 hillside. When you look at Alternative 4,
5 they take those two units, 9 and 10, and
6 they move them to the north somewhat away
7 from that hillside, away from the silo. So
8 it looks like less of that hillside will be
9 disturbed.

10 In Alternative 4, there will be
11 only four hundred feet of retaining wall
12 versus eight hundred feet in Alternative 1.
13 It is still, though, if you look at the
14 **B-24** topography map, it still shows the silo
15 **2.13** would be destroyed, the barn will be
16 destroyed and they will be putting a house
17 where that amphitheater is, and we would
18 assume there is still a retaining wall,
19 although not as deep into the woods.

20 If they can move away from that
21 in Alternative 4 and retain that unit, that
22 should protect that hillside, and that area
23 will not be developed, and less retaining
24 wall, and that house or that unit might be
25  accommodated elsewhere on the flat part of

1 four years ago, but since the plan is
2 before you, reluctantly I have to say that
3 Alternate 4 is better, but we still have
4 problems and questions about that plan.

5 MR. RIPP: Also, we also request the pond be
6 **B-26** included in the conservation area which is
7 **2.14** in Alternate 1, but not in Alternate 4.

8 MR. MANDELIK: That is Page 10.

9 MR. RIPP: In addition, we have applications
10 for you as well, which outline the historic
11 structures and the potential usage of the
12 property.

13 MR. MANDELIK: Thank you very much. Very well
14 presented. [APPLAUSE]

15 MS. BOLTON: Charla Bolton; Huntington
16 Historic Preservation Commission.

17 Good evening, Mr. Chairman and
18 members of the Planning Board. In the
19 interest of time, I am going to read my
20 statement and we will be submitting it
21 formally in writing tomorrow to the
22 Planning Department and the Planning Board.

23 At its regular meeting on July
24 24, 2006, the Historic Preservation
25 Commission reviewed the alternative site

1 plan submitted with the Draft Environmental
2 Impact Statement.

3 If the site is to be developed,
4 the Commission finds that Alternative 4
5 would have the least adverse impact on the
6 site. I say this with a great deal of
7 caution, however. It is suffice to say
8 that the site remains, probably, the most
9 environmentally fragile site in the
10 Huntington locale, and that includes the
11 historic environment, as well as the
12 natural environment.

13 The Commission prefers the scheme
14 that does not have the cul-de-sac.
15 Clustered homes in the middle of the site
16 to create a Village atmosphere minimizes
17 the intrusion on natural areas. It keeps
18 the disturbance as far as possible from the
19 tannery site on the corner of Park Avenue
20 and Woodhull Road, minimizes the use of
21 retaining walls and preserves the historic
22 and residential character of the
23 neighborhood.

24 Alternative 4 comes closest to
25 meeting these goals as it preserves the

1 streetscapes, limits the number of new
2 dwellings and promotes the preservation of
3 existing historic dwellings, including the
4 relocation and preservation of the milk
5 house.

6 Contrary to statements in the
7 DEIS, all the buildings on the site are
8 considered architecturally significant and
9 are located within the Old Huntington Green
10 Historic District and not subject to this
11 **B-27** Town's historic preservation regulations
12 **2.27** under Article VI in the Zoning Code.

13 The design of the new buildings
14 would also be subject to the Historic
15 Preservation Commission and the Town Board;
16 accordingly, the list of agencies'
17 jurisdiction over this project on Page SS34
18 should include Historic Preservation
19 Commission and the Town Board.

20 Throughout the DEIS, the
21 applicant refers to an agreement with the
22 **B-28** Town whereby the Town would purchase the
23 **2.28** property on Woodhull Road. While there is
24 some expression of interest by the
25 Commission in pursuing this, there is no

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agreement to purchase these buildings.

Accordingly, the best venue to continue their preservation is for them to be occupied and counted as part of the ten-unit yield to this site. These are important historic resources.

The Rolf House, although it dates to the seventeenth century, and the Chichester and Skidmore House, both of which are fronting on Woodhull Road date to the late eighteenth century and is virtually unaltered; therefore, the Commission recommends that covenants be placed on these houses for alterations above and beyond restrictions imposed by virtue of the Town Historic Preservation Code.

Contrary to statements on SS1 and SS8, these two houses are currently occupied and, therefore, the plumbing systems in them are active.

B-29
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The new houses should be sited and designed to look as though they are part of the historic evolution. The

B-30
2.12

stormwater leaching fields should be kept

1 as far as possible from the corner of Park
 2 Avenue and Woodhull Road, which is an
 3 important archeological site because it is
 4 the location of a rare colonial industrial
 5 site, the tannery, as well as a
 6 strategically located Hessian encampment
 7 during the American Revolution.

8 This site should be fully
 9 investigated, documented and preserved
 10 prior to any disturbance provided by
 11 development of the site.

12 The Commission also recommends
 13 **B-31** that the Heritage Trail should split at the
 14 **2.16** site to allow one trail to Park Avenue and
 15 another to Hillaire Woods. We would
 16 appreciate the opportunity to be heard by
 17 the Planning Board, and we would hope that
 18 our comments will be taken into
 19 consideration in drafting the final plan.

20 Thank you.

21 MR. MANDELIK:

We thank you.

22 MR. ROSEN:

23 **B-32** I have one question for you. In
 24 **2.4** terms of the silo and the dairy barn, has
 the Commission considered when matters have
 25 come before it in terms of should there be

1 discussions here as to these buildings and
2 incorporating those structures into the
3 houses?

4 I mean, there are barn
5 conversions done all over the nation. I,
6 myself, had to knock down a house in order
7 to build a barn. Is that something that
8 the Historic Commission would take under
9 advisement?

10 MS. BOLTON:

11 I think it is a good observation,
12 and I think in an ideal world that
13 certainly could be included and adaptably
14 used as new housing on the site. However,
15 I understand -- and I, personally, have
16 been on the site -- perhaps it has been
17 over three or four years since I have seen
18 the condition of the milk barn and the silo
19 -- and I think the condition may be quite
20 perilous at this point. It is an
21 opportunity that, perhaps, presents itself
22 and something that might be explored with
23 the applicant.

24 We, certainly, if there was an
25 effort to do that, we obviously would
support it.

1 The part of the dairy farm
2 evolution of the site --

3 MR. ROSEN: [INTERPOSING] Thank you.

4 MR. MANDELIK: What about the amphitheater?
5 Would you be in favor of preserving that as
6 an historic artifact?

7 MS. BOLTON: I'm sorry, I am not really
8 familiar with that. I apologize. I
9 thought that was a natural sort of
10 embankment.

11 MR. RIPP: It is a natural embankment around
12 the site.

13 MS. BOLTON: I am not familiar with the
14 structure, per se. I would like to add
15 that having been on the site and having
16 experienced some of it, shall I say the
17 fragileness of the site, obviously the most
18 desirable outcome would be no change in
19 development. You know, I question whether
20 what is proposed even under Alternative 4
21 is physically possible given the conditions
22 on the site.

23 Thank you.

24 MR. MANDELIK: Come on down.

25 MS. GRIMM: Hi. My name is Cynthia Grimm. I

1 live in Huntington Station, and speaking as
2 a member of the Comprehensive Plan Advisory
3 Committee, I would like to say to the
4 public that this plan by Kiruv Estates
5 absolutely does not coincide with the
6 wishes of the Committee, which were based
7 on the planning sessions of the Town
8 citizens.

9 Our Committee has spent the last
10 ten months developing a Comprehensive
11 Master Plan, the main focus of which was to
12 preserve open space, provide affordable
13 housing for our citizens and their
14 children, reduce traffic flow and preserve
15 historic resources.

16 By definition, this development
17 flies in the face of all of those plans. I
18 had hoped the Town of Huntington, in seeing
19 the need for a Master Plan, would issue a
20 complete moratorium on all new construction
21 and development, since there are so few
22 open parcels of land left. Once built,
23 there is no going back. Nothing should be
24 built until the Master Plan is approved.
25 Doing so lets me think our work was then

1 done in vain.

2 As Mr. Mandelik was, in fact, the
3 Chairman of that Committee I, at least, had
4 hoped that he would recognize which
5 proposals would jeopardize the good
6 intentions of our Master Plan which, by
7 design, are the intentions of our citizens.

8 If this plan gets approval, then
9 that does not seem to be the case.

10 This property, beyond being part
11 of an Historic District with a charming
12 dirt rut road, is also incredibly
13 environmentally sensitive. Preserving half
14 the acreage for open space only
15 necessitates clear cutting even more trees
16 to allow for the construction, the fact
17 that the swampy land would not have been
18 buildable anyway notwithstanding.

19 And please do not think that we
20 can continue to build near our wetlands and
21 not expect for drainage issues to develop.

22 The other major aspect of our
23 plan was the need for average, affordable
24 housing. Affordable in this Town should be
25 no more, at its maximum. Of eighty percent

B-34
2.19

B-35
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1 of the average house price, which currently
2 is an astronomical four hundred ninety-five
3 thousand dollars, and far closer to sixty
4 percent for the average working family with
5 children to afford, I thought we had
6 reached a consensus on the Committee that
7 Huntington is obviously in no way lacking
8 overpriced homes. Unless these nine homes
9 will all be priced at sixty to eighty
10 percent of the median home price, or in the
11 three hundred thousand dollar range, that
12 is yet another aspect which goes against
13 our Master Plan.

14 **B-37**
15 **2.17**

14 As mentioned in the Master Plan,
15 the goal for Huntington is to redevelop
16 areas of obsolescence into revitalized
17 areas rather than destroy our own natural
18 resources for the greed of developers.

19 I ask the Planning Board to
20 please reconsider this very sensitive area
21 for development.

22 The eight hundred plus page DEIS
23 report, in itself, shows that there are
24 more reasons not to build on this site than
25 there are to build on it, especially not

1 for a mere nine homes.

2 This is not a good enough public
3 use to justify ruining a vital wetland
4 area, with plants and animals that help to
5 filter our very drinking water. Not for
6 nine homes.

7 MR. MANDELIK: Yes, ma'am?

8 MS. STUDRURI: Good evening. My name is Cynthia
9 Studruri. I live at 8 Glendon Court in
10 Huntington.

11 My property is off North Woodhull
12 Road, which is off of Park Avenue.

13 Speaking in terms of development
14 of this property, this is the second
15 petition for such a development of cluster
16 homes, which I was happy to hear the
17 petitioner actually called them
18 condominiums tonight because I have been
19 trying to do research upon research to find
20 out what cluster homes are, and they
21 basically are condominiums.

22 I do not see how condominiums can
23 fit into the aesthetic structure and
24 architecture of the historic Village area.

25 I honestly don't. They will take away from

B-38
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1 the aesthetics of this area, which is so
2 beautiful, in addition to taking away from
3 the aesthetics of the area and the Historic
4 District.

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9 **B-39**
10 **2.1**

My husband and I have, and
neighbors have dealt with prolonged issues
of drainage in our court as well. Our
court was development in, I believe it was,
the late seventies and it was filled in,
and we have a one vat cesspool that's
constantly filled. We own a five bedroom
home, three bath home, that will never be
able to be used to its potential.

14 With two people living in the
15 house, we are constantly pumping out our
16 cesspools. When it rains, we have to watch
17 how much laundry we can do. We have
18 actually taken steps to add in a drywell so
19 that we can do laundry. We have taken
20 every step we possibly can to alleviate our
21 drainage issues, and we pleaded with the
22 Town to be included into the Sewer
23 District, and it is my opinion that we need
24 to take care of the residents that are
25 currently paying taxes and that are in

1 desperate need of being included into the
2 Sewer District.

3 Although we try to keep up on it,
4 during heavy, torrential unexpected
5 downpours, we have had an overflow of our
6 cesspool, and that is environmentally
7 hazardous. We can't be allowing such
8 things to happen in this day and age.

9 We have a creek running alongside
10 of our house, and the drainage issues are
11 just -- we can't repair them on our own.
12 So, before we bring new people into the
13 Sewer District, I really believe that we
14 should be dealing with the residents that
15 are currently having problems in this area;
16 and I have been hearing it all night long,
17 the watertable is extremely high.

18 In lieu of being incorporated
19 into the Sewer District, this development,
20 if they were to put cesspools in, I am
21 expecting that they would only be putting
22 in one cesspool ring as we have, and they
23 won't be able to use their potential of
24 their residences.

25 **B-40**
 2.1

 In addition to that, when I took

1 a brief look at the plans, the development
2 does appear to be on the hillside, and I am
3 assuming that numerous mature trees would
4 have to be taken down in order to go
5 forward with development.

6 Well, it is my understanding that
7 trees aid in the, you know, keeping up the
8 groundwater when it does rain. If we are
9 taking away from that, is there potential
10 for more problems on that site?

11 And in addition, although the
12 rain is going to be the same, you are going
13 to be adding water from human usage,
14 whether it be showers, car washing.

15 MR. MANDELIK: Can you please finish up?

16 MS. STUDRURI: That's my comment.

17 MR. MANDELIK: Just one thing. Condominiums
18 don't necessarily mean what you said
19 before.

20 MS. STUDRURI: What is the difference? Can you
21 please explain that to me?

22 MR. MANDELIK: Clustering essentially -- let me
23 say you have five acres and you have one
24 acre zoning, you can cluster those homes
25 within a two-acre package, and then you

1 have three acres of open land. It is
2 bunching together, in a way.

3 MS. STUZRURI: But as far as the architecture of
4 the buildings, themselves, they are still
5 condominiums.

6 MR. MANDELIK: That can be open to discussion.

7 MR. ROSEN: The answer to that question,
8 because it is in the Historic District, it
9 is going to have to be the same as the
10 Historic District. The Historic Commission
11 would have control over it.

12 MR. METCALF: Ladies and gentlemen of the
13 Board, my name is Rex Metcalf. I live at
14 424 Park Avenue, Huntington, and I am an
15 adjacent neighbor of the subject parcel,
16 and also a member of the Historic
17 Preservation Commission of the Town of
18 Huntington.

19 So, two topics I would like to
20 touch on. Obviously, water is a big topic
21 here. As the oldest house in Town and
22 having a porous foundation of stone with no
23 mortar, I know better than any of the
24 neighbors what it is like dealing with the
25 high watertable there, and hopefully, the

1 Town Board will look favorably upon us when
2 they look at expanding the Sewage District.

3 Another topic is whether or not
4 it is fully understood what the
5 archeological area consists of on that
6 north end, the corner of Woodhull and Park.

7 Starting about ten feet north of
8 the Chichester House, the little red house
9 on Woodhull, coming down to Park Avenue and
10 including the two houses which are not part
11 of this subdivision that front on Park
12 Avenue, that area consists of the tannery
13 site. When the Historic District was
14 proposed in 1970, there is an Overlay
15 National Registered District there as well,
16 and the Department of Interior was doing
17 cartwheels thinking they would be able to
18 excavate that industrial site.

19 I believe only one other tannery
20 has been found in Massachusetts, and this
21 is an early tannery site that occupied that
22 whole area, the work shed for the two
23 houses that front on Park Avenue and
24 counting that were areas of the leaching
25 field and below down to the corners. There

1 is a small round vat that has been
2 identified on the map, but there is also a
3 larger oblong vat that's closer to Park
4 Avenue somewhere there.

5 There was a lot of fill there.
6 Mrs. Levy owned the property, and those
7 things, when you do a shovel test -- which
8 is what the Phase I tests are, they dig two
9 feet and tell you they couldn't find
10 anything. Well, that's because you have
11 four to six feet of fill around there. The
12 artifacts are down below that. This is an
13 area to be preserved from excavation.

14 The tannery operation was
15 operated from 1740 to 1840 there. During
16 the revolution there was a street of log
17 cabins that had stone chimneys, and they
18 were alone in the street facing each other
19 on that meadow there, and there were two
20 additional cuts on my side of the street.
21 One was on my property, and one was on the
22 Kissam property now owned by the Historical
23 Society. Those were occupied by the guards
24 defending the southern approach to the
25 supplies.

1 MR. MANDELIK: Please finish up.

2 MR. METCALF: The other main approach to the
3 Village Green was the Old First Church,
4 which was fortified, the church opposite
5 Huntington Hospital, which was fortified,
6 and they built a new fort at Fort Hill that
7 overlooked the traffic light at Fort Hill
8 there, that was fortified, and that was
9 indeed the most impressive fort in
10 Huntington.

11 MR. MANDELIK: Mr. Metcalf, please wrap up.

12 MR. METCALF: This group of huts was the land
13 approach defense, and it was occupied for
14 about five years. They were burned by the
15 soldiers in March of 1783. So, those
16 remains are still there. The site has been
17 relatively undisturbed during this time.

18 Prior to the tannery, it was used
19 as pasture land from 1670. That gives you
20 some background on what that archeological
21 context entails. It is not one little
22 thing on the map here. That whole area
23 there is a context that needs to be
24 discovered, and the Department of Interior
25 was quite interested in knowing what that

B-41
2.12

↑ site holds.

Thank you. [APPLAUSE]

MR. MANDELIK:

Thank you, Mr. Metcalf.

MS. VITTERS:

My name is Elaine Vitters. I live
in Huntington.

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2.20

Mr. Chairman and members of the
Planning Commission, I was not planning to
speak tonight, but I feel as though some of
the people that have spoken, they should
hear what I have to say. Perhaps, the
people that are here tonight may or may not
be aware of the fact that a prior
application was made for this parcel, and
they were interested in developing this
parcel with one hundred twenty units, and
the applicant, to the best of my knowledge,
has been working for many years, almost six
years, to comply with the needs, the
wishes, the interest of the Heritage Trail,
to comply with the needs and interests of
the Historical Society, to comply with the
Steep Slope Ordinance so that we will be in
compliance and to comply with all of the
local, Federal and State wetland
requirements.

1 I, too, have lived in Huntington
2 for thirty-three years, and I live around
3 the corner from the proposed development,
4 and if anyone would think that the
5 applicant would be in disregard or
6 disrespect of the historical needs of this
7 area, the wetlands, of the archeological
8 aspects of this area and for the dignity of
9 the Town, I think the people who have been
10 here listening to the opposition should
11 hear a little bit about where the applicant
12 is coming from.

13 The plans were worked and
14 reworked with members of the Town, the
15 Historical Committee, the Historical Trail
16 Committee and, in fact, it is my
17 understanding that the original development
18 was reflected in the 1996 Town of
19 Huntington tax yield, and that the
20 applicant, himself, was trying to reflect a
21 1996 tax proposed yield that the Town,
22 itself, had drafted; and so, going from one
23 hundred twenty units, which was in total
24 disregard of the fragility of this parcel,
25 the applicant has reduced it down to a

1 potential of nine with more than two plus
2 acres dedicated to the Town, with complete
3 awareness and regard for the Town's
4 Heritage Trail, the steep slope and the
5 wetlands.

6 I just thought it was important
7 to have a balanced statement made on behalf
8 of the applicant.

9 Thank you very much.

10 MR. MANDELIK:

Thank you, Ms. Vitters.

11 [APPLAUSE]

12 Mary Kennedy.

13 MS. KENNEDY:

My name is Mary Kennedy. I live
14 at 549 Park Avenue in Huntington.

15 I have to disagree with some of
16 the issues Mrs. Vitters has mentioned.

17 Kiruv Capital -- they are
18 different names -- and I would like to know
19 how far they are going to go.

20 I have been prosecuted for eight
21 years trying to subdivide and sell my
22 property. I had a meeting with George
23 Hoffman, Pat Reiss and the Town of
24 Huntington in 1999. It was to do with
25 selling my property. Because I was being

1 prosecuted at the time, I didn't quite
2 understand and the resolution was going to
3 be from George Hoffman and Pat Reiss,
4 "Mary, sell your property. You are going
5 to be a very rich woman. This proposal
6 will never, ever again be offered."

7 I didn't understand what they
8 were saying. I said, "No, I am not selling
9 it. This is my home, my property."

10 I later found out that a
11 developer, which was then Kiruv Capital,
12 that they had been turned down, but there
13 was a person by the name of J. Vitters, who
14 I found out from the ZBA attorney,
15 Mr. Abbate -- he was also the attorney for
16 the developer, and I know this to be true
17 because on my court date, in front of Judge
18 Stephen Hackeling, this case, Kiruv
19 Capital, was on the calendar for that date.
20 They were being prosecuted for violation of
21 their SEQRA, DEC and interfering with the
22 wetlands, and also of building a cottage, a
23 two-bedroom cottage out of a concrete
24 building. They were fined five hundred
25 dollars and pleaded guilty, and that was

1 it.

2 My case came up two years later,
3 which my attorneys didn't bring my C.O.
4 forward, and eventually that was proved
5 that I did have a C.O. I was found guilty
6 and fined five thousand dollars. I am just
7 talking about big, powerful people, of how
8 lenient my Town has been, and I am a widow
9 struggling to pay attorneys, being
10 prosecuted, and I would honestly say I am
11 going a little off-track because I am not
12 feeling good tonight, but I have come to
13 study and see this plan, got it off the
14 Internet, and it shows where Kiruv is and
15 out of all the properties on Park Avenue.
16 Mine is printed out with a circle, just
17 like the gray-out for Kiruv.

18 I would like the panel to find
19 out, before you approve anything, and ask
20 Kiruv Capital -- and they have several
21 different names now -- under Gottesman
22 Property, between that property there is
23 the Hillaire Company, the Kiruv property,
24 Kiruv Capital, and then there is the Town
25 of Huntington and the County property, the

1 sump, and I am right next to that, north of
2 the sump.

3 MR. MANDELIK: Can you finish up?

4 MS. KENNEDY: Now, Kiruv owns the property on
5 the other side of the sump, and I would
6 like to know when they are going to start
7 developing to continue, because that has
8 been their total goal in the past eight or
9 nine years of my harassment with the Town,
10 to get me out, and from Mr. Abbate's own
11 lips, he said I would never get my permits
12 and my C.O.'s back; they were gone, and
13 they will keep prosecuting me because they
14 were going to build seven houses on my
15 property.

16 MR. MANDELIK: Thank you, Mrs. Kennedy.

17 MS. KENNEDY: I know I sound jumbled tonight,
18 but I am not feeling well. This is the
19 history and the Town knows it. I wish
20 these people go build wherever they want
21 and leave me alone.

22 There is a whole list of it, and
23 I will be making plans when I get somebody
24 to help me, but Kiruv, leave me alone.

25 MR. MANDELIK: I suggest you submit that, too.

1 MR. BELSKY:

2 Good evening, Chairman and
3 members of the Board. My name is Robin
4 Belsky. I live at 580 Park Avenue.

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8 **B-43**
9 **2.21**

10 I want to say it right up front.
11 I lived in Huntington over thirty years,
12 brought up my five children. Some of them
13 got married and they are now in the City
14 desperate for affordable housing. They
15 would move to Huntington in a minute. To
16 see this go through would be wonderful to
17 have affordable, upscale housing in our
18 Village, which we certainly need.

19 If you look around, there are
20 very few houses of high quality that are
21 for sale right now. You can buy a house
22 that needs a huge amount of work, or you
23 can't afford the recent housing that went
24 up.

25 I am very, very much in favor of
seeing this land finally secured and to
know what's going up. One hundred twenty
units is mind-boggling to think that the
Village would have to look like that. To
have something that seems like the plan is
in accordance with the Historical District

1 is exactly what this Town needs.

2 Thank you.

3 MR. MANDELIK: Thank you.

4 MS. GROSS: Good evening. Edith Gross. I
5 live at 45 Harriet Lane. I have been in
6 Huntington for a few years, and I moved to
7 Huntington because it is such a charming,
8 such a beautiful community.

9 Two years ago, I bought -- I
10 guess I bought a beat-up, old run-down
11 house, and I think I fixed it up and really
12 made it very beautiful. You are welcome to
13 come by it, 45 Harriet Lane.

14 I think this idea of building
15 seven new houses and leaving the three
16 structures there, the historical
17 properties, I think that sounds very good
18 and I think it would beautify our community
19 tremendously.

20 I think that although most, a lot
21 of Huntington is very beautiful, there are
22 some things that could use improvement to
23 enhance its beauty, and I think, looking at
24 these plans and hearing the original plans
25 and then the new plans, I think this sounds

B-44
2.21

1 very reasonable. I think giving the 2.26
2 acres to the Town seems very generous. I
3 would like it to move ahead.

4 I am not an engineer, but I trust
5 that you will have the plans looked at, and
6 it sounds very good to me.

7 Thank you.

8 MR. MANDELIK:

Thank you.

9 Anyone else that wishes to speak?

10 MR. DOWE:

Doug Dowe. Pretty good plan.

11 There are eight houses there. They did a
12 good job here. It is very nice and it
13 would be a good improvement to the
14 community, and I think the engineers know
15 what they are doing as far as drainage
16 goes.

B-45
2.21

17 So, I trust them.

18 MR. MANDELIK:

Thank you.

19 Ms. PERINE:

20 My name is Terry Perine. I live
21 on Park Avenue. I purchased my home seven
22 years ago, and it is a charming, historic
home built in 1850.

B-46
2.1

23 I love my home, and I had rats
24 when I first moved in. I took care of all
25 that. I beautified my home, and I have

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B-47
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water in my basement, boggy water all around my house, and I can't imagine anything that's going to make it worse, and I think this new plan will.

In my yard, in the back, there are beautiful woods. I don't want to see that destroyed. I don't want to see a development with lights on in the back at night so I feel like I am living near a wall. I want my personal feelings to be considered, and all my neighbors'.

I love Huntington. I love my home. We will be destroyed if something comes in to destroy our life. I think money has a lot to do with this, and please consider our hearts and our homes.

Thank you.

MR. ROSEN: Where is your house?

MS. PERINE: Right on Park Avenue, right behind where they are planning to build.

MR. ROSEN: Adjacent to the property?

MS. PERINE: Yes. It is 501 Park Avenue.

I am speaking from my heart. I just don't want to see this area destroyed.

MR. MANDELIK: Thank you, Mrs. Perine.

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MS. BURGESS:

My name is Claire Burgess. I

live and own a home at 8 Warrenton Court,
and my backyard faces Park Avenue.

From my yard to Park Avenue I see
nothing but trees. Now I have had, in my
backyard, raccoons, possums, even turtles,
rabbits.

MR. SOMMER:

Hold on a second.

MS. BURGESS:

I have some beautiful birds

because of all the trees. From my backyard
to Park Avenue you see nothing but trees.

Now, I have lived in Huntington
for about thirty-five years, and I have
seen nothing but all these trees being
destroyed, more and more houses going up.
This is not the Huntington that I came to
live in.

B-48
2.10

We purchased our homes because we
loved the area. Huntington was a special
place, but it no longer is with the housing
that's going on.

B-49
2.5

The other concern I have is an
access to Woodhull. If you have driven
down Woodhull lately, you know what it is
like, especially during the rush hour. To

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get to Woodhull I go down Chevy Chase. It has become very dangerous, and now we are going to have an access or even two places where ten families are going to come from a road into Woodhull.

You know, I looked at that road, and for years I thought it was a little place where it was somebody's driveway. I don't think that road even has a street name; but Huntington is changing over the years, and I don't think we should really allow it to go downhill the way it has been lately.

I live on a cul-de-sac where we have one-family homes. We are very close knit group. I have wonderful neighbors, but now you are going into, more or less, like apartments. This is not the Huntington I moved into thirty-five years ago, and I would like to keep it the way it is. I thank you.

MR. MANDELIK: Thank you, Mrs. Burgess.

MR. HERBERT: Good evening. My name is Herbert. I reside at 425 Park Avenue, which is on the southwest corner off the

1 area we are talking about. I am the little
2 house at the bottom of he hill, and I know
3 everything was already said that needs to
4 be said here. I would like to just stress
5 the traffic problem is horrendous. It will
6 be just increasing. I am watching
7 accidents on this particular corner at
8 least once a week, sometimes more.

B-50
2.5

9 The water problem is the biggest
10 problem there is. I have a cesspool that I
11 can't even control. I can't even get a new
12 cesspool because I am being told that the
13 groundwater is three feet deep, and all the
14 companies that I interviewed and tried to
15 price must be at least eight or ten, no one
16 would want to do it. So, it is a big
17 problem.

B-51
2.1

18 When we have, which we have maybe
19 twice or three times a year, we have huge
20 rain downfalls, my yard totally becomes a
21 lake and I am totally against this because
22 I believe it will make this situation even
23 worse than it is now.

24 That's all I have to say. Thank
25 you.

1 MR. MANDELIK: Thank you, Mr. Herbert.
 2 Anyone else that wishes to speak?
 3 MR. VOORHIS: Good evening. I am here
 4 representing the applicant. If I can just
 5 make a few closing remarks?
 6 MR. MANDELIK: Not at this time. We are still
 7 waiting to see if anyone else wants to
 8 speak.
 9 MR. VOORHIS: Thank you.
 10 MR. MANDELIK: If no one wishes to speak, then
 11 we will call the applicant back.
 12 Anyone else in the community that
 13 wishes to speak?
 14 There being no one else from the
 15 community, let's call the applicant back.
 16 MR. ARCHER: Mr. Chairman, Mr. Voorhis from
 17 Nelson, Pope & Voorhis. Their group
 18 prepared the DEIS, and he would like to
 19 speak about one or two issues regarding the
 20 cesspools. The rest of it will be
 21 discussed in the DEIS.
 22 MR. VOORHIS: Charles Voorhis, Nelson, Pope &
 23 Voorhis with offices at 572 Walt Whitman
 24 Road in Melville.
 25 I just want to indicate that I

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heard a lot of good comments tonight on things that we certainly are aware of. We will be assisting the Planning Board and staff in the preparation of the Final Environmental Impact Statement, and we will address all substantive comments in writing.

Just a couple of things that really speak to the design of the project; specifically, the freshwater wetlands.

I wanted to indicate that we did meet on the site with the Planning staff from the Town of Huntington, as well as staff from the Environmental Conservation to accurately review the wetlands. In fact, the staff went even further and asked the DEC to look at the yield map and, in fact, it was determined that the yield map would conform to DEC setback requirements.

In addition to that, we met with the DEC about the existing disturbance and structures that are already within the adjacent wetland area that we are seeking to protect. I think both plans, the proposed as well as Alternative 4, do

1 respect the wetland, and we will seek a DEC
2 permit once the project is complete, and
3 they are fully aware of the project and, in
4 essence, have predetermined the setbacks
5 that would have to be adhered to in the
6 natural areas, as well as disturbed areas,
7 because of the benefit of the structures,
8 sanitary systems, drywells from that area.

9 I wanted to mention that so the
10 Board had a full understanding. We are
11 fully aware of the State, based on Parts 2
12 and 3 of the Environmental Assessment Form
13 that the staff prepared.

14 You have done a wonderful job on
15 that. Of course, the environmental process
16 needs to run the full course of public
17 involvement and the Final Environmental
18 Impact Statement.

19 The property is zoned R-4. I
20 didn't hear that mentioned here tonight,
21 but it is in the documentation. The yield
22 plans conform to the Steep Slope Ordinance
23 and the R-7 Zone, and one of our efforts
24 really, in the final stages of the DEIS
25 review for acceptance, was to prepare

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Alternative 4, and that was carefully conceived with the assistance of the Town Planning staff in a manner that we felt would address many of the environmental resources.

From the standpoint of preservation, the proposed project plan retains fifty-six percent of the natural woodland on the site, that includes the wetland and the forest area.

MR. ROSEN: You know, I have to stop you right now. You are making a presentation which the Board will not have a chance to respond to.

MR. VOORHIS: These are facts in the DEIS,

MR. ROSEN: You say something like that. How much, regardless of that, how much of the property was untouchable under any circumstances, about fifty percent as well. I don't think that's a fair analysis.

MR. VOORHIS: Okay. That concludes my remarks, and I thank you.

MR. SOMMER: I have a question for you. The drainage, what rainfall amounts have you allowed for in Alternative 4?

1 MR. VOORHIS: I will ask Mr. Bert from Nelson &
2 Pope to answer that question.

3 MR. BERT: [INDICATING 6]

4 MR. VOORHIS: Six inch storage.

5 MR. ROSEN: In terms of comments, I also
6 remember seeing here, I read it awhile ago,
7 in other areas the full archeological
8 concept that I think is there and, the
9 **B-52** other thing in terms of other alternatives,
10 **2.4** I request it be included. You are still
11 clustering a group of three or four
12 buildings here. I am interested to see, in
13 Alternative 4, you will be addressing what
14 the stages will be in terms of space,
15 complete cluster, without them being
16 separated out, and the last one would be
17 the idea of seeing what you could do to
18 incorporate the existing buildings into
19 your plans, especially the silo and the
20 milk barn.

21 I have seen it done beautifully
22 in other places. I can tell you there are
23 places where silos are built into the
24 design, and it may be something that may be
25  cost effective, and that should be

↑ addressed.

1
2 The other thing, I beg to
3 disagree with one of the other members, I
4 think I came on the Board 2002, and it was
5 one of the first applications I reviewed,
6 and I remember clearly Stop Work Orders
7 being issued because there were violations
8 in terms of SEQRA on the site.

9 So, I think there are issues in
10 the history of what has been going on the
11 DEIS and what all the results have been.

12 I think some of the structures
13 are in bad repair now, and I could be
14 wrong, were damaged in that time period.

15 I think that is something that
16 should come before the public.

17 MR. MANDELIK: Any other members of the Board
18 have any comments?

19 Mr. Aloisio, how long do they
20 have to file comments?

21 MR. ALOISIO: August 7th I believe.

22 MR. MANDELIK: August 7th is the final date to
23 receive comments on the DEIS if anyone
24 wishes to do so.

25 Thank you.

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MR. VOORHIS:

Is the hearing closed at this
time?

MR. MANDELIK:

I am closing it right now.

I declare this public hearing
closed.

Thank you very much.

