

**SUPPLEMENT TO THE
EXPANDED ENVIRONMENTAL ASSESSMENT FORM
(EAF)**

THE SEASONS

Change of Zone Application

SCTM: 0400-17000-0200-015100

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

Prepared for:

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For submission to:

Huntington Town Board

c/o Town Dept. of Planning & Environment

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NP&V Project No. 11157

August 2014

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APPENDICES:

- A Environmental Assessment Form (EAF), Part 1, NP&V, LLC, August 4, 2014**
- B Resolution No. ZSR-14-14, Suffolk County Planning Commission, July 2, 2014**
- C SONIR Computer Model Results, Revised Plan**

IN POUCHES AT END OF DOCUMENT:

- Site Development Plan P, N&P, LLP (August 2014)**

SECTION 1.0

DESCRIPTION OF THE REVISED (256 UNIT) PLAN

1.0 DESCRIPTION OF THE REVISED (256 UNIT) PLAN

This document is a Supplement to the Expanded Environmental Assessment Form (EEAF) for a senior residential project known as **The Seasons**. An EEAF (dated May 2014) for a 360-unit version of the Seasons (hereafter, “*the Prior Plan*”) was previously submitted to the Town Board. However, the applicant has reduced the requested yield to 256 units (hereafter, “*the Revised Plan*”), a reduction of 104 units.

This document supplements the May 2014 EEAF; as such, it is limited to a description of the Revised Plan, and a comparison of its anticipated impacts, both beneficial and adverse, against those of the Prior Plan. The reader should refer to the EEAF for information on the existing environmental conditions of the project site.

The May 2014 EEAF provided a full characterization of the 360 unit plan, the existing environmental character/resources of the site, and an assessment of potential impacts of the Prior Plan. The EEAF did not identify any significant adverse environmental impacts associated with the Prior Plan. Based on public and Town input, the applicant has elected to further reduce the density of the project and provide a revised conceptual design plan to address issues identified to date, and improve the overall project design. The following summarizes the highlights of these changes.

- Reduce the project density from 360 units (or 9.72 units per acre) to 256 units (or 6.91 units per acre);
- Density reduction results in a decrease of 104 units, resulting in significantly less impact than prior;
- Achieve greater open space retention along Elwood Road in the northeast part of the subject site;
- Generally increase open space on the property including additional perimeter buffering of use;
- Increase the setback (greater than County-required setbacks) of STP from the Town Park;
- Provide site access offset from Hammond Road at a safe location along Elwood Road;
- Conform to the Suffolk County Planning Commission (SCPC) approval/modification;¹
- Specifically provide jitney transport to services and design to SCPC guidelines; and
- Provide the same transportation improvements as for the 360 unit plan.

In addition, this EEAF Supplement provides a detailed description of the closure procedures associated with the existing dairy-related commercial trucking operation as well as site remediation and preparation for development including agency involvement in these activities. Please refer to **Section 1.3.2** of this EEAF Supplement for full information pertaining to site development preparation.

The site of this proposal is located in the hamlet of Elwood, Town of Huntington (hereafter, “the project site” or “the subject site”). The project site consists of 37.05 acres of mostly open, vegetated land on the west side of Elwood Road (County Route [CR] 10) opposite Hammond Road. The site is north of the Fair Oaks residential development, northeast of the Town’s

¹ The SCPC voted to recommend approval of the 360 unit plan; a copy of this resolution is included in **Appendix A**.

Elwood Park and southeast of two public school properties (the Elwood Middle School and Elwood-John H. Glenn High School). This property has been a dairy farm since at least 1932. Since 1981, the subject site has been owned and occupied by the Oak Tree Farm Dairy, Inc., which maintains its corporate offices and a dairy products processing facility in the site's southern quarter (there are no animal grazing activities on-site, and there are no animal barns or animal-related facilities present). The street address of the office building on the site is 544 Elwood Road. The property is more specifically identified by the Suffolk County Tax Map as: District 0400, Section 170, Block 2, Lot 15.1.

The applicant, BK Elwood, LLC, seeks Town Board approval to rezone the subject site from R-40 Residence to R-RM Retirement Community District and construct 256 condominium units for occupancy by qualified senior households, as regulated by the Town. In contrast, should the site be fully built-out under the proposed R-RM zone, an estimated 538 units could be constructed. The 256 proposed residences would be distributed in 43 two-story structures; each first-floor unit will have a floor area requiring 300 gallons of daily water daily (gpd) water use, and each second-floor unit will have a smaller floor area commensurate with 225 gpd of water consumption. Each unit will have two bedrooms, and each of the second-floor units in the four-unit buildings will have a den that could be used as a third bedroom. Twenty-one (21) of the buildings will contain eight (8) units (168 units total), and 22 buildings will have four (4) units each (88 units total). Each unit in the four-unit structures will have an attached garage; no garages are proposed for the units in the eight-unit buildings.

The proposed project will conform to Town Zoning Code Article 198-13 I (Affordable Housing), which requires a certain portion of the units to be designated "affordable" and set aside for purchase and occupancy by qualified households, of which at least 75 percent (%) must be provided on-site (the remaining units would be sold at a "market rate"; *see below*). Specifically, this Article indicates that, where a zone change is being sought so that the number of units would be increased from that of the existing zoning, 20% of the increased number of units is to be designated as affordable. As the site's yield under the existing R-40 zoning is estimated at 30 lots, and the requested yield under the proposed R-RM zoning is 256 units, the increase is 226 units (256 minus 30). Consequently, 45 of the units (226 divided by five) must be set aside as affordable. It is noteworthy that Article 198-13 I(1)(d) allows an applicant to "buyback" up to 25% of the affordable units (9 units), by making a one-time payment to the Town of Huntington Affordable Housing Trust and Agency Fund. In the R-RM district, this fee is \$100,000 per lot or dwelling unit to be bought back. In case of such a payment, the number of market-rate units would be increased by the number of "bought-back