[WHEREUPON THIS HEARING WAS CLOSED AT 9:20
P.M.]

oOo

APPENDIX C

WRITTEN AGENCY COMMENTS



TOWN OF HUNTINGTON

DEPARTMENT OF PLANNING AND ENVIRONMENT

Frank P. Petrone, *Supervisor*

Anthony J. Aloisio, AICP, Director

September 5, 2006

Mr. Phillip Malicki
Nelson & Pope
572 Walt Whitman Road
Melville, New York 11747

RECEIVED
PM SEP 08 2006
with-out-up
NELSON & POPE

Re: **Kiruv Estates - Final Environmental Impact Statement (FEIS)**

Dear Mr. Malicki:

The applicant is hereby requested to prepare the draft FEIS for the proposed Kiruv Estates subdivision. Enclosed please find copies of comments and materials received by the Planning Board on the preliminary map and Draft EIS for the project. The draft FEIS should consider all these comments as well as the following:

1. At the July 26, 2006 public hearing the Town was notified for the first time that Alternative 4 would become the applicant's preferred plan. The primary issues for structuring this change shall be provided. The DEIS will need to be revised accordingly in all respects to the same level of detail as the previous preferred plan, particularly Appendix C. Currently this appendix details a stormwater detention system. Details on the proposed precast concrete leaching chambers shown in Alternative 4 will need to be included. Similarly, an additional alternative shall be provided that maintains the same layout and stormwater system shown for Alternative 4, but incorporates sanitary disposal via on-site septic systems. C-1
2.38
2. As requested in Town of Huntington engineering comments, dated 8/2/06, additional soils investigation into good leaching material shall be preformed. An more in-depth analysis shall be provided regarding the potential for proposed individual subsurface septic systems to malfunction and hydraulically cross connect with the stormwater system in the event the project does not connect to the Huntington Sewage Treatment Plant. C-2
2.1

In response to comments made at the public hearing, Department staff developed an alternative that maximized conservation design. The design depicted a shorter cul-de-sac and building footprints at approximately half the size shown in Alternative 4. An 8/30/06 meeting was held with the applicant, Jay Vidars and representatives from Nelson, Pope and Voorhis, Charles J. Voorhis, CEP, AICP and Victor Bert, P.E to discuss the proposal. The applicant indicated the alternative clearly did not meet his goals and objectives and would not provide functional parking. Due to the number, diversity and overlap of constraints on the site, staff noted that it was nearly impossible to produce a conventional

Kiruv Estates – Draft FEIS
Page 2 of 3
September 5, 2006

cluster design without resulting in a resource-consumptive layout. Consequently, the applicant agreed that Alternative 4 would be refined in the FEIS for further reducing impacts.

If you have any questions, please contact me at 351-3196.

Very truly yours,



Scott Robin
Senior Environmental Analyst
for
Robert Riekert
Deputy Director

Enclosures:

1. Verbatim minutes from the 7/26/06 public hearing
2. Memorandum from Lynn Healy, Planning Board Member, dated 8/4/06
3. Memorandum from R. Riekert, Deputy Director, Town of Huntington, Planning & Environment, dated 8/7/06
4. Letter from the Historic Preservation Commission, dated 7/26/06
5. Memorandum from P. A. Wolpensinger & R. J. Nielsen, Town of Huntington, Engineering, dated 8/2/06
6. Memorandum from William Naughton, Town of Huntington, Superintendent of Highways, dated 8/4/08
7. Memorandum from Town of Huntington, Environmental Waste Management, dated 8/8/06 with attachment from H2M Group, dated 8/7/06
8. Memorandum from Bryan J. Monaghan, Town Assessor, dated 7/18/06
9. E-mail from Paul Bosch, Deputy Director, Town of Huntington, Dept. of Parks and Recreation, dated 8/11/06
10. Letter from Town of Huntington Conservation Board, dated 8/7/06
11. Letter from M. Paul Campagnola, Suffolk County Public Works, dated 7/14/06
12. Written comments submitted at 7/26/06 public hearing from the Residents for the Preservation of Hilaire Woods
13. E-mail from Cynthia A. Scudieri, dated 8/7/06
14. E-mail from Robert Grunder & Sue Nestor, dated 8/5/06
15. E-mail from Lisa H. Gulino, dated 8/5/06
16. Letter from Stephanie Madoff & Tim Phillips, dated 8/6/06
17. E-Mail from Paul Bikoff, dated 8/7/06
18. E-mail from Paul A. Bikoff, dated 8/13/06
19. Letter from John L. Smith, dated 8/1/06
20. Letter from Loretta G. Kepler, dated 7/10/06
21. E-mail from Richard Schaub, Ph.D., dated 8/1/06

Kiruv Estates – Draft FEIS
Page 3 of 3
September 5, 2006

22. E-mail from Richard Schaub, PhD., dated 8/2/06
23. E-mail from Bonney Schaub, dated 8/3/06
24. Letter from Glenn and Diane Ichel, dated 7/31/06
25. E-mail from Maryann Wholey Mavrogian, dated 8/3/06
26. Letter from Ted Goldstein and Carole Goldfarb, dated received 8/3/06
27. Letter from Rose-Marie Johnson, dated 8/5/06
28. Letter from Mary Kennedy, dated 8/7/06
29. Letter from Lorraine Shallow & Barbara, dated received 8/7/06
30. Letter from Victoria Gulino, dated 7/31/06
31. Letter from Lisa H. Gulino, dated 8/1/06
32. Letter from Lorraine Shallow & Barbara Inglis, dated received 8/7/06

cc: Anthony J. Aloisio, Director, AICP
Paul Mandelik, Chairman, and Planning Board Members
Patricia DelCol, Director, Engineering Services
Robert Sandberg, Planner
Richard Nielsen, Assistant Civil Engineer
Craig Turner, Planner
Robert C. Hughes, Town Historian
Jay Vidars, Esq.
Keith Archer, Esq.

TO: Anthony J. Aloisio, Director, Huntington Planning Dept.

FROM: Lynn Healy, Planning Board Member *lh*

RE: Kiruv Estates DEIS

DATE: August 4, 2006

I am most in favor of the Alternative 4 plan as outlined in the DEIS for Kiruv Estates. It is commendable that the least amount of land is disturbed, that the Heritage Trail is donated to the Town and that there is a large conservation area left intact. It is also commendable that three of the existing buildings (four if you include the milk house) will be "recycled." It is also wise to have the entrance off of Woodhull Road further from Park Avenue as the traffic can really back up there at peak hours.

C-3
2.21

However this property is made up of extremely environmentally sensitive land. I think it would be prudent to site Unit 10 more within the cluster thus saving trees and slopes and eliminating the need for retaining walls in that area. Perhaps Unit 10 could go where it is planned for the milk house to be moved to and the milk house could be moved just a few yards west of its present location. Or, in the alternative, perhaps Unit 10 could be located just west of where the milk house is now and the milk house could be situated where it is proposed to go.

C-4
2.13

There is, however, an Alternative 6. This would be a combination of the Proposed Plan and Alternative 4.

C-5
2.22

1. Leave all units as in the Proposed Plan except 9 and 10 which would be moved to the two existing homes on Woodhull Road as in Alternative 4.
2. Leave the cul-de-sac as in the Proposed Plan but move the milk house as in Alternative 4.
3. Make the conservation area as in Alternative 4, or as much like it as possible.

Alternative 6 would thus save the ampitheatre and would also "recycle" the same buildings as in Alternative 4.

DIRECTOR	<i>[Signature]</i>
DEPUTY DIR	
ASST. DIRECTOR	
	<i>SR</i>
AGENDA	

AUG 04 2006

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING

TOWN OF HUNTINGTON



FRANK P. PETRONE, *Supervisor*

100 MAIN STREET, HUNTINGTON, N.Y. 11743-6991

CONSERVATION BOARD
631-351-3398

August 7, 2006

Mr. Paul Mandelik, Chair
Town of Huntington Planning Board
100 Main Street
Huntington, New York 11743

ADA ✓
SR ✓
Planning Board ✓



Re: Kiruv Estates DEIS

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
AND ENVIRONMENT

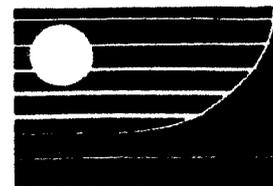
Dear Mr. Mandelik:

The Huntington Conservation Board has completed its review of the Draft Environmental Impact Statement dated June 2006 submitted for the proposed subdivision application. The parcel is located adjacent to Open Space Index parcel NW- 25 which incorporates the Village Green and Huntington School District Woodhull Elementary School property, the Town Village Green Park, and is within the Town Village Green Historic District.

To summarize our comments and conclusions:

- 1- The DEIS materials presented for new Preferred Plan (Alternate 4 in the DEIS) must be provided in greater detail, and should incorporate other adjacent lands of the applicant.
- 2- We questioned the absence of a dedicated stormwater management area in the Yield Map.
- 3- The stormwater management proposal for the new Preferred Plan requires more detail and input from the Town Engineer's staff and, additionally, must address issues of site aesthetics and storm overflow impact to lower areas, and possible encouragement of mosquito breeding.
- 4- The Conservation Board believes other alternatives moving and/or reconfiguring units further away from. and requiring less clearing of, the steep slopes should be considered.
- 5- We believe the pond and wetland ecosystem requires significant planning, and baseline data gathering.
- 6- We point out several inconsistencies within the discussions of wetlands and onsite hydrogeology.
- 7- We favor alternative plans which retain the extension of the Heritage Trail through a dedicated area incorporating the wetlands.

As pointed out in the DEIS, a surface water runoff watershed incorporating the subject parcel also contains part of this OSI. The property is also north of



OSI NW-26, in which, most significantly, lies Hilaire Woods, recently acquired jointly by the County and the Town as parkland. Perched water seeps are found at the northeast boundary of this OSI, running behind a number of homes west of Park Avenue and leading towards the regulated wetlands on the subject site. The existence of deep glacial stream deposits, having an axis running along Park Avenue from Huntington Harbor to a point well south of the subject site were documented by the US Department of Agriculture in the early 1900's.

The parcel is zoned R-7, for 7500 square foot single family lots, and is designated as SCTM #s 0400-073- 1-38, 41.1 and 42, and SCTM# 0400-097-02-107, totaling 7.07 acres. As stated in the DEIS, the applicant's preferred plan re-subdivides the property into two lots, one for the purpose of constructing nine attached single family dwelling units clustered in four buildings and retaining one existing structure, a two story home redesignated as unit #3. Two additional, historic structures are proposed for sale to the Town on a 0.97 acre park dedication fronting Woodhull Road. The application also proposes the continuation of the Heritage Trail that begins in Hilaire Woods through an easement on the southern boundary of the property and onto the proposed park dedication. The new residential project would be accessed via a new private road off Woodhull Road. The existing access drive from Park Avenue and two existing barns are proposed for removal. In the DEIS preferred plan disposition of the existing cottage, formerly a one-story frame shed which was converted to a residence late in the 1990s, is unclear. The text of the DEIS states it would be removed, but removal is not designated on the Preliminary Map.

C-6
2.4

At the July 29, 2006 Planning Board meeting the applicant stated that they wished to present what was submitted in the DEIS as Alternate #4 as a new Preferred Plan. This was a somewhat unusual venue and time to make such a revision. Therefore, we recommend that the Planning Board advise the applicant to revise and amplify its new Preferred Plan with as much detail as that shown in the DEIS for the withdrawn preferred proposal: namely a Road Improvement Plan and Landscape Plan. We also note that evaluation of all alternative plans was somewhat more difficult due to the use of different scales (i.e. 1" = 40' for alternative drainage and grading plans, 1" =50' for the "original" Preferred Plan.) For example, an untrained eye might lead to a conclusion that proposed building footprints in the alternate plans were larger than those of the original Preferred Plan.

C-7
2.3

In the following comments, we will use the terms "original Preferred Plan" and "Alternate 4" to designate comments about what is now, respectively, the withdrawn plan and the new Preferred Plan. Many of the comments relate to deficiencies and inadequacies in the DEIS itself.

The Conservation Board notes that two other adjoining parcels, designated as SCTM #s 0400-073-1-39 and 40, and totaling about 0.4 acres, each having an existing residential structure, were included in prior applications that we have reviewed submitted from 1998 to date. If the current applicant still owns or controls these parcels, we believe that they should be formally incorporated into the site plan review process so as not to limit any alternatives which could be considered to mitigate impacts under SEQRA. It is important to consider that if the applicant pursues future plans for these two adjacent parcels, one could argue that failure to discuss them in this DEIS would constitute "segmentation" as defined in SEQRA. We note that the previous applications, incorporating these two lots, would have included these lots in proposed connections to the Huntington Sewer District. In addition to their potential value in allowing additional yield and overall site use alternatives to be considered, the connection of these structures to public sewers would be a positive benefit to the quality of the wetland as well as providing the two existing residential structures with reliable sewage disposal.

C-8
2.23

Regarding yield, we question the absence of a stormwater recharge area on the yield map. According to Table 5-1 Alternative 5, the ten home layout identical to the yield map, has approximately the same

C-9
2.37

paved area of the original Preferred Plan. Yet it shows no dedicated use for stormwater management. We question the correctness of this assumption.



Alternate 4 has several important differences from the original Preferred Plan. The park dedication to the Town now consists of 2.62 contiguous acres, incorporating much of the designated wetland, although not the pond itself. Two historic buildings become two residential units. An existing milk house, currently a residence, is relocated and becomes a community building. Remaining units to be built are reconfigured and repositioned somewhat. A proposed cul de sac is eliminated and the entry road becomes narrower than in the original Preferred Plan.

In the original Preferred Plan the parcel's northwestern tip is designated for an underground stormwater impoundment, with a second smaller underground drainage and recharge structure designated just south of the proposed entrance way, off Woodhull Road. In Alternate 4 a 12,350 square foot area, sited to the north of one of the historic buildings (designated as #1) and parallel to Woodhull Road, would be utilized for 177 precast drainage chambers for stormwater control, leaving the northern tip of the property without further disturbance. This tip, at the intersection of Park Avenue and Woodhull Road, is one of the lowest portions of the site. It is usually wet for sustained periods of time after heavy rains. The 12/24/98 EAF Part II&III, created for a previous change of zone proposal, notes filling in this triangular area in the prior decade. Possible historical significance of this area has been mentioned in the past. Several comments at the July hearing also addressed this point. We wish to express our concerns regarding the stormwater management proposal under Alternate 4. The stormwater proposal should receive close town engineering review for compliance with Town code and standards, as well as its technical feasibility. This review should also consider the site aesthetics of the raised grades and its visual impact when viewed from Woodhull Road. Additionally, the likelihood of overflow into lower portions of the site at times of peak sustained rainfall should be objectively discussed. We also note that the below ground structures, if they do not drain well, could retain some stagnant or perched water and encourage mosquito breeding.

C-10
2.38

Nearly half of the property is densely vegetated and 30% of the site consists of steep slopes greater than 15%. In the original Preferred Plan some of the steep slopes were included in a 0.97 acre area proposed for park dedication; in Alternate 4 a cut into the southern slope now would extend to Woodhull Road, for an emergency access. The need for this access, which is only shown in Alternate 4, should be explained. In Alternate 4, significant cuts are to be made into the steep slope on the south end and retaining walls would be needed to bring road access to units 8, 9 and 10, for the emergency access way, and to allow the construction of units 6, 7 and 10 into the slopes. A retaining wall as high as 14' is required to facilitate these structures created by the cuts. Regrading will result in clearing existing wooded areas on the hillside parallel to this 400' length. Table 5-1 (Comparison of Alternatives) implies that Alternate 4 will permit more successional forest to be preserved (3.1 acres in the original Preferred versus 4.42 acres in Alternate 4.) However this is one area where the difference in scales of the two site plans make it difficult to evaluate where this forest retention will occur. The Alternate 4 configuration also appears to eliminate the original Preferred Plan's 150' long retaining wall. On page 5-8, in discussing Alternate 4, the DEIS states that "this alternative assumes that connection to the Huntington Sewer District occurs. As a result, the need to provide for effective drainage system operation necessitates locating the new units in the higher elevations found in the southwestern portion of the property and placing the drainage recharge field in the lower northern portion of the property." We request an explanation of this statement, as it implies a relationship between the provision of sanitary sewers and the moving from a stormwater surge storage system in the original Preferred Alternate to a recharge system in Alternate 4, and in turn forces the need to move the units into the slope in order to create enough room for the drainage system in Alternate 4. Both plans

C-11
2.13



provide seven units from a point opposite the northernmost of the two historic homes on Woodhull Road. The Conservation Board believes that other alternatives that move units and the road further away from, and requiring less clearing of, the steep slopes should be evaluated, including alternatives bringing units closer or attaching more than two units to a single structure.



In our prior inspection reports, we noted that the property generally slopes downward to the east, towards the pond and wetlands. Large trees form a significant canopy and the diverse growth provides habitat to birds and small mammals. Waterfowl have been observed nesting. Maples predominate this area and much of the wetland. Both proposals disturb much of the woodland in the steeply sloped portions and many large trees including large pines are designated for removal by the placement of the four buildings.

In Alternate 4, one major outbuilding, a milk barn which had been modified for a residence, is to be relocated near one of the historic buildings and reused as a community building. A silo and dairy barn is to be demolished along with another barn. In previous correspondence we noted the presence of an old fuel pump on the site, implying the existence of a buried fuel tank which would not very likely conform to standards for properly contained storage tanks. We recommended in 1998 that this should be investigated and removed in conformance with County Health Department requirements. We note that soil sampling and removal was accomplished as part of a 2005 site assessment, although the pump and presumably the tank were removed sometime between 1998 and 2005.

C-12
2.24

Two of the residences off Woodhull Road are of historic and architectural significance, and their retention as two of the ten residences in Alternate 4 and maintenance via covenants is noted. The view of the pond and the largest of the residences is a Park Avenue vista familiar to many town residents and is considered an important feature of the historic district.

C-13
2.10

The dominant natural feature of the property is unquestionably the large pond found on the eastern portion of the property, which, with associated State Designated Wetlands, is listed as comprising 0.8 acres of this site. The pond and associated wetlands are part of a greater wetland system found generally parallel to Park Avenue, with a stream running across the Village Green leading to Heckscher Park pond. A structural pond overflow to the road drainage system feeds the unnamed stream that runs across the Village Green. Thus, several significant freshwater features are interrelated. Although the pond elevation is controlled by a weir overflow to the underground road drainage system, soils on portions of the site do not drain readily, a fact that may be of significance to the hydrology of the pond. Local spring conditions indicate that intervening clay or other semi-permeable soils, some at elevations above the permanent water table, are present. The low permeability soils may intercept the surface, notably in an area of intermittent trickling on Woodhull Road not far from the proposed project entrance on that road. We note that Alternate 4 keeps the proposed attached dwellings away from the 75'/100' foot State-designated freshwater wetland setback.

This application is the first to describe the site's pond as a "man-made" feature. Whatever the genesis of the pond, its long persistence in the landscape makes it an important feature of the local ecology. Whether a man-made structure or not, it almost certainly was a natural wetland feature of some kind.

We repeat our prior recommendation that significant planning must be done to preserve the pond, including intensive sampling to establish baseline water quality and to attempt to determine the extent of the less permeable subsurface sediments that form the effective watershed of this pond wetland system. Changes to runoff and drainage will affect the volume of water discharging to the pond as well as the quality of the discharges. The possibility that such changes may affect the quality or flow of other

C-14
2.31



interrelated water features in the town parkland must be considered. We repeat a position that we have taken in our prior reports on this site: retaining an undeveloped buffer of some subjective size will not ensure the pond's health. We caution that the perched water forming part of this watershed system behaves very differently from a watershed formed solely as true exposed groundwater. For one, perched systems are more dramatically affected by changes in recharge in the contributing area. The development's increase in impervious areas is substantial, and because of deficiencies in evaluating the extent and nature of the subsurface conditions that create this wetland, one cannot adequately predict the impact of the proposed runoff from these areas on the wetland.



However, we would also point out that the standards of the Suffolk County Health Department for onsite sanitary waste disposal require that the cesspool and the area designated for future "overflow" pools must be demonstrated to be greater than 100 feet from wetlands. The Alternate 4 configuration appears to be very constrained in the placement of utilities and the maintenance of water mains, water service lines, and dry wells for roof drains. We are highly supportive of extension of the Huntington Sewer District in this area, in consideration of existing homes which are experiencing significant hardship with malfunctioning sanitary systems, and, under the circumstances, we are not supportive of any development project on this site that excludes sewerage. It is suggested that use of injection test wells at the sites of critical subsurface structures may allow for soil percolation and dye/tracer studies to develop information on soil suitability and flow contribution to the pond/wetland complex.

C-15
2.1

At this point, we wish to point out inconsistencies in the report on the subject of the wetlands and local hydrogeology. In Section 2.4, page 2-9, the DEIS states (paragraph 4): "Review of the 2000 USGS water table map indicates that the upper surface of the groundwater table in the area lies at approximately 40 feet above mean sea level. This generally corresponds with water table elevations identified in onsite boring logs which identifies groundwater at an elevation of approximately 45 feet above msl in the northern end of the property." The paragraph continues on to state that based on the borings "as well as property elevations that range from 49 to 114 feet above msl it is estimated that the water table lies at depths ranging from 4 to 69 feet bgs at the site." Appendix D, "Water Resource/ Watershed Analysis Study" has the same three prior paragraphs, but the fourth paragraph reads: (page 6) "Review of the 2000 USGS water table map indicates that the upper surface of the groundwater table in the area lies at approximately 28 feet above mean sea level. This is substantially below water table elevations identified in onsite boring logs which identify groundwater at an elevation of approximately 45 feet above msl in the northern end of the property. This indicates that the water identified in these borings is "perched" as will be discussed herein. This paragraph continues on to state that based on the borings "as well as property elevations that range from 48 to 120 feet above msl it is estimated that the water table lies at depths ranging from 20 to 92 feet bgs at the site." The issues of groundwater elevation and the suitability of soil drainage conditions associated with a possibly extensive perched water watershed are so critical to the discussion of the wetland and the design of stormwater and roof drainage systems that we feel that it is critical that these most basic inconsistencies between these two report sections (shown in bold italics above) must be clarified.

C-16
2.31

Although additional soils data has been provided since the 1998 proposal, inconsistencies from one boring to another, the lack of significant well-drained material and preponderance of silty and clayey materials, coupled with conflicting identifications of the true water table, is troubling. We note that the 1998 borings failed to report using standard soil classifications.

C-17
2.1

Page 2-11 also makes the following statement about the ponds and wetlands without attribution: "these areas have been noted to drain and dry out during prolonged dry periods." In 25 years of informal observations, covering periods of significant variations in the height of the regional water table in the

C-18
2.31

mid-1990s, we have never observed the pond to dry out, and would be interested in seeing any authoritative observation to the contrary.

If public sewers are not provided, there will be a significant increase in the quantity of sewage to be generated onsite, an additional 300 gallons per day per residential unit, 3000 gallons total. The applicant intends to connect to the Huntington Sewer District, which discharges to Huntington Harbor. However, to our understanding the sewer line on Park Avenue at Woodhull Road is privately owned by the nearby religious center. A subcontracted connection should not be permitted. This issue must be addressed as the project is outside the Sewer District.

C-19
2.25

In the past we have advised the town of our conclusion that the absence of a comprehensive plan for addressing the sewerage of high-density residential areas in the town is a serious deficiency. It should be recognized that the applicant's connection to the town sewer district would facilitate conformity to the sewage disposal density standards of the Suffolk County Sanitary Code. The Huntington 201 study concluded that sewerage could be avoided by proper adherence to the non-structural sewerage alternative of strictly following the county's Groundwater Management Zone sewage flow density criteria. The current occupancy of four residences on this 7-acre site, allowing no sewage flow density credit for the pond, is within the sewage flow requirements for this County Groundwater Management Zone.

C-20
2.25

This is likely a factor in the apparent health of the pond and associated wetland. The DEIS implies that the Suffolk Health Department sewage flow criteria, which should result in a groundwater impact of less than 10 mg/L nitrate, would not adversely impact the pond. This County standard is designed to provide minimal protection to the regional groundwater resource for the purpose of protecting drinking water quality, and does not speak to the potential for adverse impact to fresh water wetlands in close proximity. While sanitary sewer connection may partially mitigate some water quality impact to the freshwater wetland system, reasonable impact charges for inclusion in the district should be considered in such cases.

In our last report on this site, we supported the Planning Department staff recommendation that a Positive Declaration for this application was appropriate. The Conservation Board concluded that the potential environmental impacts of this proposal were enough to warrant a Full Environmental Impact Statement pursuant to SEQRA. We recommended that a detailed study of the pond system and the stormwater issues were needed in order to evaluate alternative mitigation measures. The merits of alternative site uses, conforming to the Health Department criteria, as well as the potential benefits of an expansion of the sewer district are identified by our Board as important issues to be resolved.

C-21
2.31

We do not consider that the applicant has given adequate study to the wetlands, although the additional soils and significant inconsistencies in the water table elevation findings strongly suggest to us that the wetlands may be part of an extensive perched or semi-perched system of great complexity, and much of the site may be underlain with soils which significant limitations in leaching capacity. Until resolution of these issues, with additional data gathering on soils, stormwater design input from town engineering staff, and a favorable decision from the Town Board regarding extension of the Sewer District, we do not recommend approval of the proposal as presented.

The Conservation Board has reviewed this project for consistency with the Principles of Smart Growth and Livability as adopted by the Town Board. While there may be some difference of opinion as to the practicality of an intensification of use favorably impacting open space and the environment, we regard it to be important that, given the proximity to village businesses and cultural opportunities, safe pedestrian movement be enhanced. The final development must provide pedestrian walkways on all sides

C-22
2.26



fronting Park Avenue and Woodhull Road, and within the project itself.

The Conservation Board has been supportive of the Huntington Village Heritage Trail, and we are in favor of alternative site plans that retain the Heritage Trail extension through a dedicated wetland area, as proposed in Alternate 4. C-23 2.21

Should the Planning Board determine that the data gathered in this Draft Impact Statement is not yet complete, we advise that additional alternates be considered which eliminate disturbance to the steep slopes, bring units in closer proximity to each other, and further minimize impervious area. Nitrogen impacts, and clearing of woodlands should be further restricted beyond what has been proposed.

These findings were accepted and this report approved by unanimous vote of the Conservation Board following its 7/25 /06 discussion and review .

Very truly yours,

Joy S. Squires
Chairperson

- cc: Supervisor Petrone
- Members of the Town Board
- Anthony Aloisio, Director, Department of Planning and Environment

**Town of Huntington
Department of Planning and Environment
Memorandum**

To: Scott Robin
From: Robert Riekert
Date: August 7, 2006
Re: Kiruv Estates

The following comments were received from Loraine Santoianni with respect to the Draft Environmental Impact Statement on Kiruv Estates. She felt that Rob Rips did an excellent job at the public hearing with his presentation.

- | | |
|--|--------------|
| 1. While the no build option is the most desirable due to the fact that the property is severely limited by historic, environmental and drainage constraints, it is felt that option #4 would be the preferable option of the building plans. This is due to the fact that a large area would be preserved as open space and because a portion of the heritage trail would be preserved. | C-24
2.21 |
| 2. If it is not possible to have sewer hookups and the developer is required to install cesspools, there should be provisions made for a storm water retention system designed for a 6" rainfall. | C-25
2.1 |
| 3. An effort should be made to expand the archaeological assessment of the site insofar as the preliminary tests are felt to be inadequate. Fill that was added to the site over the years have made it difficult or impossible to have a fair preliminary archaeological assessment, as any artifacts would have been buried further below the level analyzed. | C-26
2.12 |
| 4. An effort should be made to preserve the silo, if possible, through some sort of protection. The applicant should be required to investigate the feasibility of incorporating the silo structure into the design of a future residence that would preserve the rural and historic character of the site. | C-27
2.4 |



TOWN OF HUNTINGTON

FRANK P. PETRONE, Supervisor

To: Paul Mandelik, Planning Board
 From: The Historic Preservation Commission *PC/H*
 Date: July 26, 2006
 Re: **Kiruv Estates**
Park Avenue Dairy Site

At its regular monthly meeting on July 24, 2006, the Historic Preservation Commission reviewed the alternative site plans submitted with the Draft Environmental Impact Statement. If the site is to be developed, the Commission finds that Alternative 4 would have the least adverse impact on the historic district. Nonetheless, it should be remembered that this is one of the most environmentally and historically fragile sites in Huntington.

C-28
 2.21
 The Commission prefers a scheme that does not have a Cul-de-Sac; clusters homes in the middle of the site to create a village atmosphere; minimizes the intrusion on natural areas, keeps disturbance as far as possible from the tannery site at the corner of Park Avenue and Woodhull Road, minimizes the use of retaining walls and preserves the historic and residential character of the neighborhood. Alternative 4 comes closest to meeting these goals as it preserves the streetscape, limits the number of new dwellings and promotes the preservation of existing important historic dwellings, including the relocation and preservation of the milk house.

C-29
 2.27
 It should be noted that contrary to statements in the DEIS, all of the buildings on the site are historic, are located in the Old Huntington Green Historic District and are subject to the Town's historic preservation code. The design of the new buildings

DIRECTOR	<i>[Signature]</i>
DEPUTY DIR	
ASST. DIRECTOR	
	<i>BS</i>
	<i>SR</i>
AGENDA	
ADDED STARTER	

also be subject to approval by the Commission. Accordingly, the list of agencies with jurisdiction over this project on page S-34 should include the Historic Preservation Commission and the Town Board.



Throughout the DEIS, the applicant refers to an agreement with the Town whereby the Town would purchase the two historic houses on Woodhull Road. While there was some expression of interest by the Commission in pursuing such a course, there is no agreement to purchase these buildings. Accordingly, the best venue for insuring their continued preservation is for them to be occupied as dwellings and counted as part of the 10 unit yield for this site. These are important historic resources—the Rolph House, although enlarged and altered, dates to the seventeenth century and the Chichester or Skidmore House dates to the late eighteenth century and is virtually unaltered. Therefore, the Commission recommends that covenants be placed on these houses to prohibit additions and other inappropriate alterations above and beyond the restrictions imposed by virtue of the Town’s historic preservation code. Contrary to the statement on pages S-1 and S-8 of the DEIS, these two houses are currently occupied and, therefore, the plumbing systems in them are active.

C-30
2.28

The new houses should be sited and designed to look as if they are part of the historic evolution of the neighborhood.

C-31
2.15

The storm water leaching field should be kept as far as possible from the corner of Park Avenue and Woodhul Road, which is an important archeological site because it was the location of a rare colonial industrial site (the Tannery) as well as a strategically located Hessian encampment during the American Revolution. This site should be fully investigated, documented and preserved prior to any disturbance caused by development of the site. In addition, special care should be taken to ensure the drainage is sufficient and does not exacerbate an already difficult situation for the historic homes on the site as well as those along Park Avenue. Impervious surfaces should be kept to a minimum.

C-32
2.12

The Commission also recommends that the heritage trail should split at the site to allow a branch to Park Avenue and another to Woodhull Road as originally envisioned.

C-33
2.16

TOWN OF HUNTINGTON
DEPARTMENT of PLANNING & ENVIRONMENT
And
DEPARTMENT OF ENGINEERING SERVICES
Inter-Office Memorandum

Date: August 2, 2006

To: Scott Robin, Sr. Environmental Analyst

From: Peter A. Wolpensinger, Civil Engineer *PAW*
Richard J. Nielsen, Assistant Civil Engineer *RJN*

Re: Kiriv Estates – June 2006 DEIS Review

The review of the June 2006 DEIS reveals that the following shall be addressed:

- 2.1 C-34 | 1.) Additional soils investigation into good leaching material shall be preformed.
- 2.1 C-35 | 2.) Diffusion wells (2 min.) shall be provided for the drainage system.
- 2.1 C-36 | 3.) In the event of the denial for connection to the Huntington Sewer District include an alternative plan showing onsite sanitary disposal system and storm water system.
- 2.1 C-37 | 4.) Demonstrate that there will not be cross contamination between the sanitary and drainage systems.

CC: P. DelCol

Scott Robin

From: Paul Bosch
Sent: Friday, August 11, 2006 10:35 AM
To: Scott Robin
Cc: Don Mckay
Subject: Kiruv Estate Draft Environmental Impact Statement (DEIS)

C- 38 2.3 | I reviewed parts of the June 2006 DEIS (Volumes 1 & 2) that you sent to us. In looking over the Kiruv Estates Grading and Drainage Alternative Plans we recommend Alternative #4 and that the existing Pond that fronts Park Avenue, remain with Unit #3 (as per Alternative #4plan) to maintain by the property owner and not the Town. Park property to be deeded to us shall be fenced off with Black Vinyl as per General Services requirements and the proposed Heritage Trail Extension shall be maintained by General Services and Heritage Trail Volunteers etc.

Regards,
Paul Bosch



TOWN OF HUNTINGTON HIGHWAY OFFICE
Inter-Office Memorandum

August 4, 2006

RECEIVED
ENVIRONMENTAL
05 AUG -7 PM 3:42

To: Scott Robin
Senior Environmental Analyst

From: William Naughton
Superintendent of Highways

Subject: Kiruv Estates Draft Environmental Impact Statement (DEIS)

We are in receipt of the referenced and offer the following comments:

While we agree the proposed drainage improvements must provide relief for the existing systems, we are concerned with the design and implementation of the proposed underground stormwater detention system.

The methodology used in the United States Department of Agriculture (USDA) *Technical Release 55 – Urban Hydrology for Small Watersheds (TR-55)* is too general to apply to area which has unusual soil characteristics. TR-55 is a simplified procedure to calculate stormwater runoff and was developed for use across the country with limited parameters that do not account for the atypical soil conditions found at this site that significantly impact runoff and groundwater.

C-39
2.38

We understand the New York State Department of Environmental Conservation (NYSDEC) set criteria for sizing stormwater management systems as detention of the post-development one-year, 24-hour storm event, which is 2.7 inches. However, the Highway Office requires minimum storage for a 4 inch rainfall event. This standard is based on experience within the Town of Huntington and is especially important at this location, given the history of flooding in the area, the overburdened existing drainage systems and perched water due to the soil types within the site.

C-40
2.38

The report states the Home Owners' Association (HOA) will maintain "all permanent stormwater management controls and drainage structures". The magnitude and technical knowledge required to maintain such an elaborate system appears to be too great for the Town of Huntington given our lack of experience with such an underground infiltration system and certainly beyond the scope of a Home Owner's Association.

C-41
2.38

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	



**TOWN OF HUNTINGTON
ENVIRONMENTAL WASTE MANAGEMENT
INTEROFFICE MEMORANDUM**

To: Scott Robin, Planning
From: Josephine Jahier, Interim Director
Environmental Waste Management
Date: 08 August 2006
Re: Kiruv Estates

Here is our consultants, H2M, review of Kiruv Estates.

Anything further, please let us know.

JJ:vk
Enclosure

08 AUG 2006 10:51 AM
HUNTINGTON, VA

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
	SK
AGENDA	
ADDED STARTER	



Holzmacher, McLendon & Murrell, P.C.
H2M Construction Management, Inc.
H2M Associates, Inc.
H2M Labs, Inc.

575 Broad Hollow Road, Melville, New York 11747
Ph: (631) 756-8000 • Fax: (631) 694-4122 • www.h2m.com

TO: Josephine Jahier FROM: Steven Hearl, P.E. Ext. 1510

COMPANY: Dept. of Environmental Waste Mgmt. RE: Huntington Sewer District – DEIS for

DATE: August 7, 2006 TIME: 2:50 Kiruv Estates

FAX: 631.351.3330 NO. PAGES (including cover sheet): 1

Call us immediately if you do not receive all pages

- Urgent Review As Requested Reply Keep or Discard

COMMENTS:

We have reviewed the Draft Environmental Impact Statement (DEIS) for the Kiruv Estates subdivision concerning the impact to the Huntington Sewer District (HSD). The document notes that the applicant is petitioning for inclusion in the Huntington Sewer District. As noted in prior correspondence, the parcels are not within the boundaries of the HSD and are more than 1,300 feet from the nearest boundary of the HSD. The project proposes to connect to the sewer for the out-of-District connection for the Huntington Hebrew Center on Park Avenue. Since the development is not within the HSD, the design flow for the HSD treatment plant does not include the wastewater flow from these out of district parcels.

The DEIS notes the ongoing Sewer Capacity Usage Study. The Sewer Capacity Usage Study has not yet been finalized. Consequently, the allocation of potential capacity that may be available has not yet been determined. Based on past policy, out-of-District connections have been given a lower priority compared to in-district connections.

Page S-8 indicates "If it is not possible to connect to this system, the applicant would develop the project utilizing on-site septic systems until such time that the study is complete and access to public sewers is available." Please note that there is a possibility that use of the public sewer may not become available to this proposed out-of-District project as implied by the DEIS. The DEIS includes a discussion of the use of on-site systems for wastewater disposal as an alternative to the proposed sewer connection.

If the Town allows the proposed connection, the developer should be responsible for paying sewer impact fees and engineering costs by the District Engineer associated with reviewing and observing the installation of the conveyance system. These costs have not yet been determined.

Please note the comment period for the DEIS ends today.

X:\HNSD (Huntington Sewer District) - 10550\HNSD0650-Retainer\kiruv080706.doc

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C-42
2.1

TOWN OF HUNTINGTON

Assessor's Office

Memorandum

July 18, 2006

To: Scott Robin, Senior Environmental Analyst

From: Bryan J. Monaghan, Town Assessor *Bryan*

Re: Kiruv Estates DEIS

As per your request, please note the following property tax related comments regarding the above:

The projected future tax revenue in this DEIS seems to be "based on tax bills for a comparable development of townhomes in the R-7 zoning district (on Southdown Court)" (page S-23).

C-43
2.29

However, in the DEIS, the Kiruv Estates development is referred to as a "condominium" (page S-3), while the Southdown Court properties are "townhomes".

Due to condominium assessment restrictions in New York State laws, the projected future tax revenues in the DEIS could be reduced by fifty percent or more.

Of minor note, the tax generation and distribution tables 3-1 & 3-3 (pages 3-11 & 3-14) could be updated to reflect the most recent tax year of 2005/06. And on said tables, the refuse district amount of \$370.37 is a flat charge and should not be added into the total tax rate (605.905 is actually 235.535 for 2004/05).

C-44
2.29

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
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Overall Site Layout

The project site is irregularly shaped, with Woodhull Road running north-south along the western property boundary and Park Avenue running north-south along the eastern property boundary. Site access is proposed via a single cul-de-sac access from Woodhull Road and all required parking pursuant to the Town Code will be provided with off-street parking in the form of driveways and garages for the proposed residences. The site's single access roadway will be located at approximately the mid-point of the western property boundary. A small land dedication at the intersection of Park Avenue and Woodhull Road will be provided, to enable an increase in the radius of this intersection. All of the proposed structures and the single-family residence that is to remain will be accessible from the single access point. In order to reduce the site elevation and to provide suitable access road grades and building sites, a two-tiered retaining wall is proposed around the cul-de-sac to the building that houses Units #9 and #10, and a single-tiered retaining wall extends northwards from Unit # 4 for a distance of about 130 feet.

The proposed use does not require a zone change of the existing R-7 zoning; the proposed project involves a Subdivision application for the construction of nine (9) attached units. A Yield Map was prepared by the Applicant in the summer of 2004 and was revised in August of 2005; it was reviewed by the NYSDEC (due to the presence of NYS-designated wetlands), and found to be feasible. Subsequently, in response to Town comments on the lot encompassing the cottage, the Yield Map was revised (in December 2005) to result in a 10-lot plan which conforms to Town requirements for sites in the R-7 district where steep slopes are present. As this revision is not in proximity to the wetlands boundary and would not change the clearing envelope or site design, it is not anticipated that the prior NYSDEC review would be compromised by the current Yield Map. The Yield Map shows 10 lots; of which 9 are new and one that would accommodate the existing dwelling to be retained. New York State Town Law, Section 281 empowers the Town Planning Board to allow a residential project to be "clustered" on lots of less than 7,500 SF in the R-7 district, in order to provide, among other goals, the preservation and/or protection of significant features or characteristics of a site. This is achieved by permanently prohibiting development in the area intended to be protected; the landowner, however, is allowed to develop the same number of lots as would be possible absent this preservation, but on smaller lots clustered in such a way as to avoid impact to the protection areas of the site. In this way, both the Town (representing the public) and the landowner achieve their goals: the valuable asset is permanently preserved and protected, and the landowner retains his ability to develop the number of lots determined from a feasible yield plan which conforms to zoning. The Yield Map was prepared in conformance with the Town's Steep Slope Ordinance (Article X, Sections 198-60 through 64); the map depicts the three allowable lots within the portion of the site where slopes in excess of 25% are located. The portion of the site which is not subject to this ordinance would provide seven additional lots. The Yield Map also includes a public parkland dedication accessible via Town-standard internal roadway; this parkland is also contiguous to other public lands.

It should be noted that the proposed new units would be individually owned, with the remainder of the property including common areas and roadways to be owned and maintained by a condominium homeowners association (HOA). The project's internal roads will not be built to

interior of the property, leaving naturally vegetated buffers, approximately 150 feet in width, to be retained along the eastern property line and on the southwestern corner of the site. Retention of the vegetation in these areas will minimize the potential for adverse impacts for outside observers by minimizing the increase in visibility of the project. During the majority of the year (i.e., spring, summer and autumn, when trees are in leaf), the depth of the buffers, combined with the thickness of the vegetation and the mix of taller trees and understory will result in a minimal opportunity to discern the buildings.

Due to the conservation design of the project, the vegetation on the northern tip of the property and adjacent to the proposed cul-de-sac will be cleared to accommodate the cluster development and drainage retention features. In areas where vegetation will be cleared, a minimum of approximately 25 feet of landscaped buffer will be provided to screen the site from traffic and prevent impact on the adjacent properties.

In general, the impact of the project on the visual resources of the site will be to slightly increase the visibility of the buildings proposed, primarily from the west. Viewers closer to the site to the north, east and south will experience lesser degrees of impact, as the thickness and density of vegetation retained within the sites in these directions is greater than for the western buffer areas, which are currently less natural.

The project will also enhance the historic character of the area by use of landscaping, architectural designs and building materials complementary to the prevailing architecture of the district. While no architectural plans have been prepared, the applicant will ensure that the design will include architectural treatment and building materials having colors and textures consistent with the period exemplified by the Old Town Green Historic District.

Community Services

Socio-Economics

Development of the proposed project will result in a significant increase in the amount of tax revenue generated from the subject parcel, to be distributed to the various taxing jurisdictions. The additional taxes generated will help offset the additional expenses incurred by the various jurisdictions caused by an increase in service requirements from the proposed project. In order to quantify the projected future tax revenue generated as a result of the proposed project, the land assessment for the existing home (which is now situated on a large lot) was reduced to reflect the future conditions (from \$1,690 to \$500), thereby reducing the total assessment to \$4,900. The resulting tax revenue for this home is expected to be about \$11,912 per year. Based on tax bills for a comparable development of townhomes in the R-7 zoning district (on Southdown Court), it is estimated that the tax revenue generated by the nine new homes will be approximately \$13,325 each per year. It is expected that the project will result in an increase of approximately \$115,063 per year.

The proposed project will also result in generation of numerous, temporary jobs during the construction phase of the project, with subsequent secondary job generation following

development due to increased demand for local services (i.e. landscaping, clearing, maintenance, etc.). Consumer spending will have a "ripple" effect, providing additional economic benefit to providers of goods and services within the local area during and following construction. The project will also provide a permanent land use for the site that is viable and has a high probability of success through full utilization.

Schools

The proposed project is expected to result in 5 school-aged children, based on a multiplier of 0.35 school-aged children in each of the nine new 3-bedroom attached units and 1.12 school-aged children in the existing 4-bedroom home to be retained. These multipliers are based on a study prepared for Western Suffolk BOCES by the Center for Urban Policy Research, Rutgers University. Based upon the estimate that 3 school-aged children live in the existing homes on the property, the proposed development would account for an increase of only 3 students to the district. It is important to note that the increased school taxes will more than pay for the these 5 students; expenditures necessitated by the project will total \$73,875/year, but the project will generate \$85,694/year in school district taxes.

The Huntington UFSD response letter indicates that the district is obligated to provide educational services to all students in the district. However, as the increase in enrollment is only 3 students, and the project will more than pay for the students resident on the site, it is not anticipated that there will be any adverse impacts on the Huntington UFSD.

Police Protection

The response letter from the SCPD states that the proposed project "...should have a negligible impact upon this sector." In addition, the project will increase SCPD allocations to approximately \$16,377/year, which would defray at least a portion of the increased costs to the department to provide services to the site, if needed.

Fire Protection

In consideration of the residential nature of the project, it is not anticipated that additional or specialized training or staffing of the Huntington Fire District will be necessary.

Construction of the new homes will conform to applicable requirements of the NYS Fire and Building Codes. Fire/smoke detectors will be installed as required in new homes to render early warning of any fire incidents until professional assistance arrives. It is expected that the proposed project will generate approximately \$3,614 in annual tax revenue to the fire district, defraying a portion of the increased costs to the department to provide emergency services to the site.

Ambulances and Hospitals

There is a hospital and ambulance service provider in the immediate area of the project site. The proposed project will result in a minimal (28 capita) increase in population in the immediate vicinity. The proposed project will generate additional monies to the Town general tax districts, which should help offset any additional demand for social services. As a result, no significant impacts to healthcare facilities or ambulance service providers are anticipated.

3.3 Community Services

3.3.1 Existing Conditions

Socio-Economics

"most recent" = 2005/06

~~Table 3-2~~ below provides a summary of the tax rates and taxes for the project site based on the most recent tax bills (2004-05) obtained from the Town of Huntington. All taxes are calculated based on assessed valuation and individual tax rates, with the exception of the refuse district, which is a factor of the number of units.

Table 3-2
TAX GENERATION AND DISTRIBUTION
Existing Conditions

Tax Type	Tax Rate (\$/\$100 assessed)	Total (\$/yr)
School District - Huntington	157.523	10,696
Library District - Huntington	13.356	907
County, General	1.021	69
County, NYS-Mandated	1.909	130
County, Real Property Tax Law	1.814	123
County Police	30.105	2,044
Town/Pt.	9.148	621
Highway	9.405	639
Lighting District - Town-wide	0.974	66
Open Space Bonds, I & II	1.331	90
Fire Department - Huntington	6.643	451
Refuse District	370.37	741
Ambulance District - Huntington	2.306	157
Total	605.985	16,734

235.535

Schools

The project site is located within the Huntington Union Free School District (UFSD; Figure 12). A letter was sent to the Superintendent's office (Appendix J) to request specific information regarding the availability of bus service to the site, the name of the elementary school that would be attended by students living at this location and current costs associated with educating pupils in the district. The response letter indicates that students on the site would attend the following:

- Washington Primary School (grades K-3)
- Whitson Road, Huntington (approximately 2.1 miles to the south-southeast)
- Huntington Intermediate School (grades 4-6)
- Lowndes Avenue, Huntington Station (approximately 1.4 miles to the south-southwest)
- Finley Middle School (grades 7 & 8)
- Greenlawn Road, Huntington (approximately 0.6 miles to the east-northeast)
- Huntington High School (grades (9-12)
- Oakwood and McKay Roads, Huntington (approximately 1.5 miles to the southwest)

Figure 14). All non-hazardous solid waste generated in this district is taken to the Town of Huntington's Resource Recovery Facility. This facility handled approximately 316,000 tons of solid waste in 2004, with a maximum allowable throughput of 350,400 tons per year (NYSDEC, **Division of Solid and Hazardous Materials website**). The waste is then separated and sent to several facilities. The landfill component (ash) is sent to the Brookhaven and Babylon facilities; the incinerator component is sent to the Northport facility. The recyclable component is sold and sent to multiple sources, currently being the OMNI facility in Westbury (**Appendix J**).

3.3.2 Anticipated Impacts

Socio-Economics

Development of the proposed project will result in a significant increase in the amount of tax revenue generated from the subject parcel, to be distributed to the various taxing jurisdictions. The additional taxes generated will help offset the additional expenses incurred by the various jurisdictions caused by an increase in service requirements from the proposed project. In order to quantify the projected future tax revenue generated as a result of the proposed project, the land assessment for the existing home (which is now situated on a large lot) was reduced to reflect the future conditions (from \$1,690 to \$500), thereby reducing the total assessment to \$4,900. The resulting tax revenue for this home is expected to be about \$11,912 per year. Based on tax bills for a comparable development of townhomes in the R-7 zoning district (on Southdown Court), it is estimated that the tax revenue generated by the nine new homes will be approximately \$13,325 each per year. **Table 3-3** provides a breakdown of the estimated tax revenue to be generated by the project. Based on this analysis, it is expected that the project will result in an increase of approximately \$115,063 per year.

The proposed project will also result in generation of numerous, temporary jobs during the construction phase of the project, with subsequent secondary job generation following development due to increased demand for local services (i.e. landscaping, clearing, maintenance, etc.). Consumer spending will have a "ripple" effect, providing additional economic benefit to providers of goods and services within the local area during and following construction. The project will also provide a permanent land use for the site that is viable and has a high probability of success through full utilization.

Schools

The proposed project is expected to result in 5 school-aged children, based on a multiplier of 0.35 school-aged children in each of the nine new 3-bedroom attached units and 1.12 school-aged children in the existing 4-bedroom home to be retained. These multipliers are based on a study prepared for Western Suffolk BOCES by the Center for Urban Policy Research, Rutgers University. Based upon the estimate that 3 school-aged children live in the existing homes on the property, the proposed development would account for an increase of only 3 students to the district. It is important to note that the increased school taxes will more than pay for the these 5 students; expenditures necessitated by the project will total \$73,875/year, but the project will generate \$85,694/year in school district taxes.

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

RICHARD J. LAVALLE, P.E.
CHIEF DEPUTY COMMISSIONER

CHARLES J. BARTHA, P.E.
COMMISSIONER

LESLIE A. MITCHEL
DEPUTY COMMISSIONER

July 14, 2006

Town of Huntington
Department of Planning & Environment
100 Main St.
Huntington, N. Y. 11743

Attn: Anthony J. Aloisio, Director

Re: CR 35, Park Avenue
Kiruv Estates "DEIS"
SCTM#0400-073-01-038, 041.1 & 042 and 0400-097-02-107

Dear Mr. Aloisio:

We are in receipt of the DEIS for the above. Be advised that certain pedestrian accommodations will be required to be installed by this developer at the signalized intersection of CR 35, Park Avenue and Woodhull Road. Pedestrian signals and associated crosswalks will be required to be installed under a highway work permit from this Department. C-45
2.30

Before a permit is issued by this Department for these improvements, documentation pursuant to Section 239F of the New York State General Municipal Law must be forwarded to us from the Town Building Department for our review and comments. C-46
2.30

If you have any questions, kindly contact this office at 852-4100.

Very truly yours,

William Hillman, P.E.
Chief Engineer

By: 
M. Paul Campagnola
Director of Highway Planning & Permits

WH:MPC:ln

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
	SR ✓
AGENDA	
ADDED STARTER	

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

APPENDIX D

WRITTEN PUBLIC COMMENTS

Comments to Kiruv Estates Subdivision
Application Draft Environmental Impact
Statement June 2006
Prepared by Nelson, Pope & Voorhis, LLC

Residents for the Preservation of Hilaire Woods
Planning Board Meeting 7.26.06

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
Prepared by Nelson, Pope & Voorhis, LLC
from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06

Since 2001, Residents for the Preservation of Hilaire Woods have sought to preserve the contiguous properties along the western side of Park Avenue in Huntington Village - collectively are known as the Hilaire Woods - and establish The Huntington Heritage Trail.

The Kiruv Estates Subdivision (7.07Acres) occupies what is known as “The Park Avenue Dairy Site” is an historic site and integral part of the woodlands. It is considered a historic site with several of the oldest homes in the town and contains one of the few surviving examples of a concrete dairy barn in New York State.

Any subdivision application should be evaluated in the context of its impact on the natural environment, historic resources and the ability of the proposed project to balance preservation with development.

To date, the Town of Huntington – at times in cooperation with Suffolk County has acquired almost 10 Acres of the Hilaire Woods comprised of:

- 8 Acre Parcel acquired in 2002 from Walter Morris
- .78 acres of subdivided lots at Hilaire Drive – Trail headway in 200x
- 1.0 Acre Parcel from Peter Gottsegen in 2006

In addition, the Town and County Own adjacent land that totals some 1.5+ acres and the Huntington School District owns approximately 24.9 acres.

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
Prepared by Nelson, Pope & Voorhis, LLC
from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06

Resident's for The Preservation of Hilaire Woods advocated for the preservation of the entire 7.42 acre parcel know as the Park Avenue Dairy site and included this parcel as part of our Recommendation for EOSPA Consideration – Open Space Acquisition on November 19, 2001 for the entire Hilaire Woods and Heritage Trail complex. A copy of this recommendation of which is being supplied to the Planning Board today.

The application:

- Identifies all the parcels within the Hilaire Woods – Huntington Heritage Trail
- Identifies the historic structures (inventoried by New York State) and archeological sites located within the Dairy Site
- Identifies prior uses of the properties that are historically significant
- Identifies potential uses for the properties along the trail

In addition to the Application, we are also submitting a Power Point Presentation that was made to the Town Board in early 2002 that provides a map and photographs of the properties in Hilaire Woods and along the trail.

It is understood that the owner of the Kiruv subdivision is not a willing seller of the parcel and as such it can not be considered for purchase by the Town.

As such, our comments will be related to the proposed plan for the Kiruv subdivision - as outlined in the DEIS (Draft Environmental Impact Statement).

Our support of those elements of the plan that are in keeping with preservation goals as well as our concerns and suggestions for improvement are outlined for your consideration.

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
Prepared by Nelson, Pope & Voorhis, LLC
from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06

After review of the DEIS and the submitted plan which calls for:

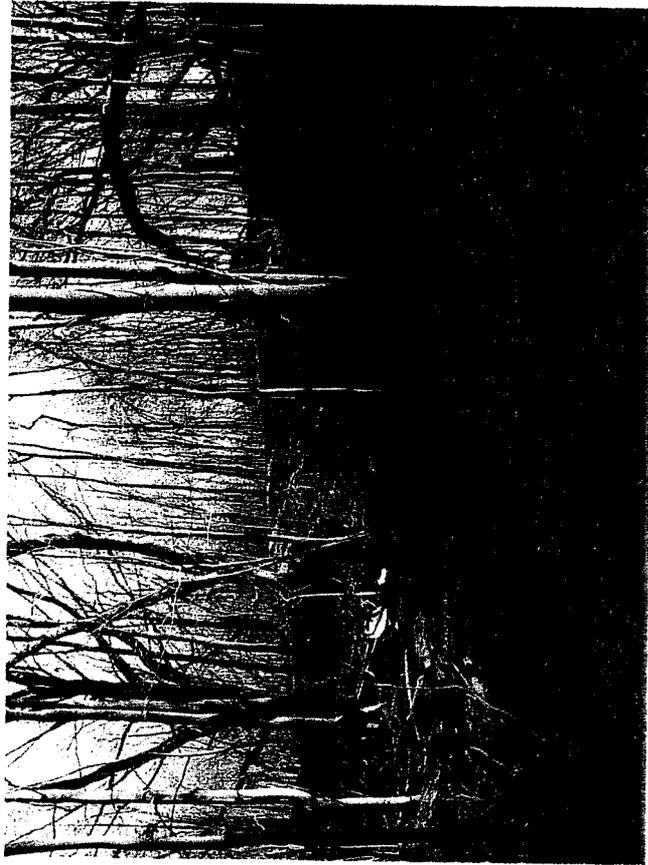
- 10 units (nine new, one existing) clustered on the site
- 2.98 acres of conservation area, including wetlands and woodlands
- .97 acres and two historic residences deeded to the town (price of houses TBD); including land for the extension of the Heritage Trail
- Removal of the historic Dairy Barn, Silo and Milk House
- More than half the property (3.95 of 7.07 acres will be preserved)
- Inclusion in the Huntington Sewer District
- 14,175 SF footprint for four residential structures containing the nine new units
- Site access via a 30-foot paved cul-de-sac from Woodhull Road
- 3.12 acres of clearing, or 44% of the site; .93 acres of which are natural woodlands
- Installation of approximately 800 feet of retaining walls

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
 Prepared by Nelson, Pope & Voorhis, LLC
 from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06

While this plan does strike a balance between preservation and development that is responsive to the need to protect and preserve significant amounts of natural and historic resources, we outline areas of concern as they relate to each of the components as follows:

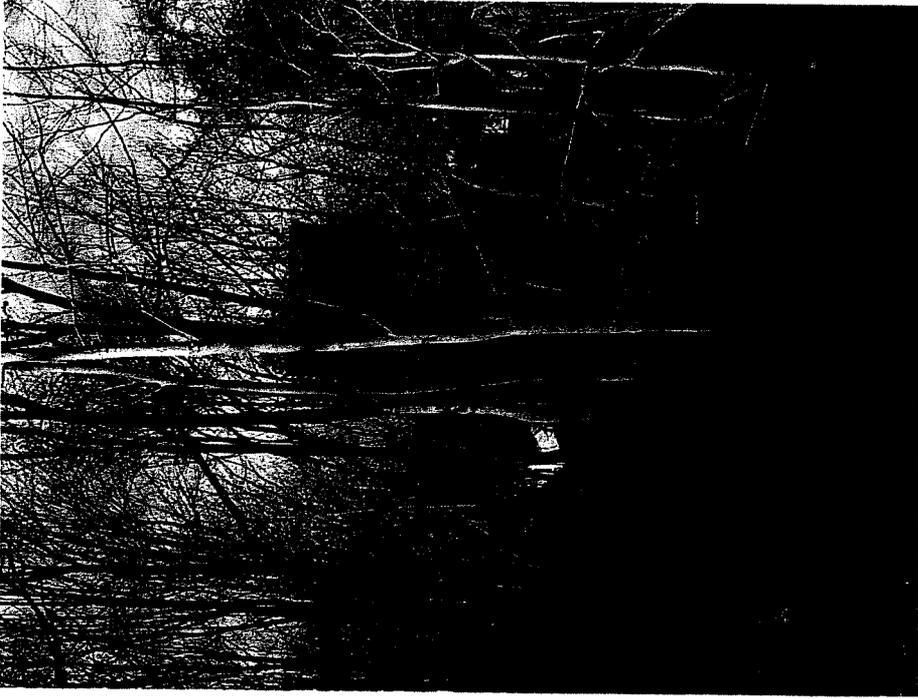
- 2.98 acres of conservation area, including wetlands and woodlands – **This does not protect the most heavily and steeply wooded area of the site adjacent to the existing Barn and Silo. We refer to this area as the amphitheatre, as it is flat around the Silo and then the land rises fast and steeply to form a ridge to the south west of the Silo that produces a natural amphitheatre.** The plan calls for two units to be built in this area and the destruction of the steep slope and woodlands that comprise this area as exhibited in the accompanying photos.

D-1
2.13



- Amphitheatre/steepslope woodlands would be destroyed for units #9, # 10 and creation of cul-de-sac 4

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
 Prepared by Nelson, Pope & Voorhis, LLC
 from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06



Phot left: View looking down from top of ridge to Silo and barn, this area would be carved away and flattened to make way for the cul-de-sac, retaining walls and units #9 and #10 of the subdivision.



Photo right, mature tree in woodlands just south of the Silo

- > Amphitheatre/steepslope woodlands would be destroyed for units #9, # 10 and creation of cul-de-sac

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
 Prepared by Nelson, Pope & Voorhis, LLC
 from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06

➤ .97 acres and two historic residences deeded to the town (price of houses TBD); including land for the extension of the Heritage Trail. **This element of the plan preserves the historic homes, but divides and preserves the woodlands along the northwestern portion of the site along Woodhull Road and makes accomodation for the Heritage Trail.**

D-3
2.13

➤ Removal of the historic Dairy Barn, Silo and Milk House. **This is a most unfortunate aspect of the plan as it removes the Dairy Barn, Silo and Milk House. While the intent is to develop the flat portion of the property between the steep slopes to the west and the wetlands to the east, resulting in the destruction of these historic buildings. While the New York State Office of Parks, Recreation and Historic Buildings recommended adaptive re-use of these properties, it would be difficult to achieve while developing the small portion of land that is less environmentally sensitive. While the barn and the silo are in poor condition, they are beautiful structures that even if preserved as “ruins” have intrinsic value to the community as exhibited by the following photographs.**

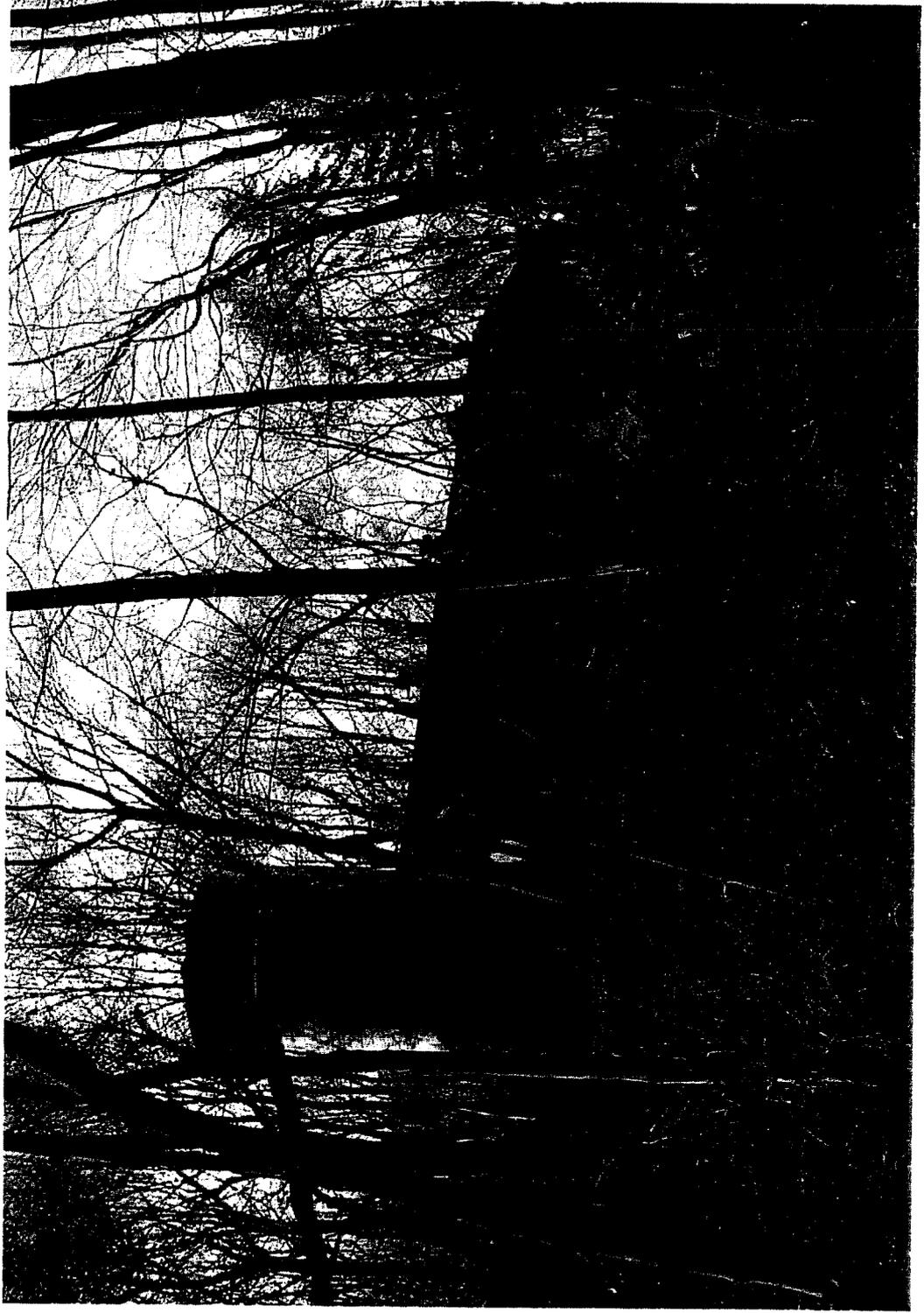
D-4
2.4



East side of Dairy facing pathway

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
Prepared by Nelson, Pope & Voorhis, LLC
from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06

East side of Dairy and Silo



Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
Prepared by Nelson, Pope & Voorhis, LLC
from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06



Left: Silo with Dairy in background



Above: Inside Silo looking toward sky

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
 Prepared by Nelson, Pope & Voorhis, LLC
 from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06

- More than half the property (3.95 of 7.07 acres will be preserved); **This is an admirable component of the plan and while it achieves conservation that is considerable, a significant portion of the steep slope woodlands south and west of the Dairy will be destroyed and replaced with a cul-de-sac, retaining walls and two residential units.** D-5
2.13
- **If units #9 and #10 were located elsewhere, this area along with the Silo could be preserved as a historic artifact** D-6
2.13
- Inclusion in the Huntington Sewer District. (no comment)
- 14,175 SF footprint for four residential structures containing the nine new units (no comment)
- Site access via a 30-foot paved cul-de-sac from Woodhull Road. **The cul-de-sac requires removal of significant hillside and installation of a retaining wall.** D-7
2.13
- 3.12 acres of clearing, or 44% of the site; .93 acres of which are natural woodlands. **This portion of woodlands is referred to above and could be preserved, resulting in less clearing and retention of hillside, steep slope and natural vegetation.** D-8
2.13
- Installation of approximately 800 feet of retaining walls. **The retaining walls must be necessary given the amount of steep slope being removed from the western side of the property behind the existing Dairy Barn and Silo. If the portion of the property were not developed with units #9 and #10, this could be mitigated.** D-9
2.13

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
Prepared by Nelson, Pope & Voorhis, LLC
from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06

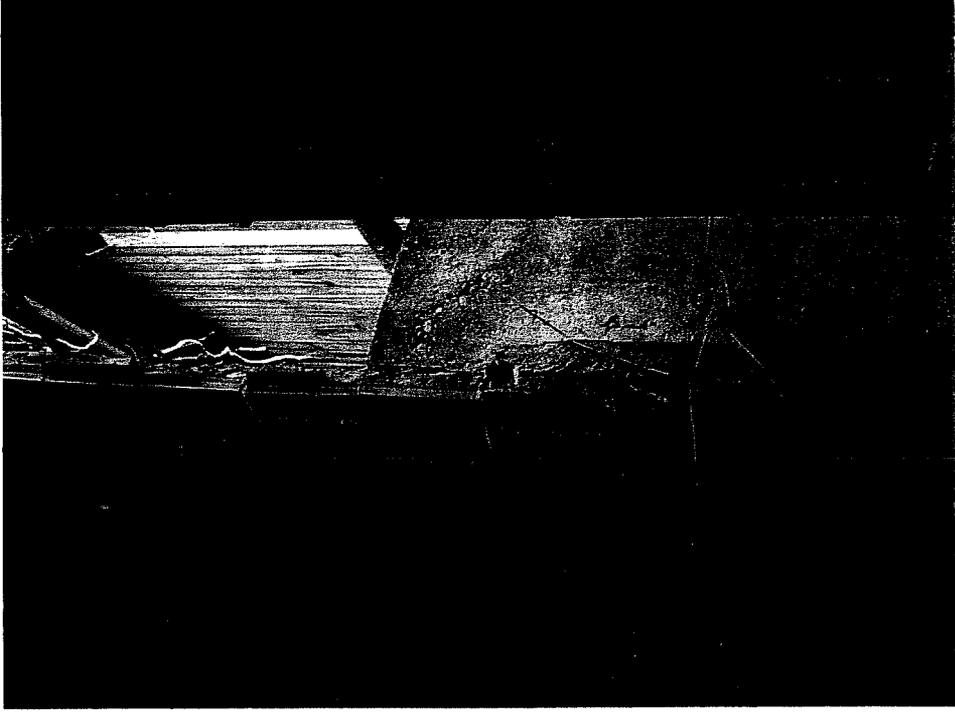
Kiruv Capital submitted a number of alternative plans for development, as outlined in the DEIS.

Alternative 4 is preferred over the considered submission for the following reasons:

- More natural contiguous area retained
- Less paved surface and elimination of the cul-de-sac
- Historic residences are preserved and part of development
- The Milk House is preserved and dedicated to the town

In this alternative the following modifications could mitigate negative impacts:

- Relocation of Unit #10 from the steep slope area to a site along Woodhull Road or adjacent to the farm house could preserve significant hillside
- The amphitheatre and **Silo** could be retained and restored as an historic artifact and be incorporated as part of the development
- The pond could be added to the area dedicated to the town as open space preservation
- With these modifications, the developer might still yield 10 units while negative impacts are mitigated



The Silo could be restored as a historic artifact and be incorporated into the design of the development

Comments to Kiruv Estates Subdivision Application Draft Environmental Impact Statement June 2006
Prepared by Nelson, Pope & Voorhis, LLC
from Residents for the Preservation of Hilaire Woods – Planning Board Meeting 7.26.06



The Milk House (above) as seen from the Dairy would be relocated and preserved under Alternative 4



Significantly more woodlands (right) could be preserved under alternative 4, this might further be enhanced with the relocation of Unit #10 out of the woodland area to flat portion of property along Woodhull Road or adjacent to the farm house.

**Cynthia A. Scudieri
8 Glendon Court
Huntington, New York 11743**

Telephone (631) 271-4260

August 7, 2006

Huntington Town Hall
Attn. Robert Riekert, Deputy Director
Dept. of Planning and Environment
100 Main Street
Huntington, NY 11743-6991

Via: E-Mail
Planning@Town.Huntington.ny.us

RECEIVED
PLANNING DEPARTMENT
TOWN OF HUNTINGTON, NY
05 AUG -8 AM 7:58

Re: Kiruv Estates
**Public Hearing on preliminary application for subdivision and
development of "Cluster" homes**

Dear Mr. Riekert:

In furtherance of the July 26 public hearing and the many comments made by residents in opposition to the above proposed development, I would like to once again bring to your attention my individual concerns. First of all, although it was explained to me at the hearing what "cluster" homes are and how they can be useful in preserving open space, I continue to believe this particular type of housing development may have adverse effects to the overall nature and beauty of the Huntington Historic (Old Village Green) District. Through my independent research, I have found that there is very little information that sets "cluster" homes apart from townhouses and condominiums. If this type of development is allowed to proceed, other developers, such as the Sunny Pond Estates, will seek to use the little open space in this area to develop similar housing. This is not the type of housing that has been indicative of the Huntington historic district in the past. Contrary to the applicant's DEIS which states "similar high quality housing already exists," there is no development of this nature in the "historic district" to my knowledge. Since it is the Planning Board's Mission to "provide support for planning and land-use decisions that enhances the *character* of the community, *preserves* the quality of life and maintains the health safety and well-being of the people in the Town of Huntington," it is my sincere hope that the Planning Board will take into consideration the adverse effects any such construction will have on our quality of life by detracting from the aesthetics and character of the Huntington Historic District in question. As a life long resident of Huntington, I would like to see its rural characteristics preserved and not transformed into an urban community.

Furthermore, as I stated at the hearing, there are many residents who endure the effects of the high water table in this area. We have sought the assistance of the town for many years in attempting to alleviate these problems. The town has acknowledged our problems, but has indicated that the sewer treatment facility is running at full capacity. Under no circumstances should new construction be allowed into the line on

D-10
2.15

D-11
2.1

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
SR	
AGENDA	
ADDED STARTER	

↑ Park Avenue when we have an acknowledged need for this service. I personally, as well as I am sure many residents in this surrounding area, have gone through great expense in preserving my family's quality of life with regard to the problems caused by the water levels in the area. The town needs to address current residents' problems and look at the potential new drainage problems caused by any new development in this low lying area. The developer may have solutions for drainage on the Kiruv Estates site, but what problems are the development potentially going to cause surrounding residents. This area will be required to handle potential additional water usage of nine families. This, along with the removal of many mature trees on the hillside in preparation of developing the land, may be enough to exacerbate our existing problems.

I look forward to hearing of the board's decision. Thank you for your time and attention to this matter.

Respectfully,

Cynthia A. Scudieri

Cynthia A. Scudieri

Chris Gallagher

From: cynthia scudieri [skidrow@optonline.net]
Sent: Monday, August 07, 2006 6:15 PM
To: PLANNING
Subject: Re: Kiruv Estates Subdivision Application and DEIS

Importance: High



kiruv.ltr.doc

Please see attached letter with regard to the above matter.

Chris Gallagher

From: ZULUBOB@aol.com
Sent: Saturday, August 05, 2006 4:45 PM
To: PLANNING
Subject: Kiruv Estates proposal from Kiruv Capital Corporation

Dear Mr. Riekert and Mr. Robin,

Please accept this response to the Kiruv Estates proposal. Unfortunately, we missed the public hearing on July 26.

Thank you.

Sincerely,
Robert Grunder
J. Sue Nestor

RECEIVED
PLANNING DEPARTMENT
OFFICE OF BOSTON, N.Y.
06 AUG - 7 AM 8:09

DIRECTOR	
DEPUTY DIR	<i>[Signature]</i>
ASST. DIRECTOR	<i>[Signature]</i>
	<i>[Signature]</i>
AGENDA	
ADDED STARTER	

Mr. Robert Riekert
Deputy Directory
Department of Planning and Environment

Mr. Scott Robin
Senior Environmental Analyst
Department of Planning and Environment

Huntington Town Hall
100 Main Street
Huntington, NY 11743

ATTN: Town of Huntington Planning and Environment Department
ATTN: Environment Open Space and Park Fund Review Advisory (EOSPA) Committee

RE: Kiruv Capital Corporation proposal for Kiruv Estates
SCTM 0400073.0001.00038.000
SCTM 0400073.0001.00039.000
SCTM 0400073.0001.00040.000
SCTM 0400073.0001.00041.001
SCTM 0400073.0001.00042.000
SCTM 0400097.0002.00107.000

RECEIVED
PLANNING DEPARTMENT
TOWN OF HUNTINGTON, N.Y.
06 AUG - 7 AM 8: 08

Dear Messrs. Riekert, Robin,

D-12
2.12

It is quite apparent that the proposed destruction of this historic site by the Kiruv Capital Corporation for the construction of four (4) groups of attached units is in complete disregard of the historic nature of the property in the historic center of Huntington. The loss of yet another historic landmark only brings the approach of urban sprawl that much closer. As residents of Huntington with a home on Woodhull Road for many years, my family has enjoyed the benefits that the Old Town Green Historic District has to offer. We never thought that there was a grand plan to be an urban part of Queens. Only the wealthy enclaves in Nassau County have survived the developer onslaught. Is Huntington to be next? Why does the esthetic appeal of an under-utilized property, that is a natural gem that would be coveted if it were in a wealthy enclave, instill a sense of foreboding amidst those who must develop any fallow land at all costs? Must we get rid of it? Can't we value it? Can't we make it a desirable jewel of Huntington? A unique location, the intersection of Park Avenue and Woodhull Road, with historic buildings on all four (4) corners, not to mention the Huntington Armory, would be a natural setting as a gateway to Huntington Old Town Green Historic District, in conjunction with the Huntington Historical Society, which is also on the intersection of Park Avenue and North Woodhull.

The historic dairy barn and silo, along with the rental cottage, should be restored, either as elements of an historic landmark or as part of a Huntington park in conjunction with the Huntington Heritage Trail, which has also been struggling to survive its incubation. If the site is destroyed, it will be lost not only to the Long Island community, but to future generations as well. We have an historic opportunity to preserve a piece of Old Huntington which future generations will enjoy and who will be thankful that the Town of Huntington had forethought to preserve this important connection to the history of Long Island.

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	

Woodhull Road has seen an increase in traffic as the population Huntington has increased in recent years. It has become more and more a through route to the railroad station. There was a time when no heavy trucking was allowed on Woodhull Road, which has never been repealed, as far as this resident is aware, though no one would know it. Woodhull Road is only a two (2) lane road, and with all the traffic, seems to have become a major thoroughfare of a major city. Adding more homes at the intersection of Park Avenue is even more preposterous. The traffic jams on Park Avenue are notorious as it is, and the traffic on Woodhull Road has continued to increase. With increased number of trucks, school buses for the Woodhull Middle School, and add to that the town bus route, have had a negative effect on the quality of life for the residents of Woodhull Road. Our road access to Huntington village is either via Park Avenue or Spring Street, on which we've endured ever increasing bottlenecks. Even Spring Street has become subject to extensive traffic congestion. Widening these roads is not an option. Adding a new subdivision and a new access road will only make things worse. The addition of yet another access road (Kiruv Court) on Woodhull Road only 300 feet from the intersection of Woodhull and Park, will additionally result in Kiruv Estates residential vehicles slowing for turns to enter the subdivision. This will present an additional traffic hazard as well.

D-13
2.5

During heavy storms, there is always major flooding at the intersection of Park Avenue and Woodhull Road due to the gradient of Woodhull Road. The addition of another subdivision, which will bring an increase in water runoff, will only make things worse.

D-14
2.1

Now is the time for the Huntington Planning Board and EOWPA to reverse this travesty and stand up for the interests of historic preservation. Had we not been away on vacation, we would have attended the Town Hall hearing on July 26, 2006, to voice our concerns.

Sincerely,

Robert Grunder

Sue Nestor

125 Woodhull Road

Huntington, NY 11743

RECEIVED
 PLANNING DEPARTMENT
 TOWN OF HUNTINGTON, N.Y.
 06 AUG - 7 AM 8:09

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	

Chris Gallagher

From: Lisa Gulino [lgulino1@optonline.net]
Sent: Saturday, August 05, 2006 8:29 AM
To: PLANNING
Subject: Subdivision Application of Kiruv Capital Corp.

RECEIVED
PLANNING DEPARTMENT
TOWN OF HUNTINGTON, NY
06 AUG - 7 AM 8:13

To: Huntington Town Planning Board
Chairman: Paul Mandelik
Members: Steven Schnittman, Mitchel Sommer, Lorraine Santoianni, Avrum Rosen, Lynn Healy, Jane Devine

Re: Subdivision Application of Kiruv Capital Corp.

August 1, 2006

Dear Planning Board Chairman and members:

I attended the Huntington Town Board meeting on July 26, 2006 with particular interest in hearing about the subdivision application of Kiruv Capital Corp. (One Old Country Road, Carle Place, NY 11514) who want to develop the property at the southwest corner of Woodhull Road and Park Avenue in Huntington, designated as parcels 0400-073-41-038, 041.1, 042 and 0400-097-02-107.00 on the Suffolk County tax map.

I will not easily forget the pleas of the neighboring historical homeowners who are continually beleaguered by flooding due to the high water table. I have heard more than one environmental presentation at Town Hall in the past few years which has explained the environmental sensitivity of this property, its importance as wetlands and the high risk that development would pose to its neighbors.

I'm extremely disappointed that development of this fragile property is again on the table. Environmental concerns coupled with the unparalleled rich historical value of this property (i.e., so many undisturbed historical elements in one parcel of land, on a corner property that complements three other historical corners) make it a no-brainer that this property should be preserved and restored as the treasure that it is. The four corners of Woodhull Road and Park Avenue are one of the most beautiful aspects of our town, a shining tribute to our history. When Hillaire Woods advocates made an impressive presentation about the Heritage Trail proposal a few years ago, I hoped that some positive action by the town might be taken.

D-15
2.1

It is essential that we protect this sensitive property and support the tireless and generous owners of the historical homes surrounding it. These homes provide charm and educational value to our community, and are a reason many of us chose to live here. It would be unconscionable to allow Kiruv Estates to develop this property with such a high risk of endangering its neighbors. It would also be unjust to provide them connection to the town's sewer system when it has so long been denied to these other homeowners.

I hope you will carefully consider all the issues and choose in the best interest of Huntington - a place so unique on Long Island. What little we would gain from this development, how much we would lose!

Thank you.

Sincerely,

Lisa H. Gulino
186 Woodhull Road
Huntington, NY 11743

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
	SK
AGENDA	
ADDED STARTER	

Stephanie Madoff & Tim Phillips
182 Woodhull Rd.
Huntington, NY 11743
Tel. 631.470.3510

Huntington Town Board
100 Main Street
Huntington, NY 11743
Attn: Mark Cuthbertson, Susan Berland, Stuart Besen, Glenda Jackson

Re: Subdivision Application of Kiruv Capital Corp.

August 6, 2006

Dear Huntington Town Board,

As homeowners of 182 Woodhull Road, we are extremely interested in the outcome of the proposed subdivision application for Kiruv Capital Corporation (One Old Country Road, Carle Place, NY 11514). This proposed subdivision is for development of the southwest corner of Woodhull Road and Park Avenue in Huntington, designated as parcels 0400-073-41-038, 041.1, 042 and 0400-097-02-107.00 on the Suffolk County tax map. It is our position that this application should be denied for environmental and historical reasons.

For environmental reasons, we believe the freshwater wetlands on this property could be at risk. Additionally, the proposed subdivision and development could put undue stress on the property's high water table adversely impacting neighboring properties with flooding. This is an ecologically important and sensitive property and conservation is critical.

D-16
2.1

In addition to the negative environmental impact this subdivision poses, the property also has great historical significance to the Town of Huntington. The four corners of Woodhull Road and Park Avenue are among the most beautiful and historically significant parts of Huntington and should without question be historically preserved.

D-17
2.12

As homeowners and concerned neighbors, we feel it is essential that we protect this ecologically important and historically valuable property. It would be unconscionable to allow Kiruv Estates to subdivide and develop this property which could threaten the property's freshwater wetlands, pose potential flood risks to neighbors and devalue its historical significance.

We appeal to your integrity and responsibility, as an elected official, to choose in the best interest of Huntington and deny this application of subdivision.

Thank you.

Sincerely,
Stephanie Madoff & Tim Phillips



Print - Close Window

Date: 7 Aug 2006 14:15:59 -0000
From: MAILER-DAEMON@alder.invision.net
To: pbikoff@yahoo.com
Subject: failure notice

. This is the qmail-send program at alder.invision.net.
I'm afraid I wasn't able to deliver your message to the following
addresses.
This is a permanent error; I've given up. Sorry it didn't work out.

'kwingate@town.huntington.ny.us':
Sorry, I couldn't find any host named town.huntington.ny.us'. (#5.1.2)

- Below this line is a copy of the message.

Return-Path: <pbikoff@yahoo.com>
Received: (qmail 19658 invoked by uid 152); 7 Aug 2006 14:15:58 -0000
Received: from unknown (HELO INV-HOST-WEB1) (69.18.156.9)
by mail.invision.net with SMTP; 7 Aug 2006 14:15:58 -0000
Message-ID: <19750153.1154960352312.JavaMail.SYSTEM@INV-HOST-WEB1>
Date: Mon, 7 Aug 2006 10:19:12 -0400 (EDT)
From: pbikoff@yahoo.com
To: 'kwingate@town.huntington.ny.us'
Subject: TownOfHungtion - Contact Form
Message-Version: 1.0
Content-Type: text/plain; charset=UTF-8
Content-Transfer-Encoding: 7bit
Mailer: ColdFusion MX Application Server

Contact Type: Site Comments
Title: Paul Mandelik, Chairman
Description:

Paul - I just read about the plans to develop land on Woodhull Road
west of Park Avenue by Kiruv Estates. I read in the Long Islander
that "...In a previous interview, Mandelik praised Kiruv Corporation
proposal to preserve more than half of the space it has set its sights
on." This causes me much concern. Instead of praise, they deserve
condemnation and a strong "NO." I live along Hilaire Woods, and the read-tailed
owls, and the family of 4 great-horned owls, and the field mice, and
the praying mantis,, and the red-bellied woodpecker. We're not talking
about hundred's of thousands of remaining acres leftover after their
development. EVERY square inch matters. The developers are out of control
and have been for some time...they are only concerned with building and
profit. Who should "GIVE A HOOT"? ANYBODY WHO LOVES HUNTINGTON!!!!-
THANK YOU! - paul (516) 456 - 9123
mail: pbikoff@yahoo.com

Contact Information

Salutation: Mr.
First Name: Paul
Last Name: Bikoff
Business/Organization:



D-18

2.32

Address: 14 Bartlett Place
City: Huntington
State: NY
Other:
Zip: 11743
Phone: 5164569123
E-mail: pbikoff@yahoo.com

FROM THE DESK OF

PAUL A. BIKOFF

DATE: 8/13/06



(631) 385-3330

FAX: (631) 385-8902

E mail: pbikoff@yahoo.com

Chairman Paul Mandelik
Planning Board/ Town of Huntington
100 Main Street
Huntington, N.Y. 11743

Re: Kiruv Estates

Dear Paul -

D-19
2.32

I live at the far end of Hilaire Woods and the Preserve. The four great horned owls that live there told me they would:

- 1) Like the Town to deny any permits/ approvals
- 2) Have the Town acquire the land
- 3) Failing that, INSIST that the SILO be restored and preserved. Let the prospective buyers pay more, and let Kiruv make less, but KEEP THE SILO!!!

Who gives a HOOT & A HOLLER?!

WE DO!!!

THANK YOU!

08 13 2006 09 51 AM '06

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	
TOT. CORR.	1

• HUNTINGTON, NY 11743

MAILING ADDRESS:
P.O. BOX 2209 • HALESITE, NY 11743

John L Smith
503 Park Avenue
Huntington, N.Y. 11743

RECEIVED
PLANNING DEPARTMENT
AUG - 1 PM 12:35
HUNTINGTON, N.Y.

Huntington Planning Board
190 Main Street
Huntington, N.Y. 11743

August 1, 2006

Ladies and Gentleman of The Planning Board,

My name is John L Smith and I reside at 503 Park Avenue, Huntington, N.Y. 11743. I am asking you to deny the application of Kurov Estates to develop the land to the ~~land~~ to the rear of my Property.

My reason is the water problem that now exists and the greater water problem that will come about by disturbing these wet lands. In the twenty years I have resided here I have seen my rear lawn go from a sea of green to rear yard covered by $\frac{3}{4}$ in stone. I had to apply this stone when I could know longer push a lawn mower through the ~~M~~ that has been created by the water seeping through the ground. Parts of my rear yard is now under water 24/7. Recommendations in the winter.

D-20
2.1

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	

Futhermore I had to install a French drainage system in my cellar to keep my house from floating away at a cost of thousands and thousands of dollars. I love my Huntington home and I want my family to be secure living in it - just as you want to be secure living in yours.

I feel the removal of the trees on this rear hilly area and the digging into the clay sub soil are going to bring water problems to our house's and streets in the area the likes we have never seen before.

Please I am asking you to deny the developing of this hillside property behind our Park Avenue home

Sincerely,
John L. Smith

Date: July 10,2006

To: Huntington Town Planning Board
Paul Mandelik, Chairman
Town of Huntington
100 Main Street
Huntington Long Island, New York
11743-6991

From: Loretta G. Kepler
414 Park Avenue
Huntington, NY 11743-3751
(631) 271-4628

Regarding: Sewer hookup on Park Avenue

Dear Sirs & Ladies,

Thank you for sending me the notice of a hearing for the subdivision of the Kiruv Estates property which will be held on July26th, 2006. At this time I would like to remind the Planning Board of a recommendation that was made by the Huntington Town Board that included my house and the other two historic houses, (those of the Metcalf's and the Reed's homes) to be included in this proposed project for the Huntington Sewer District line. I have included copies of a letter from the Town Board regarding this matter, and a letter that I sent to the members of the Town Board in April, describing the drainage situation on our end of Park Avenue.

Sincerely,

Loretta G. Kepler

11743-6991

DIRECTOR		
DEPUTY DIR		
ASST. DIRECTOR		✓
BS		
SR		✓
AGENDA		
ADDED STARTER		
TECH	CORE.	✓

Stuart Besen

From: Schaub [brschaub@optonline.net]

Sent: Tuesday, August 01, 2006 4:58 PM

To: mccutherbertson@town.huntington.ny.us; Susan Berland; Stuart Besen; Glenda Jackson

Dear Board Members,

At the July 28 town meeting, two spokespeople for the Kiruv Estates subdivision stated that they are building "affordable housing for their children" and plan a "community center" on the site.

People who currently live on the site have been told that a "religious school" is going to be built where the barn silo currently is.

This is a town historic site. Has the town approved this? What is going on?

I live nearby in a town landmark house and want to see Huntington's historical uniqueness preserved. Thank you for considering this.

Sincerely,
Richard Schaub, Ph.D.

D-21

2.12

Chris Gallagher

From: Schaub [brschaub@optonline.net]
Sent: Thursday, August 03, 2006 10:46 AM
To: Susan Berland
Cc: Stuart Besen; Glenda Jackson; PLANNING; jon.cooper@co.suffolk.ny.us

RECEIVED
PLANNING DEPARTMENT
TOWN OF HUNTINGTON, N.Y.
06 AUG -3 AM 11:09

Re: Subdivision Application of Kiruv Capital Corp.

August 3, 2006

Dear Huntington Town Board Member,

On July 26, 2006 I attended the Huntington Town Board meeting addressing the Kiruv Capital Corporation subdivision and development of the property on the southwest corner of Woodhul Road and Park Avenue (parcels 0400-073-41-038, 041.1, 042 and 0400-097-02-107.00 on the Suffolk County tax map).

A number of people at the meeting expressed their concerns about the issue of the effect of construction on the fragile wetlands that this property contains. Specifically, there were concerns about the drainage in an area that is already vulnerable to flooding. Houses in the area are already affected by the underground springs that run through this area. I spoke with a person who rented one of the historic houses on this property and this person described digging a hole in his back yard and after digging down less than two feet had to stop because water from the spring was spurting up to the surface. At the meeting, one of the developers addressed this concern by using an analogy to a sponge, saying if one part of a sponge is blocked off the remaining part of the sponge absorbs the liquid. In response to this, I would say that I have never had a sponge with an unlimited capacity to absorb liquid, so this makes no sense at all

So what we are dealing with is a fragile underground spring that is part of one of Huntington's few remaining lovely, bucolic and historically significant corners, surrounded by many other historic landmarks. If the town expands the sewer district to accommodate this development we will be diverting this spring into the sewer system thereby burdening the sewer system with this now polluted spring water that is now going where? Into the bay? Into an already overtaxed processing system? This is a spring, not "just" household waste. If there is no sewer access, the septic system will be leaching this household waste back into the stream and it will be showing up where - in the lovely stream in the Village Green? In Hecksher Park?

The environmental concerns regarding wetlands and open space are significant enough to bring this project to a halt. But, as a long time Huntington resident I hope the elected officials entrusted with the protection of this town, one that is nationally recognized as a unique community blending natural beauty, rich culture, a charming town center with wonderful shops and restaurants that draws visitors from all over as well as a wonderful place to live and raise a family, would allow this rich historic site to be destroyed. Once this is destroyed there

DEPUTY DIRECTOR	
EMPLOYEE	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	

D-23
2.31

D-23
2.12



↑ is no going back. Any opportunity for archeological and historical research is lost. As for the existing historical houses on the property that are supposedly being "preserved" by the current owners, it is readily apparent that they are deteriorating, neglected and being rented to transients with no investment in their care.

Thank you for your consideration of these concerns. I look forward to your response.

Sincerely,

Bonney Schaub
2 Murray Court
Huntington, New York 11743

July 31, 2006

Glenn and Diane Ichel
27 Bellaire Drive
Huntington, NY 11743
(631) 673-8359

Mr. Paul Mandelik, Chairman
Town of Huntington
Planning and Environment Department
100 Main Street
Huntington, NY 11743

Re: Kiruv Estates DEIS and Development Plan

Dear Chairman Mandelik,

We are writing this letter to express our reasons for being thoroughly opposed to the Kiruv Estates development plan presented in the DEIS. Our property is Lot # 0400-97-2-17 which directly abuts the southwest corner of this development project. We attended the public hearing and wanted to share our concerns in writing.

D-24
2.16

We are opposed to both the Preliminary Plan and Alternate Plan #4 which based on the hearing, appears to be the plan under consideration. The Preliminary Plan shows a narrow clearing and grading area for extension of the Heritage Trail. In this area there are 3 enormous and beautiful trees, one is the size of 5 large trees and must be 200-250 years old. These trees are also partially on our property lot. This area noted on the attached close-up of the plan map does not connect to where the trail currently exists on the Old Huntington Green town property. If the purpose of the trail is to enable one to enjoy the beauty of the woods, it would seem that cutting down such significant trees to create a trail is both contradictory and obscene.

D-25
2.1

As was discussed at the public hearing, the land on which this project is proposed is some of the most environmentally fragile land in the town. During heavy rains we personally witness the rivers of water which flow down the steep hillside and feel for the water drainage problems the residents of Park Avenue are experiencing. Removal of the many trees on this hillside and development of this property will surely exacerbate this problem into possibly an intolerable situation. I am an engineer and am extremely concerned regarding how water issues are being addressed in the DEIS. The concrete stormwater detention and leaching chambers will likely not be effective and fail due to the high water table in the area. Additionally, we would like to know who would maintain and pay for costs associated with this system once development is complete and it is left in the hands of a few homeowners? Individual cesspools would also adversely effect the drainage problems in the area. We have owned our property for the last 4 1/2 years and understand that previously the high water table created icy road conditions on Woodhull Park Avenue during the winter. Installing such a large and complex water collection system with

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
SR	✓
AGENDA	
ADDED STARTER	
TECH	
COOP	✓

so many environmental and engineering aspects involved, could result in a catastrophic situation, one which may be irreparable. ↑

In the DEIS document, the developer estimates the entire project time to be 6 to 9 months. This does not seem feasible considering the complex drainage system proposed and the significant grading that is required before construction can even begin. It is important that the impact and disruption to this historic area be fully understood by everyone. Perhaps instituting a fine schedule for not meeting the proposed schedule would provide the town and its residents with either a more realistic schedule or a commitment by the developer to meet the proposed timeline.

D-26
2.33

Another negative aspect of this development project is the effect it will have on the current residents of the property and it's visitors. The woods behind our house are pristine and beautiful. During the 4 ½ years we have been here we've spotted some fascinating and diverse wildlife. There is a pair of red-tailed hawks which frequents our backyard and the adjoining area daily. They perch, hunt (successfully) and even have an established flight path through the trees. We have heard the mournful whinny of Screech Owls and last year heard the screams of Barn Owls, the gurgling sounds they make to one another and most importantly the hissing sounds their young make when begging for food. It should be noted that barn owls do not live in trees but rather in pre-existing man-made structures. Finally, and most incredibly last December we saw a Great Horned Owl sitting in a tree behind our property. It called for it's mate. Another Great Horned Owl responded from deep in the woods. We saw this huge and awe-inspiring bird take off and fly in that direction.

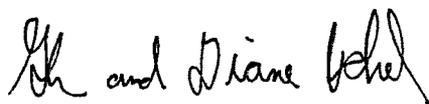
D-27
2.32

In addition to these incredible sightings, we've also seen Raccoons, Scarlet Tanagers, Baltimore Orioles, warblers of all sorts and even cats. All our neighbors share stories about the wildlife they've seen and heard. We respect these woods. Please consider this and the importance of these few acres for so many species.

As the town did in 2003 when it purchased land to expand the Hilaire Preserve, we strongly encourage the town to purchase these lots to preserve this lovely and historically significant property and also protect the well-being of the Huntington residents surrounding the site.

D-28
2.34

Sincerely,



Glenn and Diane Ichel

Chris Gallagher

From: John Mavrogian [jmavrogi@optonline.net]

Sent: Thursday, August 03, 2006 10:48 AM

To: jon.cooper@co.suffolk.ny.us; mcutherbertson@town.huntington.ny.us; Susan Berland; Stuart Besen; gjackson@town.untington.ny.us; PLANNING

Please find attached my letter concerning the Kiruv Estates subdivision application.

Maryann Wholey Mavrogian
168 Woodhull Rd.
Huntington, NY 11743
(631)427-9793

RECEIVED
PLANNING DEPARTMENT
TOWN OF HUNTINGTON, NY
06 AUG -3 PM 12:04

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	

August 3, 2006

Re: Kiruv Capital Corp. Subdivision Application

To Whom It May Concern:

Having attended the Planning Board meeting on July 26th, 2006 regarding the above development proposal, I am compelled to express my concerns and reservations. I left the meeting with more questions and unease than when I entered. The applicant doesn't have sound answers to waste and water table concerns and makes many claims and assumptions that are in fact undetermined. The following are my original concerns before attending the meeting:

D-29
2.1

Since Kiruv Capital Corp. has taken ownership of the property, I have witnessed an otherwise charming and historic area of Huntington evolve into what looks like a backwater along Woodhull Road. The rental property at 171 Woodhull Road, owned by Kiruv Capital is occupied by what I suspect are illegal aliens. They get picked up and dropped off by various landscapers each morning or walk to the day workers post at Depot Rd. At the 177 Woodhull Road address, also a rental property, the police have arrived on numerous occasions to break up drunken brawls between the tenant and other undesirables on the front lawn. On two occasions these fights resulted in parties being hospitalized. In addition, the tenant has allowed vagrants to occupy the house. When police investigated, it resulted in an arrest for drug possession with the intent to sell. This explains the cars pulling up and leaving minutes later at all times of day and night. Yet with all of these events, the tenant still resides there. The plan submitted to the town states these properties as vacant. The least of all concerns, is the constant debris that litters the property. At one time this included a refrigerator and washing machine left outside against the house in full view from the street. There is a history of citations issued by the town for other structures on the property that have gone unanswered to date.

D-30
2.35

It appears the commitment to the integrity of this historic property and neighborhood is surpassed by that of enrichment. What will it be going forward? This begs the question, why should the board entertain variances when there is already a demonstrated disregard for the property and neighborhood? Why should we allow access to sewers to a new comer, of this record, when there are longstanding, committed homeowners that have requested this "privilege" for years? This just does not add up.

D-31
2.1

I thank you for your consideration.

Sincerely,
Maryann Wholey Mavrogian

06 AUG - 3 AM 11:56
RECEIVED
PLANNING DEPARTMENT
TOWN OF HUNTINGTON, N.Y.

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	
TECH	CORE

Ted Goldstein
Carole Goldfarb
15 Wheatley Rd.
Old Westbury, NY 11568

Town of Huntington Planning Board
100 Main Street
Huntington, NY 11743

To the Planning Board:

Re: Kirov property on Woodhull Road

We own the property at 178-180 Woodhull Rd., directly across from the Kirov parcel. However, we never received notification of the hearing on July 26 regarding the proposed development of the 7 acre Kirov property. First, we ask that you put our correct mailing address (above) on the list for future communications, and inform us if there is a need to correct it on any other documents. Since we did not attend the hearing, we request that you add the following comments to the official record.

D-32
2.36

For many years, Woodhull Road has flooded periodically, causing unsafe and unpleasant conditions. Actions taken to correct this situation have not remedied it satisfactorily. Until the property owners assume this responsibility, we would be loathe to give them permission to move ahead on other matters.

D-33
2.38

Currently, there have been public disturbances at the houses on the property, and the grounds have been unkempt and poorly maintained. It is not in keeping with the surrounding residential community. We wonder if this is a sign of future abdication of responsibility to the community. Furthermore, the historic buildings on the property have not been adequately stabilized and maintained, indicating an attitude of neglect and lack of caring.

D-34
2.35

We also ask that the eis take into consideration the fact that septic system contents, lawn chemical and pesticides would drain into the pond in Heckscher Park with toxic results endangering fish, birds, and possibly, children.

D-35
2.1

Thank you for the opportunity to express our thoughts on this matter.

Sincerely,

Ted Goldstein
Carole Goldfarb

RECEIVED
PLANNING DEPARTMENT
TOWN OF HUNTINGTON, NY
06 AUG - 3 PM 3:52

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	

497 Park Ave.
Huntington, NY 11743

August 5, 2006

Huntington Town Planning Board
Huntington Town Hall
Huntington, NY 11743

Dear Sirs,

I was unable to attend the meeting on July 26th because I was on vacation. Like all of my neighbors I am concerned about the proposed building on the boggy land behind my property. The water table is already very high. The first year I was here, ca. 9 years ago, a spring spontaneously erupted between my property and my neighbors which she assumed was from the cess pool. After the cess pool drainagc was attempted and it was discovered nearly empty we realized it was a spring. The water table is very high here because of the bog. The landscapers leave deep ruts in the soil when they attempt to mow my lawn in back of the stream. If you allow the proposed building I and my neighbors will be drowned out. Please stop this project!

D-36
2.1

Sincerely,



Rose-Marie Johnson

RECEIVED
PLANNING DEPT
AUG 10 2006
06 AUG -7 PM 2:57

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
SR	✓
AGENDA	
ADDED STARTER	✓
TECH	
OTHER	

Mary Kennedy
549 Park Ave
Huntington NY 11743
Aug 7-2006

To Whom I May Concerne.

At the planning Board Meeting on the View Estates I addressed the Board and its Members about the Plans, I stated that I had been treated unjarily by the Town of Huntington and had been tried in 3 District Court for Criminal Charges, many times over.

I was Found Guilty - I appealed and it was over turned, I was tried again and I was Found Not Guilty all this began in 1998 with the Hossett & Bell, and later View Estates

Documents will address and verify this on going problem, it appear that there are different rules for the Rich Developer, and not for the HomeOwner

DIRECTOR	<input checked="" type="checkbox"/>
DEPUTY DIR	<input checked="" type="checkbox"/>
ASST. DIRECTOR	<input checked="" type="checkbox"/>
SK	<input checked="" type="checkbox"/>
AGENDA	<input type="checkbox"/>
ADDED STARTER	<input type="checkbox"/>

RECEIVED
06 AUG -7 PM 3:13

such as myself. Mary Kennedy
 Kuriv Estates or Kuriv Capital or what
 ever name they chose to use were
 fined \$500 Dollars in 3 District Court
 and I was fined \$5,000 Dollars, it
 appears to me that special consideration
 was given to Kuriv, How then can
 you the Planning Board make a
 fair decision, on what is right or
 wrong. I have been wronged for
 years. While now, I do believe that
 it was a set up to force me
 to sell-subdivided or lose my
 property through prosecution
 fines - attorneys who did not bring
 documents or do the proper legal
 work, which they were paid to do.
 Be carefull what and how
 you decide, The future is a long
 long time

Respectfully,
 Mary Kennedy

December 2, 1999

To Whom It May Concern:

I Roseann K. Bifulco daughter of Mary Kennedy 549 Park Avenue Huntington, NY 11743 would like to state the following conversation that occurred between myself (Roseann K. Bifulco) and Mr. Thomas Abbate P.C and member of the Town of Huntington zoning board.

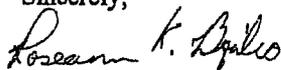
In May 1999 Mr. Thomas Abbate and I saw one another in the elevator of my place of work. I recognized him as one member of the zoning board of the Town of Huntington. I then said to him why did that man approach the podium at the Town Zoning Board (ZBA) meeting and question what my mother and I were hiding and why we need the horses on our property at 549 Park Avenue Huntington, NY.

Mr. Thomas Abbate's response was "do not pay attention to him we do not listen to that kind of talk. Mr. Abbate then proceeded to ask me why my mother and I would not sell the property, he showed an explicit interest in setting up a meeting with a developer to purchase our property. Mr. Abbate made it clear that he had someone interested in our property and at that point he invited me into his office to discuss this further. He showed me blueprints of property deals that he is working on. He advised me that that my mother's lawyer (David Allman) approached him in his personal interest (Mr. Abbate) for us to sell the property to the developer. Mr. Abbate proposed to me that if there were sewers on the Park Avenue we could get more lots on the property and as a result more money if we sold the property. He also went on to say that we will never get the cottage approved so our only other alternative would be to sell the property. I responded that if they will not approve it for my mother how will the "Zoning" be accomplished if a another developer buys the property. His response was "he has people that will know how to get around the town in regard to the zoning" Mr. Abbate attempted to call my mother when I was there but then stopped because he then said this is a conflict of interest as his position of Zoning Board member.

When I returned from work I told my mother of the above conversation I had with Mr. Abbate and she was shocked that this was being discussed with out her knowledge or consent while this was under litigation with the Town of Huntington and ZBA. Since this time my mother's health has deteriorated due to the stress of this situation. My mother always had faith and trust in the Town of Huntington and she believed the Town was there for the people. This is a true statement.

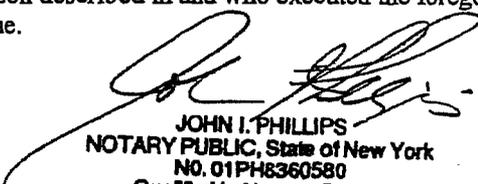
The above statement was originally made by me on December 2, 1999 and was notarized at that time.

Sincerely,


Roseann K. Bifulco

State of New York
County of Nassau

On this 26 day of September, 2002, before me personally came Roseann K Bifulco to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same.


JOHN I. PHILLIPS
NOTARY PUBLIC, State of New York
NO. 01PH8360580
Qualified in Nassau County
Commission Expires June 30, 2006

Main Identity

From: "philip botie" <pbotie@optonline.net>
To: "philip botie" <pbotie@optonline.net>
Sent: Tuesday, August 03, 2004 8:19 PM
Attach: Parcels1_8_73089.98.jpg
Subject: Emailing: Parcels1_8_73089.98



HUNTINGTON

'Kiruv' Developer Fined By Town And State

Page 42

Others want to buy the site and use it as part of heritage trail

By Edward Puerta

For one little corner of a big town, there sure is a lot going on. According to town officials, the goings on at the little area between Park Avenue, Woodhull Road and Hilaire Woods include improper demolition of buildings in an historic district, a significant subdivision application, a DEC investigation and summonses, and a proposal for a historic heritage trail.

Yes, the little property is teeming with activity, though you'd never know by looking at it. The 7.4-acre property, home to two ponds and state-protected wetlands, appears on maps in the planning department as Kiruv Estates and the Hassett Belfer Site. An application before the town seeks approval to subdivide the land into 11 lots from the six that currently exist. The Kiruv Capital Corp., however, has been breaking some rules while doing work on the property they want to subdivide, according to state and town officials.

The owner has been issued five, separate \$3,000 fines for a variety of illegal procedures including construction in a protected wetlands and grading a wetlands area, said state Department of Environmental Conservation (DEC) spokesperson Mark Lowery.

The town has also issued summonses as well as a stop work order on the property owners, according to the town files.

"I have witnessed work on the site taking place without the necessary permits. This should cease at once," wrote a town Planning Department inspector in a memo obtained by *The Long-Islander*. The memo prompted planning director Richard Machtay to send one to Public Safety and Code Enforcement director Bruce Richard urging him to "investigate the matter... at the earliest possible date and let us know the status..."



Rob Ripp and other Residents for the Preservation of Hilaire Woods made a town presentation, proposing a heritage trail that would among other things, require the purchase of land along Park Avenue. The current owners of that land have been fined and summonsed thousands of dollars by the DEC and the Town for environmental and safety violations.

Long-Islander Photo/Edward Puerta

It had been brought to the Planning Department's attention that "a number of historic buildings (open garages and an old barn) have been demolished at the subject site without benefit of any Town permits," Machtay's December 17, 2001, memo to Richard stated.

An inspector posted a stop work order on December 27 after two structures were demolished without permit, said Richard. The inspector also discovered that a former shed was being converted into a dwelling and

(Continued on page 17)

... sent to her on February 5 and the problem...

Developer Fined For Not Having Permits

ed. from page 7)

ued notice of violations of that, said. As a result, on January 8, uses were issued against Kiruv Corporation and Jay Vidars, a l of that company. The sum- could carry a fine of up to \$1,000 months in prison.

files show that the Town Board en permission for demolition of ctures, but actual permits had been issued by its Building ment. In early January, a memo untington Historic Preservation ssion to Supervisor Frank 's office urged the town board nsider on at least some of the tion permits. In particular, an v barn was found to be "a rela- rare and architecturally signifi- tact example of an early 20th / concrete block dairy barn." urn, known was the Swezey Cow ; still standing, said one neighbor property.

commission sent a letter to Ned feld, president of the Carle Place- Kiruv Corporation on December : letter called the area "one of the important historic sites in the ' and noted the commission "has ed work taking place on the Park e Dairy Site that has not been it to the Commission for review." ommission's review is required e the property is within a desig- historic district.

iv's Jay Vidars, reached by phone office, declined to comment on the onses or what the corporation was ng on building on the site. ver, another group was more willing to speak on its plans for the

The Residents for the Preservation of Hilaire Woods made a recent presenta- tion to the town board outlining a plan for the Huntington Heritage Trail. The proposal cuts through the Kiruv proper- ty and encompasses a total of 50 acres of woodlands.

The trail would start at the Kiruv Estates, head back across Woodhull Road, behind the Cinema Arts Centre, slicing across Woodhull School property owned by the Huntington UFSD, go along Spring Road, then back down into Hilaire Woods and run parallel to Park Avenue back to the Kiruv property.

The group — formed to support the town and county's acquisition of Hilaire Woods — has been working on the concept since last summer, said founding member Robert Ripp. Already the town has taken steps toward acquiring a chunk of property, possibly for the trail, from local devel- oper Walter Morris.

Ripp said his group, mainly a collec- tion of local property owners, has met with a number of people that own prop- erty along their proposed trail, and got- ten many positive responses. They've also received encouraging reactions from the Town Board, Ripp said.

To complete the trail as they envision it, the town would need to acquire four lots at the top of Hilaire Drive, an ease- ment to cross Clearfield Place into Hilaire Woods, another two easements from Suffolk County and one from the school district, and — ideally, the prop- erty owned by Kiruv Capital.

"Everyone is looking at this thing as a benefit to the entire community," Ripp said.

The completed trail would take walk- ers through a significant portion of one

Shallow/Inglis
139 Woodhull Rd
Huntington, NY 11743

Huntington Town Planning Board
100 Main St.
Huntington, NY
Paul Mandelik, Chairman

Dear Mr. Mandelik, Chairman:

We live at 139 Woodhull Rd and our concerns as neighbors to Kiruv Estates are as follows:

1. . The Woodhull-Park Ave drainage system is already dysfunctional. Cluster development on a relatively small parcel of land would only add to the flooding and backup on these two streets. In addition, at the Town Planning Meeting of July 26, we learned that there are long time Huntington residents who have been denied town sewer hookups. These people have been living with backups and drainage problems for years. It is only fair that these residents be given consideration before any new applicants.

D-37
2.1

2. Living adjacent to the proposed Kiruv Estates, we have noticed that there are several male occupants of a dwelling on this parcel which is listed as vacant on town records. This situation and several inconsistencies in the applicant's proposal puts the veracity of his statements in question.

D-38
2.35

3. While we recognize the need for affordable housing in Huntington we are also aware that our town is presently rife with cluster development i.e. condos and townhouses. In our immediate vicinity on Spring Rd, Delaware and High View there are numerous occupants on small parcels of property which only adds to the already overburdened town drainage and sewage facilities, not to mention parking and traffic conditions. We therefore believe variances in zoning regulations are not consistent with keeping Huntington environmentally sound and population friendly.

D-39
2.15

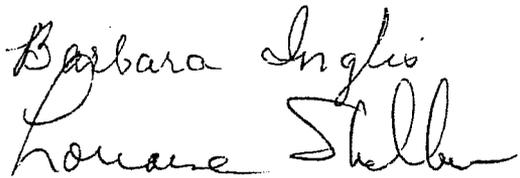
RECEIVED
 PLANNING DEPARTMENT
 HUNTINGTON, NY
 05 AUG - 7 PM 12: 15

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
	SK
AGENDA	
ADDED STARTER	

It is our hope that the Town Board as well as the Planning Committee will weigh all of the objections to the proposed subdivisions of Kiruv Estates presented by the community and deny the application for this development.

Sincerely,

Lorraine Shallow
Barbara Inglis
Co-Owners @ 139 Woodhull

Handwritten signatures of Barbara Inglis and Lorraine Shallow. The signature for Barbara Inglis is written above the signature for Lorraine Shallow.

Mark Cuthbertson
100 Main St.
Huntington, NY 11743

Re: Subdivision Application of Kiruv Capital Corp.

July 31, 2006

Dear Mr. Cuthbertson:

I attended the Huntington Town Board meeting on July 26, 2006 with particular interest in hearing about the subdivision application of Kiruv Capital Corp. (One Old Country Road, Carle Place, NY 11514) who want to develop the property at the southwest corner of Woodhull Road and Park Avenue in Huntington, designated as parcels 0400-073-41-038, 041.1, 042 and 0400-097-02-107.00 on the Suffolk County tax map.

I will not easily forget the pleas of the neighboring historical homeowners who are continually beleaguered by flooding due to the high water table. I have heard more than one environmental presentation at Town Hall in the past few years that has explained the environmental sensitivity of this property, its importance as wetlands and the high risk that development would pose to its neighbors.

I'm extremely disappointed that development of this fragile property is again on the table. Environmental concerns coupled with the unparalleled rich historical value of this property (i.e., so many undisturbed historical elements in one parcel of land, on a corner property that complements three other historical corners) make it a no-brainer that this property should be preserved and restored as the treasure that it is. The four corners of Woodhull Road and Park Avenue are one of the most beautiful aspects of our town, a shining tribute to our history. When Hillaire Woods advocates made an impressive presentation on the Heritage Trail a few years ago, I hoped that some positive action by the town might be taken.

It is essential that we protect this sensitive property and support the tireless and generous owners of the historical homes surrounding it. These homes provide charm and educational value to our community, and are a reason many of us chose to live here. It would be unconscionable to allow Kiruv Estates to develop this property with such a high risk of endangering its neighbors. It would also be unjust to provide them connection to the town's sewer system when it has so long been denied to these other homeowners.

I appeal to your integrity and responsibility, as an elected official, to choose in the best interest of Huntington - a place so unique on Long Island. What little we would gain from this development, how much we would lose!

Thank you.

Sincerely,

Victoria Gulino
37 Youngs Hill Rd.
Huntington, NY 11743
(631) 456-2560

D-40
2.1

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	
TECH	CORR.

Mark Cuthbertson

From: Lisa Gulino [lgulino1@optonline.net]
Sent: Wednesday, August 02, 2006 9:50 PM
To: Mark Cuthbertson
Subject: Subdivision Application of Kiruv Capital Corp.

Mark Cuthbertson
Elected member of Huntington Town Board
100 Main Street, Huntington, NY 11743

Re: Subdivision Application of Kiruv Capital Corp.

August 1, 2006

Dear Mr. Cuthbertson:

I attended the Huntington Town Board meeting on July 26, 2006 with particular interest in hearing about the subdivision application of Kiruv Capital Corp. (One Old Country Road, Carle Place, NY 11514) who want to develop the property at the southwest corner of Woodhull Road and Park Avenue in Huntington, designated as parcels 0400-073-41-038, 041.1, 042 and 0400-097-02-107.00 on the Suffolk County tax map.

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I'm extremely disappointed that development of this fragile property is again on the table. Environmental concerns coupled with the unparalleled rich historical value of this property (i.e., so many undisturbed historical elements in one parcel of land, on a corner property that complements three other historical corners) make it a no-brainer that this property should be preserved and restored as the treasure that it is. The four corners of Woodhull Road and Park Avenue are one of the most beautiful aspects of our town, a shining tribute to our history. When Hillaire Woods advocates made an impressive presentation about the Heritage Trail proposal a few years ago, I hoped that some positive action by the town might be taken.

It is essential that we protect this sensitive property and support the tireless and generous owners of the historical homes surrounding it. These homes provide charm and educational value to our community, and are a reason many of us chose to live here. It would be unconscionable to allow Kiruv Estates to develop this property with such a high risk of endangering its neighbors. It would also be unjust to provide them connection to the town's sewer system when it has so long been denied to these other homeowners.

Get update from planning on this

D-41
2.1

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	

I appeal to your integrity and responsibility as an elected official to choose in the best interest of Huntington - a place so unique on Long Island. What little we would gain from this development, how much we would lose!

Thank you.

Sincerely,

Lisa H. Gulino
186 Woodhull Road
Huntington, NY 11743

APPENDIX E

SONIR COMPUTER MODEL RESULTS

**Appendix E-1
Existing Conditions**

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

Kiruv Property

DATA INPUT FIELD

Existing Conditions/Alternative 1

SHEET 1

<i>A</i>	<i>Site Recharge Parameters</i>	<i>Value</i>	<i>Units</i>
1	Area of Site	7.07	acres
2	Precipitation Rate	42.82	inches
3	Acreage of Lawn	1.77	acres
4	Fraction of Land in Lawn	0.250	fraction
5	Evapotranspiration from Lawn	24.20	inches
6	Runoff from Lawn	0.90	inches
7	Acreage of Impervious	0.26	acres
8	Fraction of Land Impervious	0.037	fraction
9	Evaporation from Impervious	4.28	inches
10	Runoff from Impervious	0.00	inches
11	Acreage of Unvegetated	0.12	acres
12	Fraction of Land Unvegetated	0.017	fraction
13	Evapotrans. from Unvegetated	24.20	inches
14	Runoff from Unvegetated	0.89	inches
15	Acreage of Water	0.27	acres
16	Fraction of Site in Water	0.038	fraction
17	Evaporation from Water	30.00	inches
18	Makeup Water (if applicable)	0.00	inches
19	Acreage of Natural Area	4.65	acres
20	Fraction of Land Natural	0.658	fraction
21	Evapotrans. from Natural Area	24.20	inches
22	Runoff from Natural Area	0.30	inches
23	Acreage of Other Area	0.00	acres
24	Fraction of Land Other Area	0.000	fraction
25	Evapotrans. from Other Area	24.20	inches
26	Runoff from Other Area	0.90	inches
27	Acreage of Land Irrigated	1.77	acres
28	Fraction of Land Irrigated	0.250	fraction
29	Irrigation Rate	5.50	inches
30	Number of Dwellings	10	units
31	Water Use per Dwelling	0	gal/day
32	Wastewater Design Flow	1,200	gal/day
33	Commercial /STP Design Flow	0	gal/day

<i>B</i>	<i>Nitrogen Budget Parameters</i>	<i>Value</i>	<i>Units</i>
1	Persons per Dwelling	0.00	persons
2	Nitrogen per Person per Year	10.0	lbs
3	Sanitary Nitrogen Leaching Rate	50	percent
4	Area of Land Fertilized 1	0.00	acres
5	Fertilizer Application Rate 1	2.30	lbs/1000 sq ft
6	Fertilizer Nitrogen Leaching Rate 1	14	percent
7	Area of Land Fertilized 2	0.00	acres
8	Fertilizer Application Rate 2	0.00	lbs/1000 sq ft
9	Fertilizer Nitrogen Leaching Rate 2	14	percent
10	Pet Waste Application Rate	0.00	lbs/pet
11	Pet Waste Nitrogen Leaching Rate	0	percent
12	Area of Land Irrigated	1.77	acres
13	Irrigation Rate	5.50	inches
14	Irrigation Nitrogen Leaching Rate	15	percent
15	Nitrogen in Precipitation	1.00	mg/l
16	Precipitation Nitrogen Leaching Rate	15	percent
17	Nitrogen in Water Supply	1.00	mg/l
18	Nitrogen in Commercial/STP Flow	40.00	mg/l

<i>C</i>	<i>Comments</i>
1)	Please refer to user manual for data input instructions.
2)	Sanitary based on Suffolk County design flow rate (300 gallons/day/dwelling).

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

SITE RECHARGE COMPUTATIONS

Existing Conditions/Alternative 1

SHEET 2

A Lawn Area Recharge			B Impervious Area Recharge				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land in Lawn	0.250	fraction	1	A = Fraction of Land in Impervious	0.037	fraction
2	P = Precipitation Rate	42.82	inches	2	P = Precipitation Rate	42.82	inches
3	E = Evapotranspiration Rate	24.20	inches	3	E = Evapotranspiration Rate	4.28	inches
4	Q = Runoff Rate	0.90	inches	4	Q = Runoff Rate	0.00	inches
5	R(l) = P - (E + Q)	17.72	inches	5	R(i) = P - (E + Q)	38.54	inches
6	R(L) = R(l) x A	4.44	inches	6	R(I) = R(i) x A	1.42	inches

C Unvegetated Area Recharge			D Water Area Loss				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land Unveg.	0.017	fraction	1	A = Fraction of Site in Water	0.038	fraction
2	P = Precipitation Rate	42.82	inches	2	P = Precipitation Rate	42.82	inches
3	E = Evapotranspiration Rate	24.20	inches	3	E = Evaporation Rate	30.00	inches
4	Q = Runoff Rate	0.89	inches	4	Q = Runoff Rate	0.00	inches
5	R(u) = P - (E + Q)	17.73	inches	5	M = Makeup Water	0.00	inches
6	R(U) = R(u) x A	0.30	inches	6	R(w) = {P - (E + Q)} - M	12.82	inches
				7	R(W) = R(w) x A	0.49	inches

E Natural Area Recharge			F Other Area Recharge				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land in Natural	0.658	fraction	1	A = Fraction of Land in Other	0.000	fraction
2	P = Precipitation Rate	42.82	inches	2	P = Precipitation Rate	42.82	inches
3	E = Evapotranspiration Rate	24.20	inches	3	E = Evapotranspiration Rate	24.20	inches
4	Q = Runoff Rate	0.30	inches	4	Q = Runoff Rate	0.90	inches
5	R(n) = P - (E + Q)	18.32	inches	5	R(o) = P - (E + Q)	17.72	inches
6	R(N) = R(n) x A	12.05	inches	6	R(O) = R(o) x A	0.00	inches

G Irrigation Recharge			H Wastewater Recharge				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land Irrigated	0.250	fraction	1	WDF = Wastewater Design Flow	1,200	gal/day
2	I = Irrigation Rate	5.50	inches	2	WDF = Wastewater Design Flow	58,560.60	cu ft/yr
3	E = Evapotranspiration Rate	3.11	inches	3	A = Area of Site	307,969	sq ft
4	Q = Runoff Rate	0.90	inches	4	R(ww) = WDF/A	0.19	feet
5	R(irr) = I - (E + Q)	1.49	inches	5	R(WW) = Wastewater Recharge	2.28	inches
6	R(IRR) = R(irr) x A	0.37	inches				

Total Site Recharge		
R(T) =	R(L) + R(I) + R(U) + R(W) + R(N) + R(O) + R(IRR) + R(WW)	
R(T) =	21.35	inches

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

SITE NITROGEN BUDGET

Existing Conditions/Alternative 1

SHEET 3

	A Sanitary Nitrogen-Residential	Value	Units		B Pet Waste Nitrogen	Value	Units
1	Number of Dwellings	4	units		1 AR = Application Rate	0.00	lbs/pet
2	Persons per Dwelling	3.25	capita		2 Human Population	0	capita
3	P = Population	13.00	capita		3 Pets = 17 percent of capita	0	pets
4	N = Nitrogen per person	10	lbs		4 N(p) = AR x pets	0.00	lbs
5	LR = Leaching Rate	50	percent		5 LR = Leaching Rate	0	percent
6	N(S) = P x N x LR	65.00	lbs		6 N(P) = N(p) x LR	0.00	lbs
7	N(S) = Sanitary Nitrogen	65.00	lbs		7 N(P) = Pet Waste Nitrogen	0.00	lbs

	C Sanitary Nitrogen (Commercial/STP)				D Water Supply Nitrogen		
1	CF = Commercial/STP Flow	0	gal/day		1 WDF = Wastewater Design Flow	1,200	gal/day
2	CF = Commercial/STP Flow	0	liters/yr		2 WDF = Wastewater Design Flow	1,657,830	liters/yr
3	N = Nitrogen in Commercial	40.00	mg/l		3 N = Nitrogen in Water Supply	1.00	mg/l
4	N(S) = CF x N	0	milligrams		4 N(WW) = WDF x N	1,657,830	milligrams
5	N(S) = Sanitary Nitrogen	0.00	lbs		5 N(WW) = Wastewater Nitrogen	3.66	lbs

	E Fertilizer Nitrogen 1				F Fertilizer Nitrogen 2		
1	A = Area of Land Fertilized 1	0	sq ft		1 A = Area of Land Fertilized 2	0	sq ft
2	AR = Application Rate	2.30	lbs/1000 sf		2 AR = Application Rate	0.00	lbs/1000 sf
3	LR = Leaching Rate	14	percent		3 LR = Leaching Rate	14	percent
4	N(F1) = A x AR x LR	0.00	lbs		4 N(F2) = A x AR x LR	0.00	lbs
5	N(F1) = Fertilizer Nitrogen	0.00	lbs		5 N(F2) = Fertilizer Nitrogen	0.00	lbs

	G Precipitation Nitrogen				H Irrigation Nitrogen		
1	R(n) = Natural Recharge (feet)	1.56	feet		1 R = Irrigation Recharge (inches)	1.49	inches
2	A = Area of Site (sq ft)	307,969	sq ft		2 R = Irrigation Rate (feet)	0.12	feet
3	R(N) = R(n) x A	479,747	cu ft		3 A = Area of Land Irrigated	77,101	sq ft
4	R(N) = Natural Recharge (liters)	13,586,444	liters		4 R(I) = R(irr) x A	9,584	cu ft
5	N = Nitrogen in Precipitation	1.00	mg/l		5 R(I) = Site Precipitation (liters)	271,417	liters
6	LR = Leaching Rate	15	percent		6 N = Nitrogen in Water Supply	1.00	mg/l
7	N(ppt) = P(S) x N x LR	135,864	milligrams		7 LR = Leaching Rate	15	percent
8	N(ppt) = Precipitation Nitrogen	0.30	lbs		8 N(irr) = R(I) x N x LR	40,713	milligrams
					9 N(irr) = Irrigation Nitrogen	0.09	lbs

Total Site Nitrogen	
N =	N(S) + N(P) + N(WW) + N(F1) + N(F2) + N(ppt) + N(irr)
N =	69.04 lbs

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

Kiruv Property
Existing Conditions/Alternative 1

FINAL COMPUTATIONS

SHEET 4

<i>A</i>	<i>Nitrogen in Recharge</i>	<i>Value</i>	<i>Units</i>
1	N = Total Nitrogen (lbs)	69.04	lbs
2	N = Total Nitrogen (milligrams)	31,346,370	milligrams
3	R(T) = Total Recharge (inches)	21.35	inches
4	R(T) = Total Recharge (feet)	1.78	feet
5	A = Area of Site	307,969	sq ft
6	R = R(T) x A	547,892	cu ft
7	R = Site Recharge Volume	15,516,298	liters
9	NR = N/R	2.02	mg/l

FINAL CONCENTRATION OF
NITROGEN IN RECHARGE

2.02

<i>B</i>	<i>Site Recharge Summary</i>	<i>Value</i>	<i>Units</i>
1	R(T) = Total Site Recharge	21.35	inches/yr
2	R = Site Recharge Volume	547,892	cu ft/yr
3	R = Site Recharge Volume	4,098,516	gal/yr
4	R = Site Recharge Volume	4.10	MG/yr

<i>Conversions used in SONIR</i>
Acres x 43,560 = Square Feet
Cubic Feet x 7.48052 = Gallons
Cubic Feet x 28.32 = Liters
Days x 365 = Years
Feet x 12 = Inches
Gallons x 0.1337 = Cubic Feet
Gallons x 3.785 = Liters
Grams / 1,000 = Milligrams
Grams x 0.002205 = Pounds
Milligrams / 1,000 = Grams

Appendix E-2
Alternative 4/Preferred Alternative (Sewered)

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

DATA INPUT FIELD

Known Property

All 4 Preferred (Sewered)

SHEET 1

<i>A</i>	<i>Site Recharge Parameters</i>	<i>Value</i>	<i>Units</i>
1	Area of Site	7.07	acres
2	Precipitation Rate	42.82	inches
3	Acreage of Lawn	0.95	acres
4	Fraction of Land in Lawn	0.134	fraction
5	Evapotranspiration from Lawn	24.20	inches
6	Runoff from Lawn	0.90	inches
7	Acreage of Impervious	0.70	acres
8	Fraction of Land Impervious	0.099	fraction
9	Evaporation from Impervious	4.28	inches
10	Runoff from Impervious	0.00	inches
11	Acreage of Unvegetated	0.02	acres
12	Fraction of Land Unvegetated	0.003	fraction
13	Evapotrans. from Unvegetated	24.20	inches
14	Runoff from Unvegetated	0.89	inches
15	Acreage of Water	0.27	acres
16	Fraction of Site in Water	0.038	fraction
17	Evaporation from Water	0.00	inches
18	Makeup Water (if applicable)	0.00	inches
19	Acreage of Natural Area	5.13	acres
20	Fraction of Land Natural	0.726	fraction
21	Evapotrans. from Natural Area	24.20	inches
22	Runoff from Natural Area	0.30	inches
23	Acreage of Other Area	0.00	acres
24	Fraction of Land Other Area	0.000	fraction
25	Evapotrans. from Other Area	24.20	inches
26	Runoff from Other Area	0.90	inches
27	Acreage of Land Irrigated	0.95	acres
28	Fraction of Land Irrigated	0.134	fraction
29	Irrigation Rate	5.50	inches
30	Number of Dwellings	10	units
31	Water Use per Dwelling	0	gal/day
32	Wastewater Design Flow	0	gal/day
33	Commercial /STP Design Flow	0	gal/day

<i>B</i>	<i>Nitrogen Budget Parameters</i>	<i>Value</i>	<i>Units</i>
1	Persons per Dwelling	0.00	persons
2	Nitrogen per Person per Year	10.0	lbs
3	Sanitary Nitrogen Leaching Rate	50	percent
4	Area of Land Fertilized 1	0.00	acres
5	Fertilizer Application Rate 1	2.30	lbs/1000 sq ft
6	Fertilizer Nitrogen Leaching Rate 1	14	percent
7	Area of Land Fertilized 2	0.00	acres
8	Fertilizer Application Rate 2	0.00	lbs/1000 sq ft
9	Fertilizer Nitrogen Leaching Rate 2	14	percent
10	Pet Waste Application Rate	0.00	lbs/pet
11	Pet Waste Nitrogen Leaching Rate	0	percent
12	Area of Land Irrigated	0.95	acres
13	Irrigation Rate	5.50	inches
14	Irrigation Nitrogen Leaching Rate	15	percent
15	Nitrogen in Precipitation	1.00	mg/l
16	Precipitation Nitrogen Leaching Rate	15	percent
17	Nitrogen in Water Supply	1.00	mg/l
18	Nitrogen in Commercial/STP Flow	10.00	mg/l

<i>C</i>	<i>Comments</i>
1)	Please refer to user manual for data input instructions.
2)	Sanitary based on Suffolk County design flow rate (300 gallons/day/dwelling). Revised 1/18/07

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

SITE RECHARGE COMPUTATIONS

Alt. 4/Preferred (Sewered)

SHEET 2

A Lawn Area Recharge			B Impervious Area Recharge				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land in Lawn	0.134	fraction	1	A = Fraction of Land in Impervious	0.099	fraction
2	P = Precipitation Rate	42.82	inches	2	P = Precipitation Rate	42.82	inches
3	E = Evapotranspiration Rate	24.20	inches	3	E = Evapotranspiration Rate	4.28	inches
4	Q = Runoff Rate	0.90	inches	4	Q = Runoff Rate	0.00	inches
5	$R(l) = P - (E + Q)$	17.72	inches	5	$R(i) = P - (E + Q)$	38.54	inches
6	$R(L) = R(l) \times A$	2.38	inches	6	$R(i) = R(i) \times A$	3.82	inches

C Unvegetated Area Recharge			D Water Area Loss				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land Unveg.	0.003	fraction	1	A = Fraction of Site in Water	0.038	fraction
2	P = Precipitation Rate	42.82	inches	2	P = Precipitation Rate	42.82	inches
3	E = Evapotranspiration Rate	24.20	inches	3	E = Evaporation Rate	0.00	inches
4	Q = Runoff Rate	0.89	inches	4	Q = Runoff Rate	0.00	inches
5	$R(u) = P - (E + Q)$	17.73	inches	5	M = Makeup Water	0.00	inches
6	$R(U) = R(u) \times A$	0.05	inches	6	$R(w) = \{P - (E+Q)\} - M$	42.82	inches
				7	$R(W) = R(w) \times A$	1.64	inches

E Natural Area Recharge			F Other Area Recharge				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land in Natural	0.726	fraction	1	A = Fraction of Land in Other	0.000	fraction
2	P = Precipitation Rate	42.82	inches	2	P = Precipitation Rate	42.82	inches
3	E = Evapotranspiration Rate	24.20	inches	3	E = Evapotranspiration Rate	24.20	inches
4	Q = Runoff Rate	0.30	inches	4	Q = Runoff Rate	0.90	inches
5	$R(n) = P - (E + Q)$	18.32	inches	5	$R(o) = P - (E + Q)$	17.72	inches
6	$R(N) = R(n) \times A$	13.29	inches	6	$R(O) = R(o) \times A$	0.00	inches

G Irrigation Recharge			H Wastewater Recharge				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land Irrigated	0.134	fraction	1	WDF = Wastewater Design Flow	0	gal/day
2	I = Irrigation Rate	5.50	inches	2	WDF = Wastewater Design Flow	0.00	cu ft/yr
3	E = Evaptrnspiration Rate	3.11	inches	3	A = Area of Site	307.969	sq ft
4	Q = Runoff Rate	0.90	inches	4	$R(w) = WDF/A$	0.00	feet
5	$R(irr) = I - (E + Q)$	1.49	inches	5	$R(WW) = Wastewater Recharge$	0.00	inches
6	$R(IRR) = R(irr) \times A$	0.20	inches				

Total Site Recharge		
$R(T) =$	$R(L) + R(I) + R(U) + R(W) + R(N) + R(O) + R(IRR) + R(WW)$	
$R(T) =$	21.38	inches

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

SITE NITROGEN BUDGET

Alt. 4/Preferred (Sewered)

SHEET 3

A	Sanitary Nitrogen-Residential	Value	Units
1	Number of Dwellings	0	units
2	Persons per Dwelling	3.14	capita
3	P = Population	0.00	capita
4	N = Nitrogen per person	10	lbs
5	LR = Leaching Rate	50	percent
6	N(S) = P x N x LR	0.00	lbs
7	N(S) = Sanitary Nitrogen	0.00	lbs

B	Pet Waste Nitrogen	Value	Units
1	AR = Application Rate	0.00	lbs/pet
2	Human Population	0	capita
3	Pets = 17 percent of capita	0	pets
4	N(p) = AR x pets	0.00	lbs
5	LR = Leaching Rate	0	percent
6	N(P) = N(p) x LR	0.00	lbs
7	N(P) = Pet Waste Nitrogen	0.00	lbs

C	Sanitary Nitrogen (Commercial/STP)	Value	Units
1	CF = Commercial/STP Flow	0	gal/day
2	CF = Commercial/STP Flow	0	liters/yr
3	N = Nitrogen in Commercial	10.00	mg/l
4	N(S) = CF x N	0	milligrams
5	N(S) = Sanitary Nitrogen	0.00	lbs

D	Water Supply Nitrogen	Value	Units
1	WDF = Wastewater Design Flow	0	gal/day
2	WDF = Wastewater Design Flow	0	liters/yr
3	N = Nitrogen in Water Supply	1.00	mg/l
4	N(WW) = WDF x N	0	milligrams
5	N(WW) = Wastewater Nitrogen	0.00	lbs

E	Fertilizer Nitrogen 1	Value	Units
1	A = Area of Land Fertilized 1	0	sq ft
2	AR = Application Rate	2.30	lbs/1000 sf
3	LR = Leaching Rate	14	percent
4	N(F1) = A x AR x LR	0.00	lbs
5	N(F1) = Fertilizer Nitrogen	0.00	lbs

F	Fertilizer Nitrogen 2	Value	Units
1	A = Area of Land Fertilized 2	0	sq ft
2	AR = Application Rate	0.00	lbs/1000 sf
3	LR = Leaching Rate	14	percent
4	N(F2) = A x AR x LR	0.00	lbs
5	N(F2) = Fertilizer Nitrogen	0.00	lbs

G	Precipitation Nitrogen	Value	Units
1	R(n) = Natural Recharge (feet)	1.76	feet
2	A = Area of Site (sq ft)	307,969	sq ft
3	R(N) = R(n) x A	543,446	cu ft
4	R(N) = Natural Recharge (liters)	15,390,386	liters
5	N = Nitrogen in Precipitation	1.00	mg/l
6	LR = Leaching Rate	15	percent
7	N(ppt) = P(S) x N x LR	153,904	milligrams
8	N(ppt) = Precipitation Nitrogen	0.34	lbs

H	Irrigation Nitrogen	Value	Units
1	R = Irrigation Recharge (inches)	1.49	inches
2	R = Irrigation Rate (feet)	0.12	feet
3	A = Area of Land Irrigated	41,382	sq ft
4	R(I) = R(irr) x A	5,144	cu ft
5	R(I) = Site Precipitation (liters)	145,676	liters
6	N = Nitrogen in Water Supply	1.00	mg/l
7	LR = Leaching Rate	15	percent
8	N(irr) = R(I) x N x LR	21,851	milligrams
9	N(irr) = Irrigation Nitrogen	0.05	lbs

Total Site Nitrogen		
N=	N(S) + N(P) + N(WW) + N(F1) + N(F2) + N(ppt) + N(irr)	
N=	0.39	lbs

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

Kiruv Property
Alt. 4/Preferred (Sewered)

FINAL COMPUTATIONS

SHEET 4

<i>A</i>	<i>Nitrogen in Recharge</i>	<i>Value</i>	<i>Units</i>
1	N = Total Nitrogen (lbs)	0.39	lbs
2	N = Total Nitrogen (milligrams)	175,943	milligrams
3	R(T) = Total Recharge (inches)	21.38	inches
4	R(T) = Total Recharge (feet)	1.78	feet
5	A = Area of Site	307,969	sq ft
6	R = R(T) x A	548,590	cu ft
7	R = Site Recharge Volume	15,536.062	liters
9	NR = N/R	0.01	mg/l

FINAL CONCENTRATION OF
NITROGEN IN RECHARGE

0.01

<i>B</i>	<i>Site Recharge Summary</i>	<i>Value</i>	<i>Units</i>
1	R(T) = Total Site Recharge	21.38	inches/yr
2	R = Site Recharge Volume	548,590	cu ft/yr
3	R = Site Recharge Volume	4,103,737	gal/yr
4	R = Site Recharge Volume	4.10	MG/yr

<i>Conversions used in SONIR</i>
Acres x 43,560 = Square Feet
Cubic Feet x 7.48052 = Gallons
Cubic Feet x 28.32 = Liters
Days x 365 = Years
Feet x 12 = Inches
Gallons x 0.1337 = Cubic Feet
Gallons x 3.785 = Liters
Grams / 1,000 = Milligrams
Grams x 0.002205 = Pounds
Milligrams / 1,000 = Grams

**Appendix E-3
Alternative 4/Preferred Alternative (On-Site Septic)**

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

DATA INPUT FIELD

Karay Property

Alt. 4/Preferred (Septic)

SHEET 1

<i>A</i>	<i>Site Recharge Parameters</i>	<i>Value</i>	<i>Units</i>
1	Area of Site	7.07	acres
2	Precipitation Rate	42.82	inches
3	Acreage of Lawn	1.09	acres
4	Fraction of Land in Lawn	0.154	fraction
5	Evapotranspiration from Lawn	24.20	inches
6	Runoff from Lawn	0.90	inches
7	Acreage of Impervious	0.70	acres
8	Fraction of Land Impervious	0.099	fraction
9	Evaporation from Impervious	4.28	inches
10	Runoff from Impervious	0.00	inches
11	Acreage of Unvegetated	0.02	acres
12	Fraction of Land Unvegetated	0.003	fraction
13	Evapotrans. from Unvegetated	24.20	inches
14	Runoff from Unvegetated	0.89	inches
15	Acreage of Water	0.27	acres
16	Fraction of Site in Water	0.038	fraction
17	Evaporation from Water	30.00	inches
18	Makeup Water (if applicable)	0.00	inches
19	Acreage of Natural Area	4.99	acres
20	Fraction of Land Natural	0.706	fraction
21	Evapotrans. from Natural Area	24.20	inches
22	Runoff from Natural Area	0.30	inches
23	Acreage of Other Area	0.00	acres
24	Fraction of Land Other Area	0.000	fraction
25	Evapotrans. from Other Area	24.20	inches
26	Runoff from Other Area	0.90	inches
27	Acreage of Land Irrigated	1.09	acres
28	Fraction of Land Irrigated	0.154	fraction
29	Irrigation Rate	5.50	inches
30	Number of Dwellings	10	units
31	Water Use per Dwelling	0	gal/day
32	Wastewater Design Flow	3.000	gal/day
33	Commercial /STP Design Flow	0	gal/day

<i>B</i>	<i>Nitrogen Budget Parameters</i>	<i>Value</i>	<i>Units</i>
1	Persons per Dwelling	3.00	persons
2	Nitrogen per Person per Year	10.0	lbs
3	Sanitary Nitrogen Leaching Rate	50	percent
4	Area of Land Fertilized 1	0.00	acres
5	Fertilizer Application Rate 1	2.30	lbs/1000 sq ft
6	Fertilizer Nitrogen Leaching Rate 1	14	percent
7	Area of Land Fertilized 2	0.00	acres
8	Fertilizer Application Rate 2	0.00	lbs/1000 sq ft
9	Fertilizer Nitrogen Leaching Rate 2	14	percent
10	Pet Waste Application Rate	0.00	lbs/pet
11	Pet Waste Nitrogen Leaching Rate	0	percent
12	Area of Land Irrigated	1.09	acres
13	Irrigation Rate	5.50	inches
14	Irrigation Nitrogen Leaching Rate	15	percent
15	Nitrogen in Precipitation	1.00	mg/l
16	Precipitation Nitrogen Leaching Rate	15	percent
17	Nitrogen in Water Supply	1.00	mg/l
18	Nitrogen in Commercial/STP Flow	40.00	mg/l

<i>C</i>	<i>Comments</i>
1)	Please refer to user manual for data input instructions.
2)	Sanitary based on Suffolk County design flow rate (300 gallons/day/dwelling). Revised 1/18/07

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

SITE RECHARGE COMPUTATIONS

Alt. 4/Preferred (Septic)

SHEET 2

A Lawn Area Recharge			Value	Units	B Impervious Area Recharge			Value	Units
1	A = Fraction of Land in Lawn		0.154	fraction	1	A = Fraction of Land in Impervious	0.099	fraction	
2	P = Precipitation Rate		42.82	inches	2	P = Precipitation Rate	42.82	inches	
3	E = Evapotranspiration Rate		24.20	inches	3	E = Evapotranspiration Rate	4.28	inches	
4	Q = Runoff Rate		0.90	inches	4	Q = Runoff Rate	0.00	inches	
5	$R(l) = P - (E + Q)$		17.72	inches	5	$R(i) = P - (E + Q)$	38.54	inches	
6	$R(L) = R(l) \times A$		2.73	inches	6	$R(I) = R(i) \times A$	3.82	inches	

C Unvegetated Area Recharge					D Water Area Loss				
1	A = Fraction of Land Unveg.		0.003	fraction	1	A = Fraction of Site in Water	0.038	fraction	
2	P = Precipitation Rate		42.82	inches	2	P = Precipitation Rate	42.82	inches	
3	E = Evapotranspiration Rate		24.20	inches	3	E = Evaporation Rate	30.00	inches	
4	Q = Runoff Rate		0.89	inches	4	Q = Runoff Rate	0.00	inches	
5	$R(u) = P - (E + Q)$		17.73	inches	5	M = Makeup Water	0.00	inches	
6	$R(U) = R(u) \times A$		0.05	inches	6	$R(w) = \{P - (E+Q)\} - M$	12.82	inches	
					7	$R(W) = R(w) \times A$	0.49	inches	

E Natural Area Recharge					F Other Area Recharge				
1	A = Fraction of Land in Natural		0.706	fraction	1	A = Fraction of Land in Other	0.000	fraction	
2	P = Precipitation Rate		42.82	inches	2	P = Precipitation Rate	42.82	inches	
3	E = Evapotranspiration Rate		24.20	inches	3	E = Evapotranspiration Rate	24.20	inches	
4	Q = Runoff Rate		0.30	inches	4	Q = Runoff Rate	0.90	inches	
5	$R(n) = P - (E + Q)$		18.32	inches	5	$R(o) = P - (E + Q)$	17.72	inches	
6	$R(N) = R(n) \times A$		12.93	inches	6	$R(O) = R(o) \times A$	0.00	inches	

G Irrigation Recharge					H Wastewater Recharge				
1	A = Fraction of Land Irrigated		0.154	fraction	1	WDF = Wastewater Design Flow	3,000	gal/day	
2	I = Irrigation Rate		5.50	inches	2	WDF = Wastewater Design Flow	146,401.50	cu ft/yr	
3	E = Evaptranspiration Rate		3.11	inches	3	A = Area of Site	307,969	sq ft	
4	Q = Runoff Rate		0.90	inches	4	$R(ww) = WDF/A$	0.48	feet	
5	$R(irr) = I - (E + Q)$		1.49	inches	5	$R(WW) = \text{Wastewater Recharge}$	5.70	inches	
6	$R(IRR) = R(irr) \times A$		0.23	inches					

Total Site Recharge		
$R(T) =$	$R(L) + R(I) + R(U) + R(W) + R(N) + R(O) + R(IRR) + R(WW)$	
R(T) =	25.95	inches

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

SITE NITROGEN BUDGET

Alt. 4/Preferred (Septic)

SHEET 3

A	Sanitary Nitrogen-Residential	Value	Units
1	Number of Dwellings	10	units
2	Persons per Dwelling	3.00	capita
3	P = Population	30.00	capita
4	N = Nitrogen per person	10	lbs
5	LR = Leaching Rate	50	percent
6	$N(S) = P \times N \times LR$	150.00	lbs
7	$N(S) = \text{Sanitary Nitrogen}$	150.00	lbs

B	Pet Waste Nitrogen	Value	Units
1	AR = Application Rate	0.00	lbs/pet
2	Human Population	30	capita
3	Pets = 17 percent of capita	5	pets
4	$N(p) = AR \times \text{pets}$	0.00	lbs
5	LR = Leaching Rate	0	percent
6	$N(P) = N(p) \times LR$	0.00	lbs
7	$N(P) = \text{Pet Waste Nitrogen}$	0.00	lbs

C	Sanitary Nitrogen (Commercial/STP)	Value	Units
1	CF = Commercial/STP Flow	0	gal/day
2	CF = Commercial/STP Flow	0	liters/yr
3	N = Nitrogen in Commercial	40.00	mg/l
4	$N(S) = CF \times N$	0	milligrams
5	$N(S) = \text{Sanitary Nitrogen}$	0.00	lbs

D	Water Supply Nitrogen	Value	Units
1	WDF = Wastewater Design Flow	3,000	gal/day
2	WDF = Wastewater Design Flow	4,144.575	liters/yr
3	N = Nitrogen in Water Supply	1.00	mg/l
4	$N(WW) = WDF \times N$	4,144.575	milligrams
5	$N(WW) = \text{Wastewater Nitrogen}$	9.14	lbs

E	Fertilizer Nitrogen 1	Value	Units
1	A = Area of Land Fertilized 1	0	sq ft
2	AR = Application Rate	2.30	lbs/1000 sf
3	LR = Leaching Rate	14	percent
4	$N(F1) = A \times AR \times LR$	0.00	lbs
5	$N(F1) = \text{Fertilizer Nitrogen}$	0.00	lbs

F	Fertilizer Nitrogen 2	Value	Units
1	A = Area of Land Fertilized 2	0	sq ft
2	AR = Application Rate	0.00	lbs/1000 sf
3	LR = Leaching Rate	14	percent
4	$N(F2) = A \times AR \times LR$	0.00	lbs
5	$N(F2) = \text{Fertilizer Nitrogen}$	0.00	lbs

G	Precipitation Nitrogen	Value	Units
1	R(n) = Natural Recharge (feet)	1.67	feet
2	A = Area of Site (sq ft)	307,969	sq ft
3	$R(N) = R(n) \times A$	513,738	cu ft
4	$R(N) = \text{Natural Recharge (liters)}$	14,549,058	liters
5	N = Nitrogen in Precipitation	1.00	mg/l
6	LR = Leaching Rate	15	percent
7	$N(\text{ppt}) = P(S) \times N \times LR$	145.491	milligrams
8	$N(\text{ppt}) = \text{Precipitation Nitrogen}$	0.32	lbs

H	Irrigation Nitrogen	Value	Units
1	R = Irrigation Recharge (inches)	1.49	inches
2	R = Irrigation Rate (feet)	0.12	feet
3	A = Area of Land Irrigated	47,480	sq ft
4	$R(I) = R(\text{irr}) \times A$	5,902	cu ft
5	$R(I) = \text{Site Precipitation (liters)}$	167,144	liters
6	N = Nitrogen in Water Supply	1.00	mg/l
7	LR = Leaching Rate	15	percent
8	$N(\text{irr}) = R(I) \times N \times LR$	25,072	milligrams
9	$N(\text{irr}) = \text{Irrigation Nitrogen}$	0.06	lbs

Total Site Nitrogen		
N=	$N(S) + N(P) + N(WW) + N(F1) + N(F2) + N(\text{ppt}) + N(\text{irr})$	
N=	159.51	lbs

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

Kiruv Property
Alt. 4/Preferred (Septic)

FINAL COMPUTATIONS

SHEET 4

A	<i>Nitrogen in Recharge</i>	<i>Value</i>	<i>Units</i>
1	N = Total Nitrogen (lbs)	159.51	lbs
2	N = Total Nitrogen (milligrams)	72,419,754	milligrams
3	R(T) = Total Recharge (inches)	25.95	inches
4	R(T) = Total Recharge (feet)	2.16	feet
5	A = Area of Site	307,969	sq ft
6	R = R(T) x A	666,041	cu ft
7	R = Site Recharge Volume	18,862,292	liters
9	NR = N/R	3.84	mg/l

FINAL CONCENTRATION OF
NITROGEN IN RECHARGE

3.84

B	<i>Site Recharge Summary</i>	<i>Value</i>	<i>Units</i>
1	R(T) = Total Site Recharge	25.95	inches/yr
2	R = Site Recharge Volume	666,041	cu ft/yr
3	R = Site Recharge Volume	4,982,336	gal/yr
4	R = Site Recharge Volume	4.98	MG/yr

<i>Conversions used in SONIR</i>
Acres x 43,560 = Square Feet
Cubic Feet x 7.48052 = Gallons
Cubic Feet x 28.32 = Liters
Days x 365 = Years
Feet x 12 = Inches
Gallons x 0.1337 = Cubic Feet
Gallons x 3.785 = Liters
Grams / 1,000 = Milligrams
Grams x 0.002205 = Pounds
Milligrams / 1,000 = Grams

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION, BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL AND GROUNDWATER CONDITIONS, ALL LOTS AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION IN EFFECT AS OF THIS DATE.

VICTOR BERT, P.E. No. 49006

WE HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON _____ AND CONCRETE MONUMENTS WILL BE SET AS SHOWN.

PAUL M. RACZ, P.L.S. No. 50164

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN APPROVED BY THE TOWN OF HUNTINGTON PLANNING BOARD AND IF NO CONCRETE MONUMENTS HAVE BEEN SET, THE SIGNING OF THIS MAP BY A DULY AUTHORIZED PERSON AS DESIGNATED BY THE TOWN OF HUNTINGTON PLANNING BOARD HEREBY CERTIFIES THAT A PERFORMANCE BOND HAS BEEN POSTED TO SECURE INSTALLATION OF SAID MONUMENTS.

DATE OF CONDITIONAL FINAL APPROVAL _____ DIRECTOR OF PLANNING

NO PLOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE UNLESS BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.

LANDS SHOWN ON THIS MAP AS ROADS, STREETS, OR HIGHWAYS OR FOR THE WIDENING THEREOF AND ALSO EASEMENTS FOR THE INSTALLATION OF SEWERS, DRAINS OR WATER MAINS, CONDUITS AND ALSO LANDS INDICATED AS TO BE DEDICATED FOR OTHER PUBLIC USE ARE HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO THE MUNICIPALITY HAVING JURISDICTION THEREOF.

OWNER _____ DATE _____
OWNER _____ DATE _____

GRADING OF LOTS, INCLUDING SLOPES, ON THIS MAP SHALL BE LIMITED TO THE EXTENT OF CLEARING AND GRADING AS SHOWN ON THE APPROVED SITE PLANS AS DELINEATED BY THE LIMIT OF CLEARING/REGRADE LINE DURING CONSTRUCTION. TREES, WHICH ARE OUTSIDE THE CLEARING LIMIT LINE, MUST BE LEFT STANDING AND PROTECTED FROM GRADE CHANGES. EACH INDIVIDUAL LOT MUST BE TEMPORARILY AND/OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION AND SHALL BE COMPLIANT WITH THE TOWN OF HUNTINGTON EROSION AND SEDIMENT CONTROL HANDBOOK AND SECTIONS H-100 THRU H-100.6 OF THE TOWN OF HUNTINGTON SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.

GENERAL NOTES

- 1.) DRYWELLS SHALL BE PROVIDED FOR ALL ROOF RUNOFF.
- 2.) THE LIMIT OF CLEARING IN GENERAL IS DICTATED BY THE TOP AND BOTTOM OF CUT AND/OR FILL. TOP SOIL STRIPPED FOR TEMPORARY STORAGE AND CLEARED TREES, BRUSH AND DEBRIS SHALL NOT BE PUSHED WITHIN THE LIMITS OF NATURALLY VEGETATED AREA TO BE RETAINED. NO TREES SHALL BE BURNED.
- 3.) RELEASE OF BUILDING PERMITS FOR LOTS ON THIS MAP SHALL BE SUBJECT TO A SCHEDULE OF OPERATIONS APPROVED BY THE DIRECTOR OF ENGINEERING, BUILDING AND HOUSING IN ACCORDANCE WITH SUB-DIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS FOR THE TOWN OF HUNTINGTON.
- 4.) EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND/OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACK FILLING OF THE FOUNDATION AND SHALL BE IN ACCORDANCE WITH THE TOWN OF HUNTINGTON EROSION AND SEDIMENT CONTROL HANDBOOK AND SECTIONS H-100 THRU H-100.6 OF THE SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
- 5.) PREPARATION OF SOIL AND PLANTING SHALL BE ACCORDING TO SPECIFICATIONS SET FORTH UNDER SECTION G-100.4 OF THE TOWN OF HUNTINGTON SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
- 6.) ALL AREAS THAT HAVE BEEN DISTURBED SHALL BE SEEDED WITH TYPE "A" SEED UNLESS OTHERWISE NOTED.
- 7.) ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE, COUNTY, TOWN, AND HEALTH DEPARTMENT REQUIREMENTS.
- 8.) PRIOR TO COMMENCEMENT OF ANY WORK WITHIN AN EXISTING RIGHT-OF-WAY THE APPLICANT/DEVELOPER MUST OBTAIN A WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
- 9.) DATUM - TOWN OF HUNTINGTON.
- 10.) ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE HUNTINGTON TOWN PLANNING BOARD SUBDIVISION REGULATIONS AND SITE IMPROVEMENT REGULATIONS.
- 11.) THE PROPOSED GUTTER GRADES (0.50 A CROSS SLOPE OF 1/4" FT TO 1/2" FT DOWN FROM THE EDGE OF PAVEMENT WHILE MAINTAINING A MINIMUM GUTTER SLOPE OF 0.50).
- 12.) ANY UTILITIES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/ DEVELOPER.
- 13.) NO RETAINING WALL OF MORE THAN THREE (3) FEET IN HEIGHT SHALL BE CONSTRUCTED UNTIL PLANS, PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK, ARE SUBMITTED TO THE BUILDING DEPARTMENT, APPROVED BY THE TOWN ENGINEER AND A PERMIT ISSUED BY THE DIRECTOR OF BUILDING AND HOUSING.
- 14.) A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW YORK SHALL INSPECT AND CERTIFY TO THE TOWN OF HUNTINGTON THAT THE RETAINING WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
- 15.) THE BACKFILL FOR THE RETAINING WALL SHALL BE SELECT GRANULAR MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, DETERMINED BY MODIFIED PROCTOR TEST.
- 16.) SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- 17.) COMPACTION SHALL CONFORM TO SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- 18.) FINAL CURB LOCATIONS SHALL BE DETERMINED IN FIELD BY ENGINEERING INSPECTOR.
- 19.) FOLLOWING SUBDIVISION AND IMPLEMENTATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186- TREE PRESERVATION LAW.
- 20.) ALL EXISTING STRUCTURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- 21.) THERE ARE NO WELLS WITHIN 150' OF THE SITE.
- 22.) A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERRECTED ALONG THE LIMIT OF CLEARING/REGRADE LINE DURING CONSTRUCTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 23.) FOR COVENANTS AND RESTRICTIONS SEE PLANNING BOARD CONDITIONAL - FINAL RESOLUTION AND/OR RECORDED COPY OF THE SUBDIVISION MAP IN THE SUFFOLK COUNTY CLERK'S OFFICE.
- 24.) ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS, AND SIGNALS, ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
- 25.) STRUCTURES INDICATED FOR REMOVAL SHALL BE REMOVED PRIOR TO THE SIGNING OF THE FINAL MAPS BY THE DIRECTOR OF PLANNING AND ENVIRONMENT. COPIES OF DEMOLITION PERMITS AND CERTIFICATES OF COMPLETION FOR EACH STRUCTURE SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ENVIRONMENT AS PROOF OF COMPLIANCE WITH THIS CONDITION. ALTERNATIVELY, IF THE APPLICANT CHOOSES NOT TO REMOVE ALL THE STRUCTURES PRIOR TO THE DIRECTOR'S SIGNATURE, HE/SHE SHALL BE CALLED BY THE ENGINEERING REVIEW DIVISION OF THE DEPARTMENT OF PLANNING AND ENVIRONMENT, TO INSURE REMOVAL OF THE AFOREMENTIONED STRUCTURES PRIOR TO THE IMPLEMENTATION OF THE SUBDIVISION.
- 26.) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.
- 27.) THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AT ANY POINT WHERE CONSTRUCTION TRAFFIC WILL BE ENTERING OR LEAVING THE SITE.
- 28.) THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE PROPOSED ROADWAY, RETAINING WALLS, DRAINAGE STRUCTURES, SANITARY SYSTEMS AND ALL COMMON AREAS.
- 29.) THE HERITAGE TRAIL EXTENSION SHALL BE IMPROVED AND MAINTAINED BY THE TOWN OF HUNTINGTON.
- 30.) THE LANDSCAPED AREAS SHALL NOT BE FERTILIZED FOLLOWING AN INITIAL FERTILIZATION DURING PLANTING.
- 31.) ALL PORTIONS OF THE PROPERTY TO BE DEDICATED TO THE TOWN OF HUNTINGTON, AS WELL AS THOSE PORTIONS OF PROPERTY LOCATED ADJACENT TO THE ON-SITE POND WHICH ARE TO BE ESTABLISHED AS:
NON-DISTURBANCE/NON-FERTILIZATION BUFFERS, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED AS LAMN, OR OTHERWISE PREVIOUSLY DISTURBED, OR DESTROYED AS A RESULT OF THE SUBJECT DEVELOPMENT, SHALL BE ACTIVELY RE-VEGETATED WITH CLETHRRA ANTHOLIA, LINDBERA BENZONIN, VIBURNUM BENTHAMIN, VACCINIUM CORNIFOLIUM, ILEX VERTICILLATA, CORNUS SERICEA OR ILEX GLABRA SUBSEQUENTLY PLANTED THREE (3) FEET ON CENTER.
- 32.) NON-DISTURBANCE/NON-FERTILIZATION BUFFER LOCATED AT THE NORTHERN TIP OF THE PROPERTY TO BE PASSIVELY ESTABLISHED WITHOUT THE INSTALLATION OF ADDITIONAL PLANTINGS.
- 33.) ALL LITTER LOCATED WITHIN THE NON-DISTURBANCE/NON-FERTILIZATION BUFFER AREAS TO BE REMOVED.
- 34.) A FOUR (4) FOOT CHAIN LINK FENCE SHALL BE ERRECTED ALONG THE ENTIRE PROPERTY LINE BETWEEN THE PRIVATE AND TOWN-OWNED PARCELS.

SITE DATA

S.C.T.M. 0400-073-01-38, 41.1, AND 42
S.C.T.M. 0400-097-02-107
ZONE: R-7
TOTAL SITE AREA: 7.07 ACRES
AREA IN UNITS: 0.35 ACRES
AREA IN ROADWAY: 0.30 ACRES
AREA IN DEDICATION TO TOWN: 2.70 ACRES
AREA IN WIDENING: 0.007 ACRES
AREA IN COMMON AREAS: 3.71 ACRES
NUMBER OF UNITS: 10
WATER DISTRICT: S.C.W.A.
FIRE DISTRICT: HUNTINGTON
POST OFFICE: HUNTINGTON
SCHOOL DISTRICT: HUNTINGTON

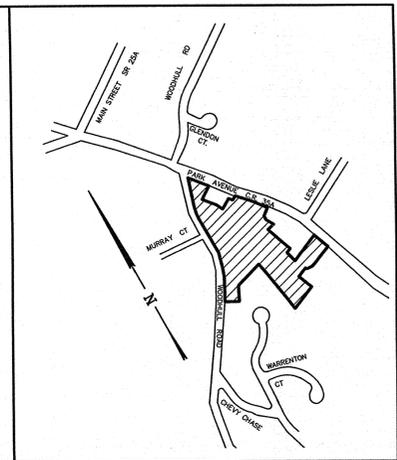
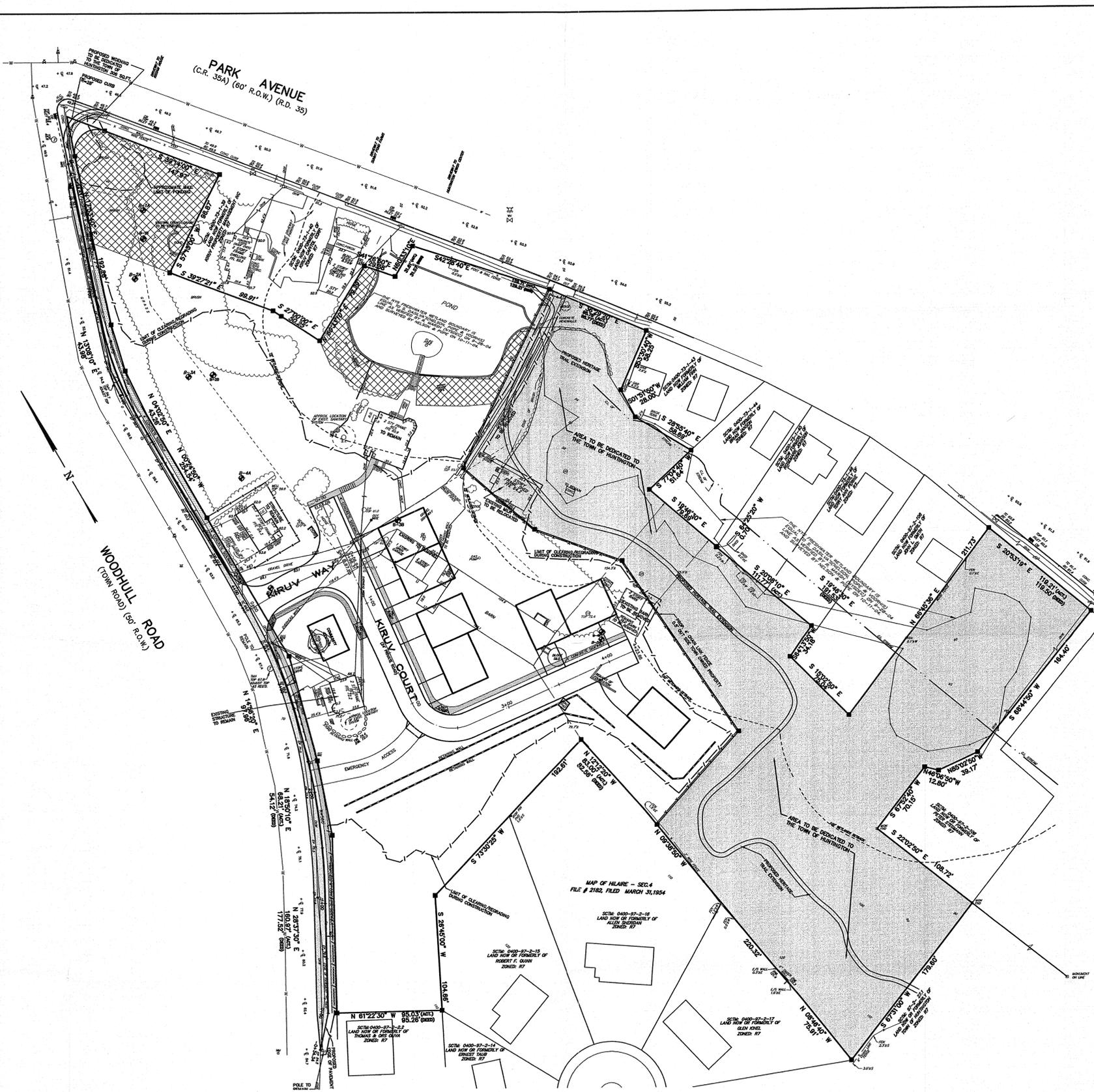
□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

AREA TO BE DEDICATED TO THE TOWN OF HUNTINGTON
AREA OF NON-DISTURBANCE/ NON-FERTILIZATION BUFFER

THIS PLAN IS SUBJECT TO COVENANTS AND RESTRICTIONS DATED _____ AND FILED IN THE COUNTY CLERK'S OFFICE ON _____ AS LIBER _____ PAGE _____

- STATEMENT OF THE FOLLOWING:
1. MANAGEMENT OF THE COMMON AREAS OF KIRUV ESTATES, SHALL BE BY A HOMEOWNERS ASSOCIATION WHICH SHALL BE DULY CREATED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW YORK AND APPROVED BY THE NEW YORK STATE ATTORNEY GENERAL. THE COMMON AREAS SHALL BE OWNED AND MAINTAINED, IN PERPETUITY BY SAID HOME OWNERS ASSOCIATION. THE COMMON AREAS INCLUDE, AMONG OTHER PORTIONS OF THE PROPERTY AS DELINEATED ON THE SUBDIVISION MAP OF KIRUV ESTATES, ROADS, STREET LIGHTS, DRAINAGE STRUCTURES AND DRAINAGE EASEMENTS, RECREATION AREAS, RECHARGE BASINS, LANDSCAPED BUFFERS AND CONSERVATION AREAS.
 2. THE COMMON AREAS SHALL NOT BE SUBDIVIDED IN THE FUTURE NOR USED FOR COMMERCIAL PURPOSES.
 3. THE HOMEOWNERS ASSOCIATION SHALL NOT USE THE COMMON AREAS AS COLLATERAL FOR IMPROVEMENTS WITHIN THE SUBDIVISION OR ANY OTHER PURPOSE.
 4. THE HOMEOWNERS ASSOCIATION SHALL MEET ALL REQUIREMENTS AND REGULATIONS OF THE STATE ATTORNEY GENERAL'S OFFICE PER 13 NYSPR PARTS 50, 51 AND 52.
 5. DISSOLUTION OF THE HOMEOWNERS ASSOCIATION SHALL BE PROHIBITED WITHOUT TOWN BOARD APPROVAL.
 6. THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF ANY LOT OR LOTS ON THE MAP OF KIRUV ESTATES.

NOTE: BASE TOPOGRAPHIC SURVEY PREPARED BY SEAR-BROWN DATED 1-22-98.



KEY MAP
SCALE: 1" = 1,000'

LEGEND

- | | | | |
|---|-----------------------------|---|--|
| — | EXIST CURB | ○ | PROP SANITARY MANHOLE |
| — | EXIST EDGE OF PAVEMENT | ○ | PROP DRAIN MANHOLE |
| — | EXIST SANITARY SEWER | ○ | PROP TELEPHONE MANHOLE |
| — | EXIST WATER MAIN | ○ | PROP SPOT ELEVATION |
| — | EXIST GAS MAIN | ○ | PROP HYDRANT |
| — | EXIST DRAIN LINE | ○ | PROP FENCE |
| — | EXIST TELEPHONE LINE | ○ | PROP CATCH BASIN |
| — | EXIST CONDUIT | ○ | PROP LEACHING CATCH BASIN |
| — | EXIST SPOT ELEVATION | ○ | PROP LEACHING POOL |
| — | EXIST HYDRANT | ○ | WOODEN GRATE |
| — | EXIST CATCH BASIN | ○ | PROP LEACHING POOL |
| — | EXIST UTILITY POLE | ○ | WORLD COVER |
| — | EXIST FENCE | ○ | PROP ROOF DRYWELL |
| — | PROP SANITARY SEWER | ○ | TOP OF CURB |
| — | PROP WATER MAIN | ○ | PAVEMENT |
| — | PROP GAS MAIN | ○ | DRAIN FLOW ARROW |
| — | PROP DRAIN LINE | ○ | PROP STREET LIGHT |
| — | PROP HOUSE CONNECTION | ○ | PROP LIMIT OF CLEARING/REGRADE DURING CONSTRUCTION |
| — | PROP WATER SERVICE | ○ | UNIT NUMBERS |
| — | PROP TRANSFORMER | ○ | |
| — | PROP SURFACE DRAINAGE GRATE | ○ | |

PRELIMINARY MAP
ALTERNATIVE 4 / PREFERRED ALTERNATIVE
(SEWERED)
KIRUV ESTATES
OVERALL LAYOUT

LOCATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. DIST. 0400, SECT. 073.00, BLK. 01.00
LOTS 038.000, 041.0001, AND 042.0000
S.C.T.M. DIST. 0400, SECT. 097.00, BLK. 02.00, LOT 107.0000

SCALE: 1" = 50'
(IN FEET)

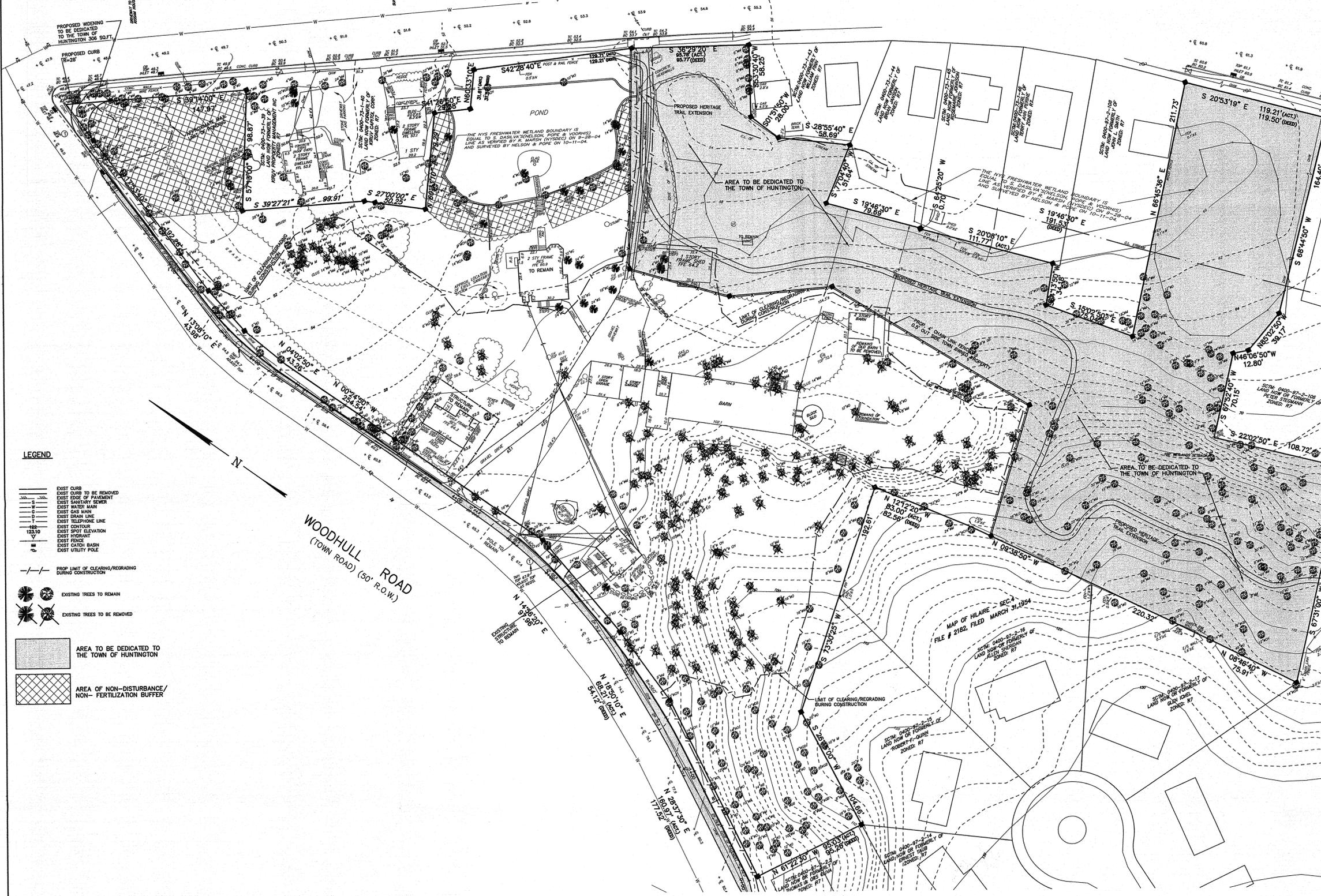
2	02-02-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 1-29-07	GE0
1	01-22-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 12-19-06	GE0
NO.	DATE	DESCRIPTION	BY
OWNER		APPLICANT	DEVELOPER
KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514		KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514	KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514



NELSON & POPE
ENGINEERS • DESIGNERS • SURVEYORS
572 WALTON WHITMAN FLD
MELVILLE, N.Y. 11747-2188
(631) 427-5665 FAX (631) 427-5620

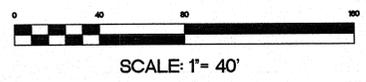
FILE NO. 400-73-1	JOB NO. 97110
DATE: OCT. 2006	SHEET 1 OF 7

PARK AVENUE
(C.R. 35A) (60' R.O.W.) (R.D. 35)



- LEGEND**
- EXIST CURB TO BE REMOVED
 - EXIST EDGE OF PAVEMENT
 - EXIST SANITARY SEWER
 - EXIST WATER MAIN
 - EXIST GAS MAIN
 - EXIST DRAIN LINE
 - EXIST TELEPHONE LINE
 - EXIST CONTOUR
 - EXIST SPOT ELEVATION
 - EXIST HYDRANT
 - EXIST FENCE
 - EXIST CATCH BASIN
 - EXIST UTILITY POLE
 - PROP. LIMIT OF CLEARING/REGRAVING DURING CONSTRUCTION
 - EXISTING TREES TO REMAIN
 - EXISTING TREES TO BE REMOVED
 - AREA TO BE DEDICATED TO THE TOWN OF HUNTINGTON
 - AREA OF NON-DISTURBANCE/ NON-FERTILIZATION BUFFER

PRELIMINARY MAP
ALTERNATIVE 4 / PREFERRED ALTERNATIVE (SEWERED)
KIRUV ESTATES
TREE REMOVAL PLAN
LOCATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0400, SECT. 073.00, BLK. 01.00
LOTS 038.000, 041.0001, AND 042.0000
S.C.T.M. DIST. 0400, SECT. 097.00, BLK. 02.00, LOT 107.0000

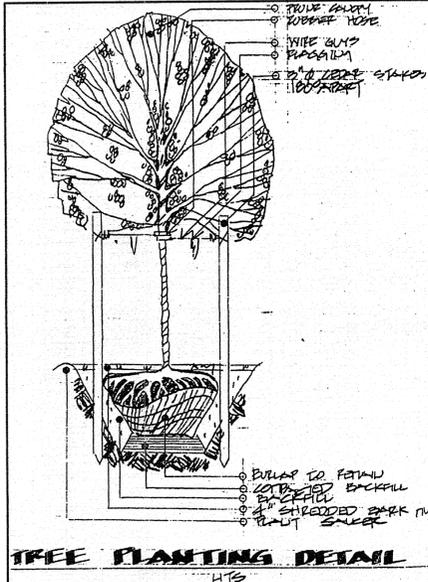


2	02-02-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 1-29-07	GEO
1	01-22-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 12-19-06	GEO
NO.	DATE	DESCRIPTION	BY
OWNER	APPLICANT		DEVELOPER
KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514	KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514		KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514



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572 WALT WHITMAN ROAD
MELVILLE, N.Y. 11747-2188
(631) 427-5665 FAX (631) 427-5620

FILE NO. 400-73-1 JOB NO. 97110
DATE: OCT. 2006 SHEET 3 OF 7



NOTES

All plant material guaranteed for a period of one year following acceptance by owner.

All planting beds to be mulched with 4" of shredded bark.

All planting areas to receive 4" of screened topsoil prior to plant installation.

Landscape shall be planted and maintained in compliance with Town of Huntington Subdivision Regulations and Site Improvement Specifications and addenda.

There shall be no plant substitutions unless authorized by the staff of the Huntington and Environmental Department.

No plant material, except lawn or groundcover, is to be located within 2' of any parking lot curb.

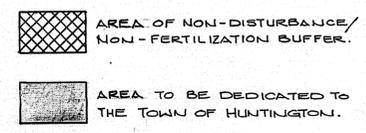
All deciduous trees to be secured with two 3" dia. color stakes 180° apart.

All ropes and wires surrounding root ball to be removed prior to backfilling of tree pit. Tree must be removed.

No trees to be located within 10' of driveway, walk, or piping and drainage structures as per Town of Huntington standards.

All proposed street trees to be limited up to a height of 7' to avoid any interference with pedestrian movement along proposed sidewalks.

Field planting of street trees and other plant materials must be under the supervision of a licensed New York State registered Landscape Architect or a qualified horticulturist in accordance with the Town requirements. The developer must supply the Town Engineer with an affidavit from the registered Landscape Architect or the qualified horticulturist stating that the quality, variety, size of plants and planting procedures conform to the specifications of the Town of Huntington.



THE LANDSCAPED AREAS SHALL NOT BE FERTILIZED FOLLOWING AN INITIAL FERTILIZATION DURING PLANTING.

ALL PORTIONS OF THE PROPERTY TO BE DEDICATED TO THE TOWN OF HUNTINGTON, AS WELL AS THOSE PORTIONS OF PROPERTY LOCATED ADJACENT TO THE ON-SITE POND WHICH ARE TO BE ESTABLISHED AS NON-DISTURBANCE/NON-FERTILIZATION BUFFERS, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED AS LAWN, OR OTHERWISE PREVIOUSLY DISTURBED, OR DISTURBED AS A RESULT OF THE SUBJECT DEVELOPMENT, SHALL BE ACTIVELY REVEGETATED WITH CLETHRA ANFOLIA, LINDERA BENZON, VIBURNUM DENTATUM, VACCINIUM CORYMBOSUM, ILEX VERTICILLATA, CORNUS SERICEA OR ILEX GLABRA SHIMMERING PLANTED THREE (3) FEET ON CENTER.

NON-DISTURBANCE/NON-FERTILIZATION BUFFER LOCATED AT THE NORTHERN TIP OF THE PROPERTY TO BE PASSIVELY ESTABLISHED WITHOUT THE INSTALLATION OF ADDITIONAL PLANTINGS.

ALL LITTER LOCATED WITHIN THE NON-DISTURBANCE/NON-FERTILIZATION BUFFER AREAS TO BE REMOVED.

A FOUR (4) FOOT CHAIN LINK FENCE SHALL BE ERECTED ALONG THE ENTIRE PROPERTY LINE BETWEEN THE PRIVATE AND TOWN-OWNED PARCELS.

PLANTING SCHEDULE

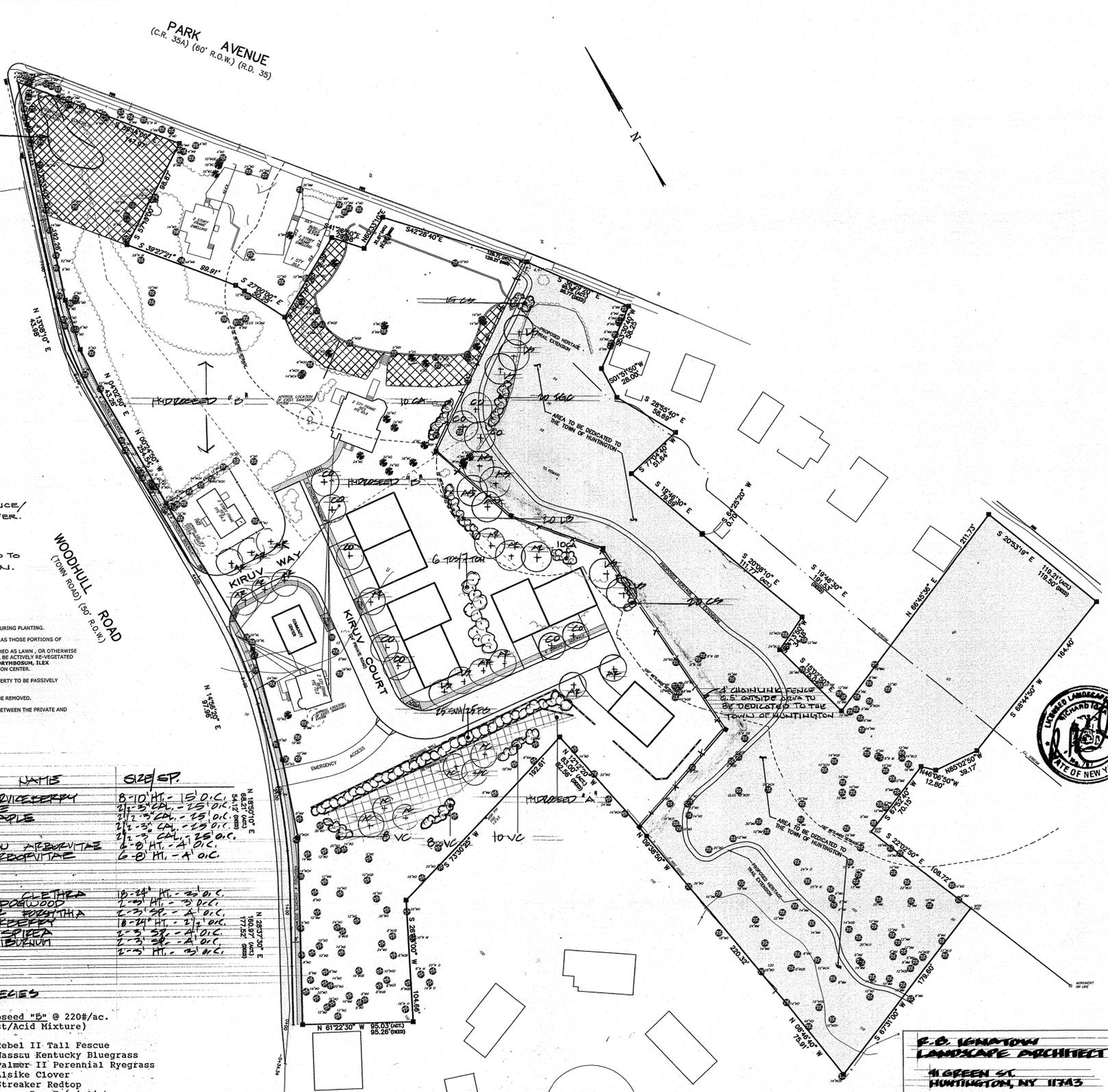
SMT	QVA	BOTANICAL NAME	COMMON NAME	SIZE/SP.
AC	6	ATELANCHIER CADADENSIS	SHADLOW SPICEBERRY	8-10' HT. - 15' O.C.
RF	12	ROBURA	RED MAPLE	2 1/2' - 3' CAL. - 15' O.C.
AS	2	SACCHARINUM	SWAMP MAPLE	2 1/2' - 3' CAL. - 15' O.C.
CD	10	CELTIS OCCIDENTALIS	HICKBERRY	2 1/2' - 3' CAL. - 15' O.C.
LS	3	LAURUS STYRACIUM	SWEETGUM	2 1/2' - 3' CAL. - 15' O.C.
TH	2	THUA OCCIDENTALIS VIREA	THE MEXICAN ABBEVITAE	6-8' HT. - 15' O.C.
TS	6	THUA OCCIDENTALIS STRIPATA	ETREFOLO ABBEVITAE	6-8' HT. - 15' O.C.
CA	10	CLETHRA ALIFOLIA	SUNBEE-SWEET CLETHRA	10-12' HT. - 25' O.C.
CS	35	COELUS SLODIERIA LUTEA	YELLOWSTEM DOGWOOD	2-3' HT. - 3' O.C.
FB	25	FERTITHA INTERMEDIA STABILIS	SHAW BIRDSEED BURNING	2-3' HT. - 3' O.C.
FR	20	FRET ALABRA COMPACTA	COMPACT JEFFERSON	10-12' HT. - 25' O.C.
VA	20	VIBURNUM CARLESI	VIBURNUM	2-3' HT. - 3' O.C.
VC	20	VIBURNUM CARLESI	VIBURNUM	2-3' HT. - 3' O.C.
VB	20	VIBURNUM CARLESI	VIBURNUM	2-3' HT. - 3' O.C.
LD	20	LINDERA BENZON	SPICEBUSH	2-3' HT. - 3' O.C.

Hydroseed "A" @ 200#/ac. (Soil Conservation Mix damp formula)

Hydroseed "B" @ 220#/ac. (Moist/Acid Mixture)

55% Rebel II Tall Fescue	55% Rebel II Tall Fescue
15% Nassua Kentucky Bluegrass	20% Nassua Kentucky Bluegrass
10% Palmer II Perennial Ryegrass	10% Palmer II Perennial Ryegrass
10% Sabre Trivialis	5% Alsike Clover
5% Streaker Redtop	5% Streaker Redtop
5% Reed Canarygrass	5% Laser Poa Trivialis

NOTE: BASE TOPOGRAPHIC SURVEY PREPARED BY SEAR-BROWN DATED 1-22-98.

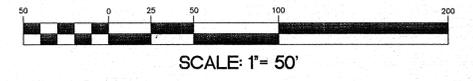


PRELIMINARY MAP
ALTERNATIVE 4 / PREFERRED ALTERNATIVE
(SEWERED)

LANDSCAPE PLAN
KIRUV ESTATES

LOCATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. DIST. 0400, SECT. 073.00, BLK. 01.00
LOTS 038.000, 041.0001, AND 042.0000
S.C.T.M. DIST. 0400, SECT. 097.00, BLK. 02.00, LOT 107.0000



E.O. IGNATOW
LANDSCAPE ARCHITECT
11 GREEN ST.
HUNTINGTON, NY 11743

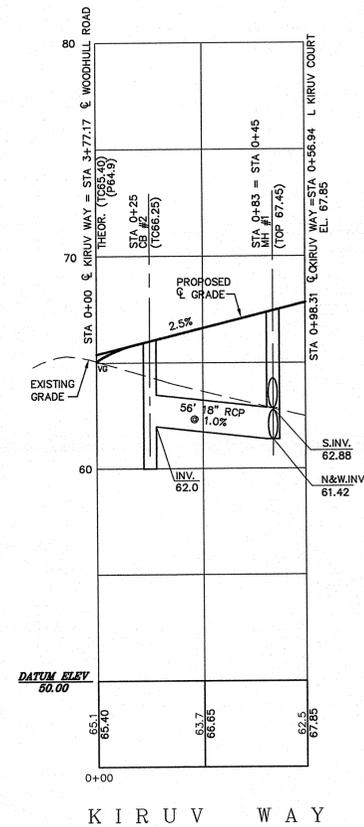
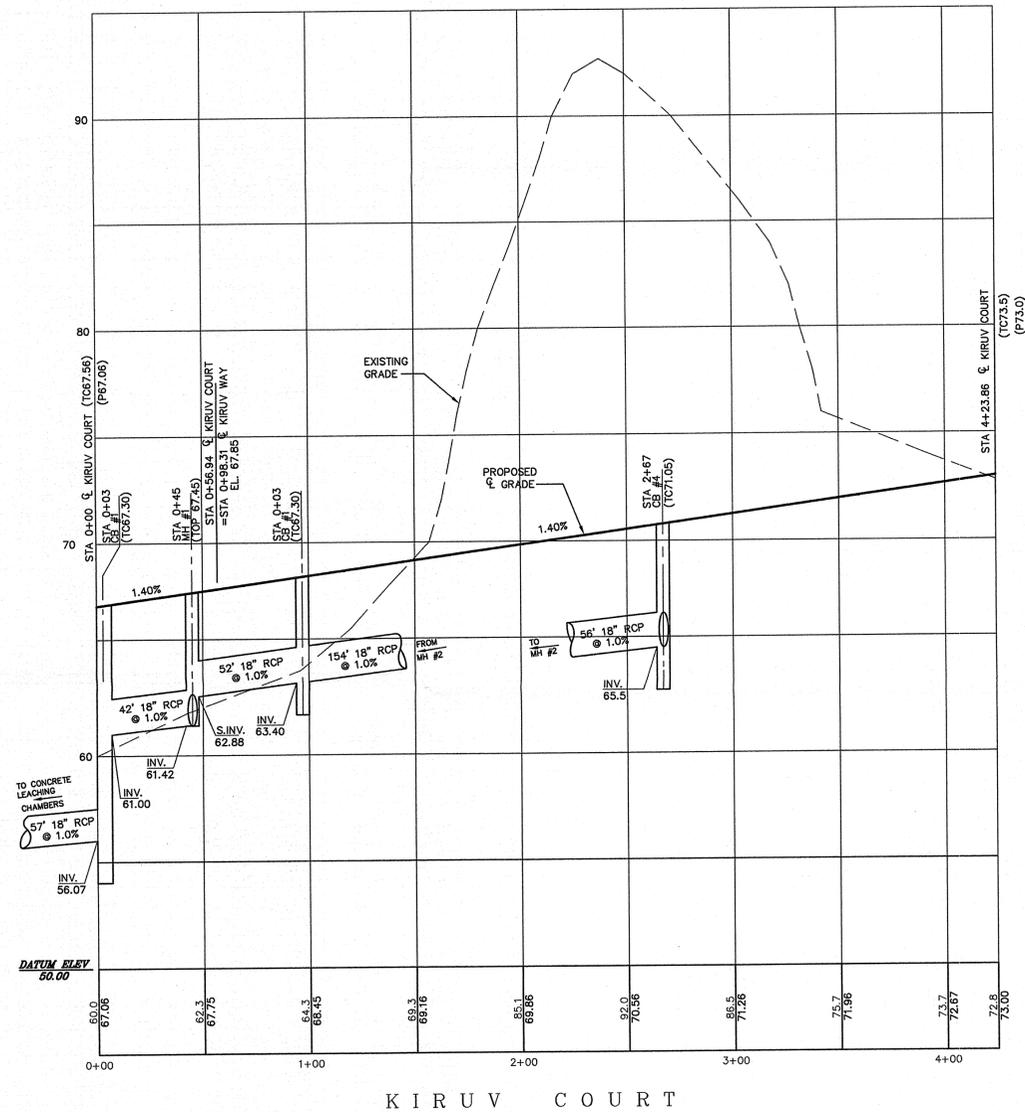
2	02-02-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 01-27-07	CEG
1	01-22-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 12-17-06	CEG
NO.	DATE	DESCRIPTION	BY
OWNER	APPLICANT		DEVELOPER
KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514	KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514		KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514



NELSON & POPE

ENGINEERS • DESIGNERS • SURVEYORS
572 WALT WHITMAN ROAD
MELVILLE, N.Y. 11747-2188
(631) 427-5665 FAX (631) 427-5620

FILE NO.	JOB NO. 97110
DATE: OCT. 2006	SHEET 4 OF 7



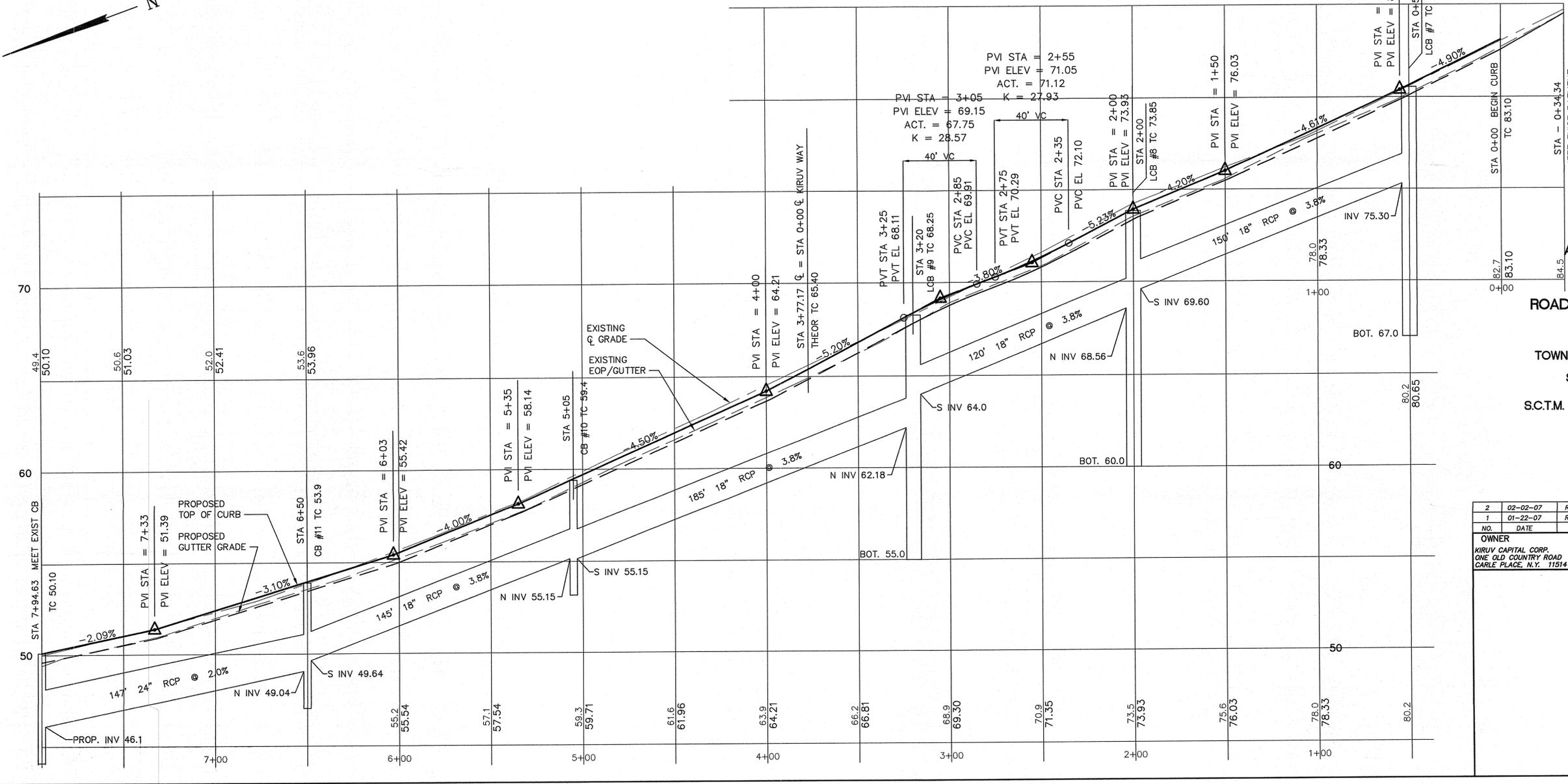
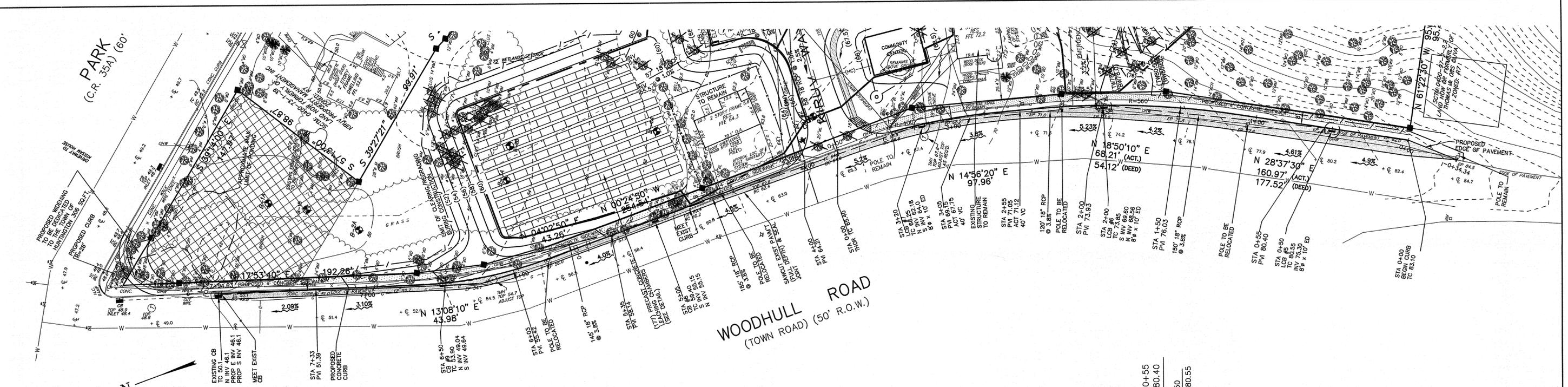
PRELIMINARY MAP
ALTERNATIVE 4 / PREFERRED ALTERNATIVE
(SEWERED)
KIRUV ESTATES
PROFILES
 LOCATED AT
HUNTINGTON
 TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

 S.C.T.M. DIST. 0400, SECT. 073.00, BLK. 0100
 LOTS 038.000, 041.0001, AND 042.0000
 S.C.T.M. DIST. 0400, SECT. 097.00, BLK. 02.00, LOT 107.0000

 SCALE: HOR: 1"= 40'
 VERT: 1"= 4'

2	02-02-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 1-29-07	GE0
1	01-22-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 12-19-06	GE0
NO.	DATE	DESCRIPTION	BY
OWNER		APPLICANT	DEVELOPER
KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514		KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514	KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514
 NELSON & FOPE ENGINEERS • DESIGNERS • SURVEYORS 572 WALT WHITMAN ROAD MELVILLE, N.Y. 11747-2188 (631) 427-5665 FAX (631) 427-5620			
FILE NO. 400-73-1		JOB NO. 97110	
DATE: OCT. 2006		SHEET 5 OF 7	

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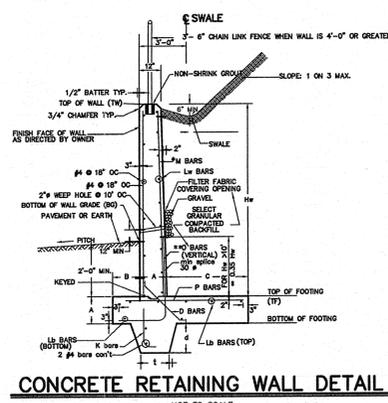


PRELIMINARY MAP
 ALTERNATIVE 4/PREFERRED ALTERNATIVE
 (SEWERED)
KIRUV ESTATES
 ROAD IMPROVEMENT PLAN-WOODHULL ROAD
 LOCATED AT
 HUNTINGTON
 TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
 S.C.T.M. DIST. 0400, SECT. 073.00, BLK. 01.00
 LOTS 038.000, 041.0001, AND 042.0000
 S.C.T.M. DIST. 0400, SECT. 097.00, BLK. 02.00, LOT 107.0000
 SCALE: 1" HOR = 30'
 SCALE: 1" VERT = 3'

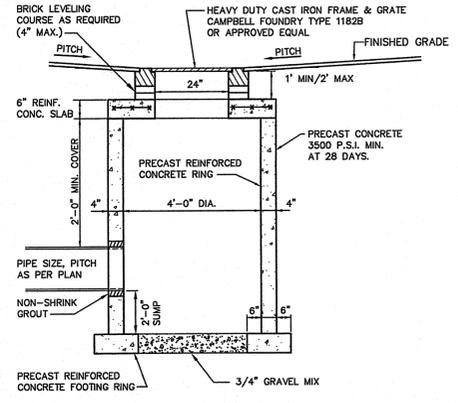
2	02-02-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 1-29-07	GE0
1	01-22-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 12-19-06	GE0
NO.	DATE	DESCRIPTION	BY
OWNER	APPLICANT		DEVELOPER
KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514	KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514		KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514

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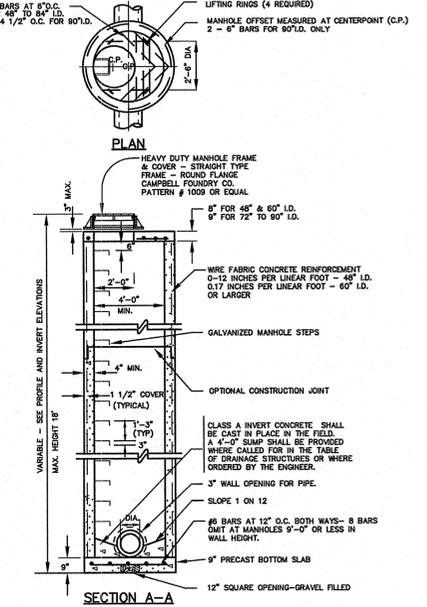
FILE NO. 400-73-1 JOB NO. 97110
 DATE: OCT. 2006 SHEET 6 OF 7



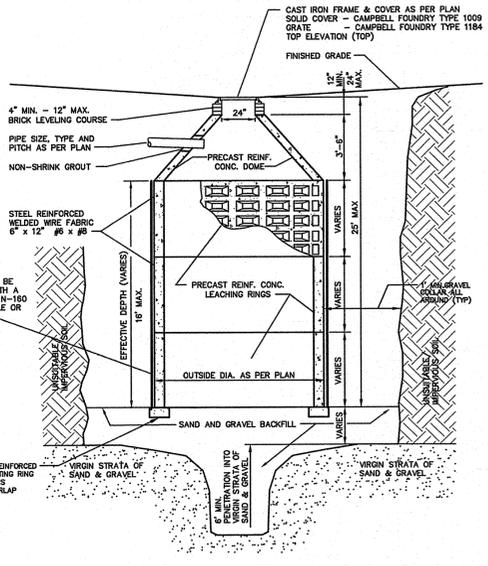
CONCRETE RETAINING WALL DETAIL
NOT TO SCALE



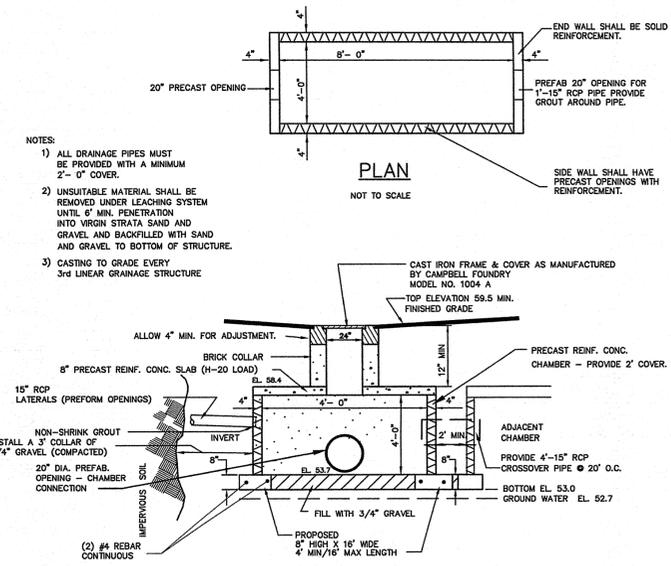
AREA DRAIN DETAIL
NOT TO SCALE



MANHOLE DETAIL
NOT TO SCALE



LEACHING POOL DETAIL
TYPE 'A'
NOT TO SCALE



LINEAR DRAINAGE LEACHING STRUCTURE DETAIL
NOT TO SCALE

RETAINING WALL DATA

Hw (FT)	A (ft)	C	B	T	KEY	X	Lb	P	D	1/2" L	1/4" L
0 - 6'	12'	4'-0"	1'-0"	12'	#4 @ 16"	4 #5 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"
6 - 10'	12'	6'-0"	2'-0"	12'	#4 @ 16"	6 #5 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"
10 - 14'	16'	9'-0"	3'-0"	16'	#4 @ 16"	8 #5 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"
14 - 18'	20'	11'-0"	4'-0"	16'	#4 @ 16"	9 #5 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"
18 - 22'	25'	14'-0"	5'-0"	24'	#4 @ 16"	10 #5 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"

GENERAL NOTES

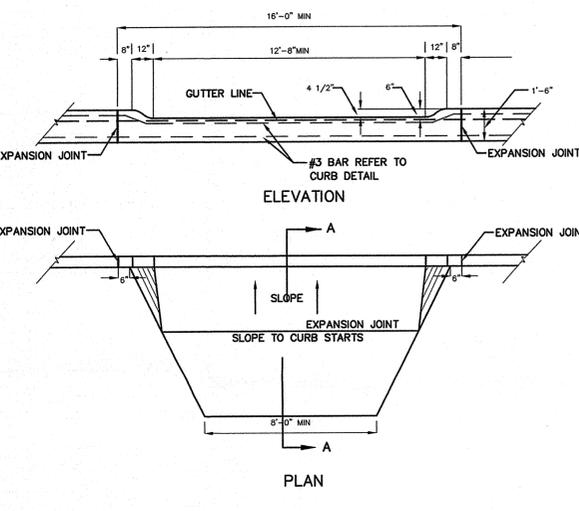
- CONTRACTION JOINTS SHALL BE PROVIDED AT 20' ON CENTER (MAX.).
- KEYED EXPANSION JOINTS CONSISTING OF 1/2" BITUMINOUS JOINT FILLER SHALL BE PROVIDED AT 60' ON CENTER (MAX.).
- KEYED CONSTRUCTION JOINTS SHALL BE PROVIDED WHEN FRESH CONCRETE IS PLACED AGAINST HARDENED CONCRETE OR AGAINST SUBSEQUENT CONCRETE POURING OPERATIONS.
- REINFORCED CONCRETE WALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" BY THE AMERICAN CONCRETE INSTITUTE (ACI).
- CONCRETE: f_c = 3500; REINFORCEMENT: GRADE 60 STEEL.
- ALTERNATE VERTICAL "A" BARS MAY BE CUT AT 1/2' MIN.
- ALTERNATE VERTICAL "O" BARS MAY BE CUT AT 30".
- Lb BAR PLACEMENT

PLACEMENT	TOTAL BARS	TOP BARS	BOTTOM BARS
1	2	2	2
2	4	3	3
3	5	3	3
4	7	4	4
5	9	5	4
6	10	6	4

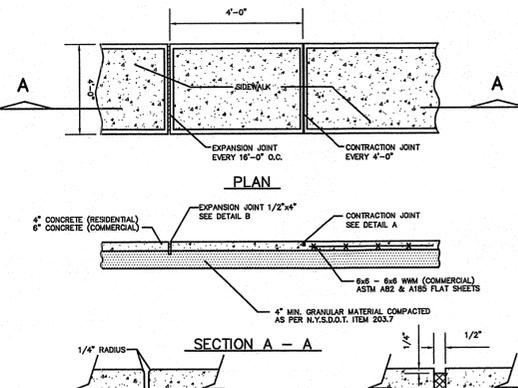
TEMPORARY SHEETING, SHORING AND BRACING

TEMPORARY SHEETING, SHORING AND BRACING SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF INDUSTRIAL CODE RULES 23 "PROTECTION IN CONSTRUCTION AND EXCAVATION OPERATIONS" OF THE STATE OF NEW YORK DEPARTMENT OF LABOR AND THE REQUIREMENTS OF THE FEDERAL GOVERNMENTS O.S.H.A.

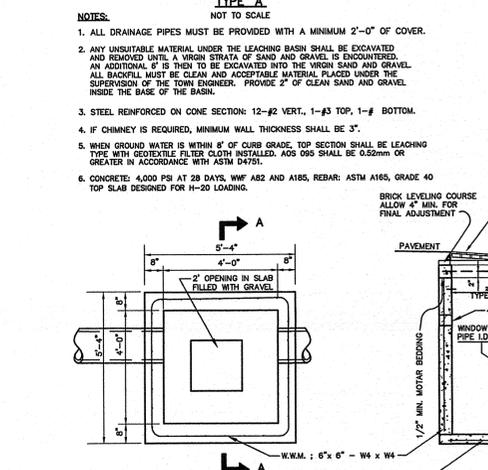
TEMPORARY SHEETING, SHORING AND BRACING SHALL BE PROVIDED BY THE CONTRACTOR SO AS TO PROTECT EXISTING SLOPES DURING CONSTRUCTION AND WHERE REQUESTED BY THE OWNER AND/OR MUNICIPALITY HAVING JURISDICTION OVER WORK BEING PERFORMED. THE CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS FOR ALL SHEETING, SHORING AND BRACING, PREPARED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW YORK TO THE OWNER AND MUNICIPALITY HAVING JURISDICTION, FOR REVIEW, COMMENT AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROPOSED RETAINING WALL.



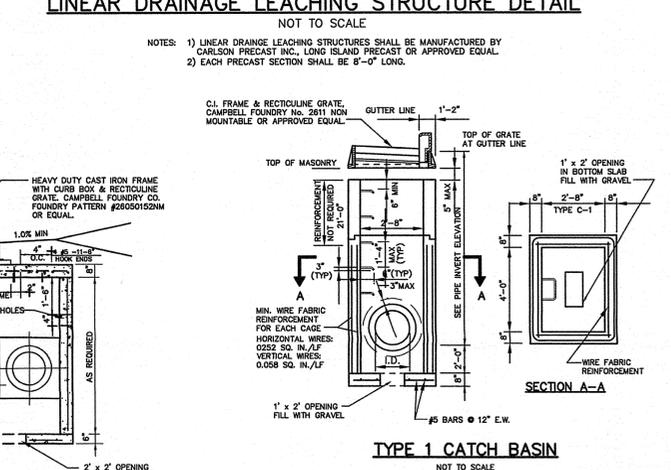
ELEVATION
PLAN



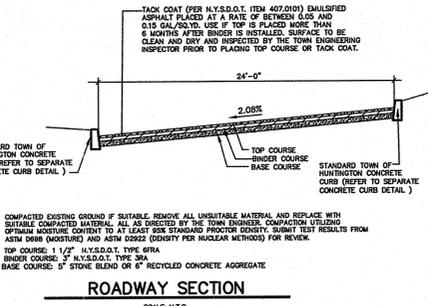
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



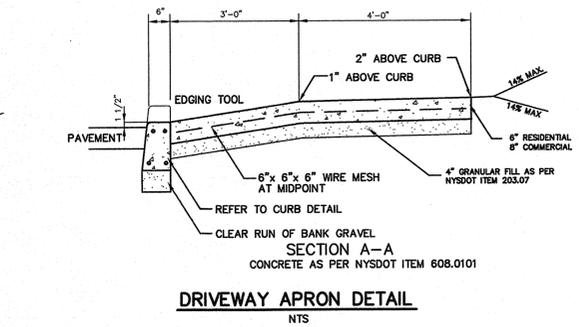
TYPE 1 CATCH BASIN
NOT TO SCALE



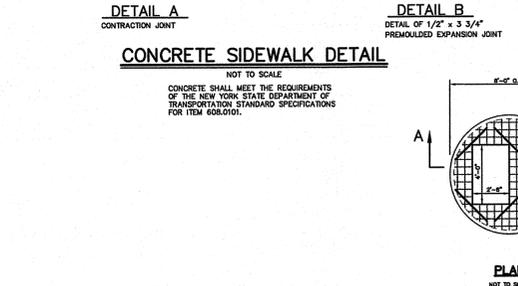
TYPE 3 CATCH BASIN
(PRECAST REINFORCED CONCRETE)
NOT TO SCALE



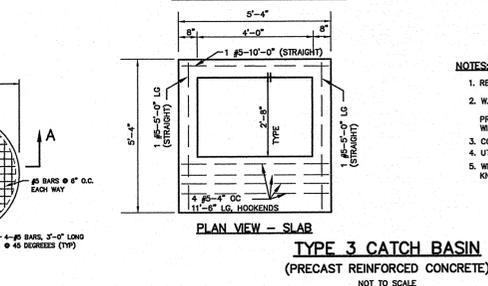
ROADWAY SECTION
SCALE: N.T.S.



DRIVEWAY APRON DETAIL
N.T.S.



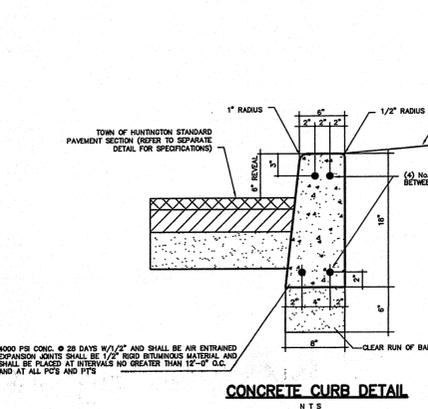
TOWN OF HUNTINGTON R.O.W. CONC. CURB & PAVEMENT DETAIL
N.T.S.



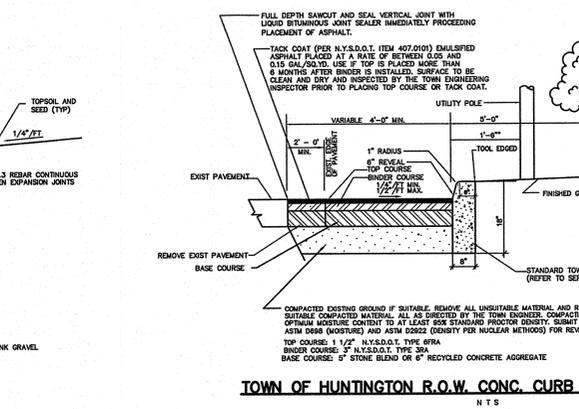
TYPE "A" LEACHING CATCH BASIN
SECTION A-A
NOT TO SCALE



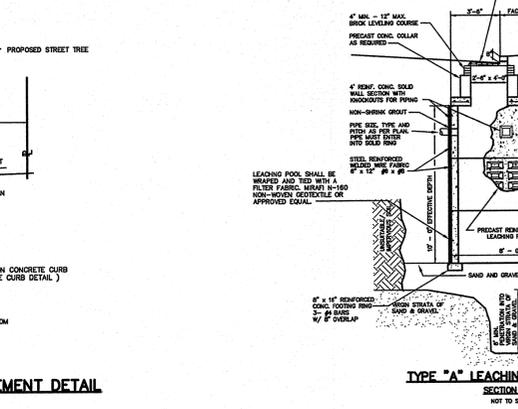
REVEAL AT INLET
NOT TO SCALE



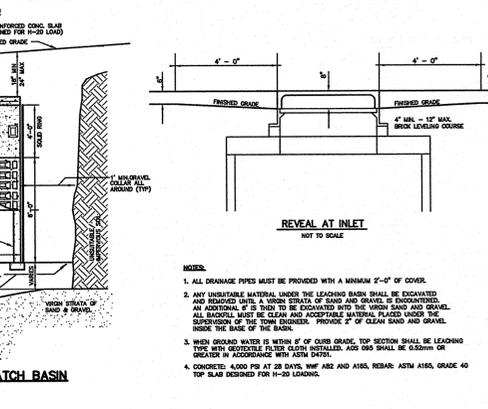
CONCRETE CURB DETAIL
N.T.S.



TOWN OF HUNTINGTON R.O.W. CONC. CURB & PAVEMENT DETAIL
N.T.S.



TYPE "A" LEACHING CATCH BASIN
SECTION A-A
NOT TO SCALE



REVEAL AT INLET
NOT TO SCALE

NO.	DATE	DESCRIPTION	APPLICANT	DEVELOPER
2	02-02-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 1-29-07	KIRUV CAPITAL CORP.	KIRUV CAPITAL CORP.
1	01-22-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 12-19-06	KIRUV CAPITAL CORP.	KIRUV CAPITAL CORP.

OWNER
KIRUV CAPITAL CORP.
ONE OLD COUNTRY ROAD
CARLE PLACE, N.Y. 11514

APPLICANT
KIRUV CAPITAL CORP.
ONE OLD COUNTRY ROAD
CARLE PLACE, N.Y. 11514

DEVELOPER
KIRUV CAPITAL CORP.
ONE OLD COUNTRY ROAD
CARLE PLACE, N.Y. 11514

PRELIMINARY MAP
ALTERNATIVE 4/PREFERRED ALTERNATIVE (SEWERED)
KIRUV ESTATES
DETAILS
LOCATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0400, SECT. 073.00, BLK. 0100
LOTS 038.000, 041.000, AND 042.000
S.C.T.M. DIST. 0400, SECT. 097.00, BLK. 02.00, LOT 107.0000
SCALE: NONE

N&P
NELSON & POPE
ENGINEERS • DESIGNERS • SURVEYORS
572 WALT WHITMAN ROAD
MELVILLE, N.Y. 11747-2188
(631) 427-5665 FAX (631) 427-5620

FILE NO. 400-73-1 JOB NO. 97110
DATE: OCT. 2006 SHEET 7 OF 7

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION IN EFFECT AS OF THIS DATE.

VICTOR BERT, P.E. No. 49006

WE HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON _____ AND CONCRETE MONUMENTS WILL BE SET AS SHOWN.

PAUL M. RACZ, P.L.S. No. 50164

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN APPROVED BY THE TOWN OF HUNTINGTON PLANNING BOARD AND IF NO CONCRETE MONUMENTS HAVE BEEN SET, THE SIGNING OF THIS MAP BY A DULY AUTHORIZED PERSON AS DESIGNATED BY THE TOWN OF HUNTINGTON PLANNING BOARD HEREBY CERTIFIES THAT A PERFORMANCE BOND HAS BEEN POSTED TO SECURE INSTALLATION OF SAID MONUMENTS.

DATE OF CONDITIONAL APPROVAL _____ DIRECTOR OF PLANNING
DATE OF FINAL APPROVAL _____ FINAL APPROVAL

NO PLOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE UNLESS BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.

LANDS SHOWN ON THIS MAP AS ROADS, STREETS, OR HIGHWAYS OR FOR THE WIDENING THEREOF AND ALSO EASEMENTS FOR THE INSTALLATION OF SEWERS, DRAINS OR WATER MAINS, CONDUITS AND ALSO LANDS INDICATED AS TO BE DEDICATED FOR OTHER PUBLIC USE ARE HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO THE MUNICIPALITY HAVING JURISDICTION THEREOF.

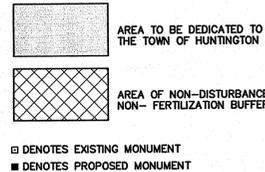
OWNER _____ DATE _____
OWNER _____ DATE _____

GRADING OF LOTS, INCLUDING SLOPES, ON THIS MAP SHALL BE LIMITED TO THE EXTENT OF CLEARING AND GRADING AS SHOWN ON THE APPROVED SITE PLANS AS DELINEATED BY THE LIMIT OF CLEARING/REGRADE LINE DURING CONSTRUCTION. TREES, WHICH ARE OUTSIDE THE CLEARING LIMIT LINE, MUST BE LEFT STANDING AND PROTECTED FROM GRADE CHANGES. EACH INDIVIDUAL LOT MUST BE TEMPORARILY AND/OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION AND SHALL BE IN COMPLIANCE WITH THE TOWN OF HUNTINGTON EROSION AND SEDIMENT CONTROL HANDBOOK AND SECTIONS H-100 THRU H-100.6 OF THE TOWN OF HUNTINGTON SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.

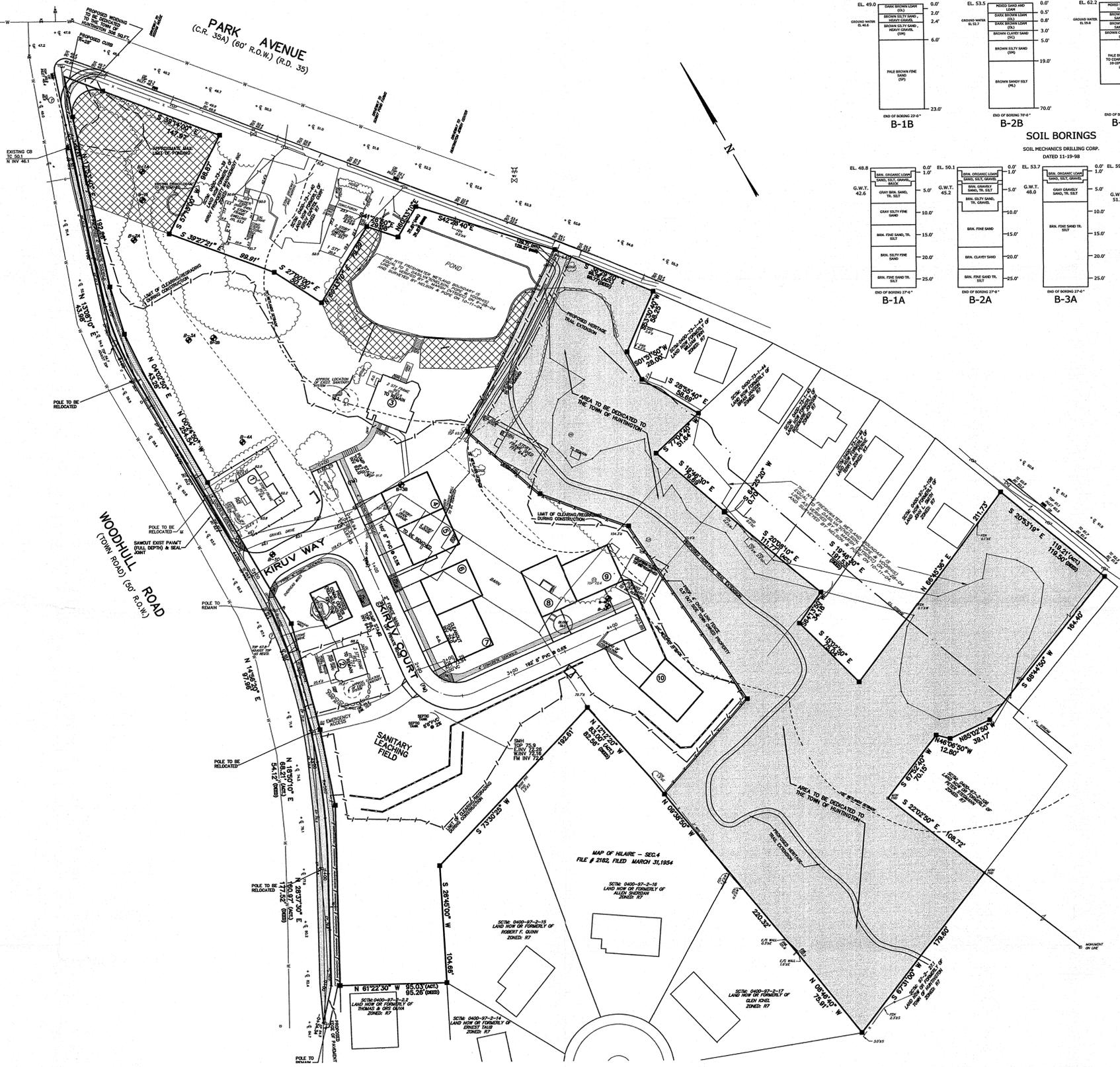
GENERAL NOTES

- 1.) DRYWELLS SHALL BE PROVIDED FOR ALL ROOF RUNOFF.
- 2.) THE LIMIT OF CLEARING IN GENERAL IS DICTATED BY THE TOP AND BOTTOM OF CUT AND/OR FILL. TOP SOIL STRIPPED FOR TEMPORARY STORAGE AND CLEARED TREES, BRUSH AND FENCES SHALL NOT BE PUSHED WITHIN THE LIMITS OF NATURALLY VEGETATED AREA TO BE RETAINED. NO TREES SHALL BE BURNED.
- 3.) RELEASE OF BUILDING PERMITS FOR LOTS ON THIS MAP SHALL BE SUBJECT TO A SCHEDULE OF OPERATIONS APPROVED BY THE DIRECTOR OF ENGINEERING, BUILDING AND HOUSING IN ACCORDANCE WITH SUB-DIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS FOR THE TOWN OF HUNTINGTON.
- 4.) EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND/OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACK FILLING OF THE FOUNDATION AND SHALL BE IN ACCORDANCE WITH THE TOWN OF HUNTINGTON EROSION AND SEDIMENT CONTROL HANDBOOK AND SECTIONS H-100 THRU H-100.6 OF THE SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
- 5.) PREPARATION OF SOIL AND PLANTING SHALL BE ACCORDING TO SPECIFICATIONS SET FORTH UNDER SECTION G-100.4 OF THE TOWN OF HUNTINGTON SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
- 6.) ALL AREAS THAT HAVE BEEN DISTURBED SHALL BE SEEDED WITH TYPE "A" SEED UNLESS OTHERWISE NOTED.
- 7.) ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE, COUNTY, TOWN, AND HEALTH DEPARTMENT REQUIREMENTS.
- 8.) PRIOR TO COMMENCEMENT OF ANY WORK WITHIN AN EXISTING RIGHT-OF-WAY THE APPLICANT/DEVELOPER MUST OBTAIN A WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
- 9.) DATUM - TOWN OF HUNTINGTON.
- 10.) ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE HUNTINGTON TOWN PLANNING BOARD SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
- 11.) THE PROPOSED GUTTER GRADIES (50 A CROSS SLOPE OF 1/4" FT TO 1/2" FT DOWN FROM THE EDGE OF PAVEMENT WHILE MAINTAINING A MINIMUM GUTTER SLOPE OF 0.50.
- 12.) ANY UTILITIES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/ DEVELOPER.
- 13.) NO RETAINING WALL OF MORE THAN THREE (3) FEET IN HEIGHT SHALL BE CONSTRUCTED UNTIL PLANS, PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK, ARE SUBMITTED TO THE BUILDING DEPARTMENT, APPROVED BY THE TOWN ENGINEER AND A PERMIT ISSUED BY THE DIRECTOR OF BUILDING AND HOUSING.
- 14.) A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW YORK SHALL INSPECT AND CERTIFY TO THE TOWN OF HUNTINGTON THAT THE RETAINING WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
- 15.) THE BACKFILL FOR THE RETAINING WALL SHALL BE SELECT GRANULAR MATERIAL, AND COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT BY MODIFIED PROCTOR TEST.
- 16.) SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- 17.) COMPACTION SHALL CONFORM TO SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- 18.) FINAL CURB LOCATIONS SHALL BE DETERMINED IN FIELD BY ENGINEERING INSPECTOR.
- 19.) FOLLOWING SUBDIVISION AND IMPLEMENTATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186 - TREE PRESERVATION LAW.
- 20.) ALL EXISTING STRUCTURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- 21.) THERE ARE NO WELLS WITHIN 150' OF THE SITE.
- 22.) A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERRECTED ALONG THE LIMIT OF CLEARING/REGRADE LINE DURING CONSTRUCTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 23.) FOR COVENANTS AND RESTRICTIONS SEE PLANNING BOARD CONDITIONAL - FINAL RESOLUTION AND FOR RECORDED COPY OF THE SUBDIVISION MAP IN THE SUFFOLK COUNTY CLERK'S OFFICE.
- 24.) ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED PRIOR TO THE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS, AND SIGNALS ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
- 25.) STRUCTURES INDICATED FOR REMOVAL SHALL BE REMOVED PRIOR TO THE SIGNING OF THE FINAL MAPS BY THE DIRECTOR OF PLANNING AND ENVIRONMENT. COPIES OF DEMOLITION PERMITS AND CERTIFICATES OF COMPLETION FOR EACH STRUCTURE SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ENVIRONMENT AS PROOF OF COMPLIANCE WITH THIS CONDITION. ALTERNATIVELY, IF THE APPLICANT CHOOSES NOT TO REMOVE ALL THE STRUCTURES PRIOR TO THE DIRECTOR'S SIGNATURE, HE/SHE SHALL POST A BOND, TO BE CALCULATED BY THE ENGINEERING REVIEW DIVISION OF THE DEPARTMENT OF PLANNING AND ENVIRONMENT, TO INSURE REMOVAL OF THE AFORESAID STRUCTURES PRIOR TO THE IMPLEMENTATION OF THE SUBDIVISION.
- 26.) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.
- 27.) THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AT ANY POINT WHERE CONSTRUCTION TRAFFIC WILL BE ENTERING OR LEAVING THE SITE.
- 28.) THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE PROPOSED ROADWAY, RETAINING WALLS, DRAINAGE STRUCTURES, SANITARY SYSTEMS AND ALL COMMON AREAS.
- 29.) THE HERITAGE TRAIL EXTENSION SHALL BE IMPROVED AND MAINTAINED BY THE TOWN OF HUNTINGTON.
- 30.) THE LANDSCAPED AREAS SHALL NOT BE FERTILIZED FOLLOWING AN INITIAL FERTILIZATION DURING PLANTING.
- 31.) ALL PORTIONS OF THE PROPERTY TO BE DEDICATED TO THE TOWN OF HUNTINGTON, AS WELL AS THOSE PORTIONS OF PROPERTY LOCATED ADJACENT TO THE OR-EST POND WHICH ARE TO BE ESTABLISHED AS NON-DISTURBANCE/NON-FERTILIZATION BUFFERS, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED AS LAWN, OR OTHERWISE NON-DISTURBANCE/NON-FERTILIZATION BUFFERS, SHALL BE ACTIVELY RE-VEGETATED PREVIOUSLY DISTURBED, OR DISTURBED AS A RESULT OF THE SUBJECT DEVELOPMENT, SHALL BE ACTIVELY RE-VEGETATED WITH *CLETHRA ANTHOLIS*, *LINDERA BENZON*, *VIBURNUM BENTHAMI*, *VACCINIUM CORYMBOSUM*, *ILEX VERTICILLATA*, *CORNUS SERICEA* OR *ILEX GLABRA* SHRUBBERY PLANTED THREE (3) FEET ON CENTER.
- 32.) NON-DISTURBANCE/NON-FERTILIZATION BUFFER LOCATED AT THE NORTHERN TIP OF THE PROPERTY TO BE PASSIVELY ESTABLISHED WITHOUT THE INSTALLATION OF ADDITIONAL PLANTING.
- 33.) ALL LETTER LOCATED WITHIN THE NON-DISTURBANCE/NON-FERTILIZATION BUFFER AREAS TO BE REMOVED.
- 34.) A FOUR (4) FOOT CHAIN LINK FENCE SHALL BE ERRECTED ALONG THE ENTIRE PROPERTY LINE BETWEEN THE PRIVATE AND TOWN-OWNED PARCELS.

SITE DATA
S.C.T.M. 0400-073-01-38, 41.1, AND 42
S.C.T.M. 0400-097-02-107
ZONE: R-7
TOTAL SITE AREA: 7.07 ACRES
AREA IN UNITS: 0.35 ACRES
AREA IN ROADWAY: 0.30 ACRES
AREA IN DEDICATION TO TOWN: 2.62 ACRES
AREA IN WIDENING: 0.007 ACRES
AREA IN COMMON AREAS: 3.79 ACRES
NUMBER OF UNITS: 10
WATER DISTRICT: S.C.W.A.
FIRE DISTRICT: HUNTINGTON
POST OFFICE: HUNTINGTON
SCHOOL DISTRICT: HUNTINGTON



THIS PLAT IS SUBJECT TO COVENANTS AND RESTRICTIONS DATED _____ AND FILED IN THE COUNTY CLERK'S OFFICE ON _____ AS LIBER _____ PAGE _____ STATING THE FOLLOWING:
1. MANAGEMENT OF THE COMMON AREAS OF KIRUV ESTATES, SHALL BE BY A HOMEOWNERS ASSOCIATION WHICH SHALL BE DULY CREATED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW YORK AND APPROVED BY THE NEW YORK STATE ATTORNEY GENERAL. THE COMMON AREAS SHALL BE OWNED AND MAINTAINED, IN PERPETUITY BY SAID HOME OWNERS ASSOCIATION. THE COMMON AREAS INCLUDE, AMONG OTHER PORTIONS OF THE PROPERTY AS DESIGNATED ON THE SUBDIVISION MAP OF KIRUV ESTATES, ROADS, STREET LIGHTS, DRAINAGE STRUCTURES AND DRAINAGE EASEMENTS, RECREATION AREAS, RECHARGE BASINS, LANDSCAPED BUFFERS AND CONSERVATION AREAS.
2. THE COMMON AREAS SHALL NOT BE SUBDIVIDED IN THE FUTURE NOR USED FOR COMMONAL PURPOSES.
3. THE HOMEOWNERS ASSOCIATION SHALL NOT USE THE COMMON AREAS AS COLLATERAL FOR IMPROVEMENTS WITHIN THE SUBDIVISION OR ANY OTHER PURPOSE.
4. THE HOMEOWNERS ASSOCIATION SHALL MEET ALL REQUIREMENTS AND REGULATIONS OF THE STATE ATTORNEY GENERAL'S OFFICE PER 13 NYSR PARTS 20, 21 AND 22.
5. DISSOLUTION OF THE HOMEOWNERS ASSOCIATION SHALL BE PROHIBITED WITHOUT TOWN BOARD APPROVAL.
6. THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF ANY LOT OR LOTS ON THE MAP OF KIRUV ESTATES.

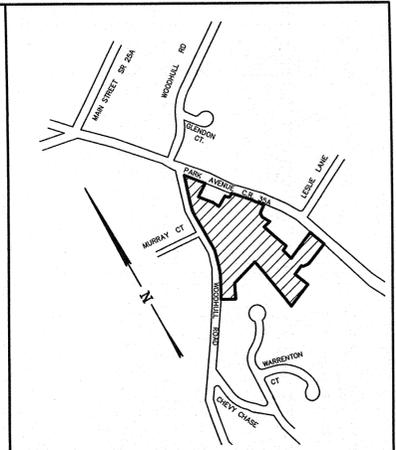


SOIL BORINGS
MCDONALD GEOSCIENCE
DATED 12-14-04

Boring	Depth (ft)	Soil Description
B-1B	0.0'	PAVE SAND FINE (SP)
	2.4'	PAVE SAND FINE (SP)
	6.0'	PAVE SAND FINE (SP)
	23.0'	PAVE SAND FINE (SP)
B-2B	0.0'	PAVE SAND FINE (SP)
	0.5'	PAVE SAND FINE (SP)
	3.0'	PAVE SAND FINE (SP)
	19.0'	PAVE SAND FINE (SP)
B-3B	0.0'	PAVE SAND FINE (SP)
	1.5'	PAVE SAND FINE (SP)
	4.0'	PAVE SAND FINE (SP)
	17.0'	PAVE SAND FINE (SP)
B-4B	0.0'	PAVE SAND FINE (SP)
	2.0'	PAVE SAND FINE (SP)
	4.0'	PAVE SAND FINE (SP)
	23.0'	PAVE SAND FINE (SP)

SOIL BORINGS
SOIL MECHANICS DRILLING CORP.
DATED 11-19-98

Boring	Depth (ft)	Soil Description
B-1A	0.0'	PAVE SAND FINE (SP)
	5.0'	PAVE SAND FINE (SP)
	10.0'	PAVE SAND FINE (SP)
	25.0'	PAVE SAND FINE (SP)
B-2A	0.0'	PAVE SAND FINE (SP)
	5.0'	PAVE SAND FINE (SP)
	10.0'	PAVE SAND FINE (SP)
	25.0'	PAVE SAND FINE (SP)
B-3A	0.0'	PAVE SAND FINE (SP)
	5.0'	PAVE SAND FINE (SP)
	10.0'	PAVE SAND FINE (SP)
	25.0'	PAVE SAND FINE (SP)
B-4A	0.0'	PAVE SAND FINE (SP)
	5.0'	PAVE SAND FINE (SP)
	10.0'	PAVE SAND FINE (SP)
	25.0'	PAVE SAND FINE (SP)
B-5A	0.0'	PAVE SAND FINE (SP)
	5.0'	PAVE SAND FINE (SP)
	10.0'	PAVE SAND FINE (SP)
	25.0'	PAVE SAND FINE (SP)



KEY MAP
SCALE: 1" = 1,000'

LEGEND

—	EXIST CURB TO BE REMOVED	○	PROP SANITARY MANHOLE
---	EXIST EDGE OF PAVEMENT	○	PROP DRAIN MANHOLE
---	EXIST SANITARY SEWER	○	PROP TELEPHONE MANHOLE
---	EXIST WATER MAIN	○	PROP CATCH BASIN
---	EXIST GAS MAIN	○	PROP LEADING POOL
---	EXIST DRAIN LINE	○	PROP LEADING POOL
---	EXIST TELEPHONE LINE	○	PROP LEADING POOL
---	EXIST CONTOUR	○	PROP LEADING POOL
---	EXIST SPOT ELEVATION	○	PROP LEADING POOL
---	EXIST HYDRANT	○	PROP LEADING POOL
---	EXIST UTILITY POLE	○	PROP LEADING POOL
---	EXIST CATCH BASIN	○	PROP LEADING POOL
---	EXIST SANITARY SEWER	○	PROP LEADING POOL
---	EXIST WATER MAIN	○	PROP LEADING POOL
---	EXIST DRAIN LINE	○	PROP LEADING POOL
---	EXIST HOUSE CONNECTION	○	PROP LEADING POOL
---	EXIST WATER SERVICE	○	PROP LEADING POOL
---	EXIST TRANSFORMER	○	PROP LEADING POOL
---	EXIST SURFACE DRAINAGE GRATE	○	PROP LEADING POOL

PRELIMINARY MAP
ALTERNATIVE 4 / PREFERRED ALTERNATIVE
(ON-SITE SEPTIC)
KIRUV ESTATES
OVERALL LAYOUT
LOCATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0400, SECT. 073.00, BLK. 0100
LOTS 038.000, 041.0001, AND 042.0000
S.C.T.M. DIST. 0400, SECT. 097.00, BLK. 02.00, LOT 107.0000
SCALE: 1" = 50'

2	02-02-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 1-29-07	GEO
1	01-22-07	REVISED IN RESPONSE TO TOWN COMMENTS OF 12-19-06	GEO
NO.	DATE	DESCRIPTION	BY
OWNER		APPLICANT	DEVELOPER
KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514		KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514	KIRUV CAPITAL CORP. ONE OLD COUNTRY ROAD CARLE PLACE, N.Y. 11514
N&P			
NELSON & POPE			
ENGINEERS • DESIGNERS • SURVEYORS 572 WALT WHITMAN ROAD MELVILLE, N.Y. 11747-2188 (631) 427-5665 FAX (631) 427-5620			
FILE NO. 400-73-1		JOB NO. 97110	
DATE: FEB 2006		SHEET 1 OF 2	

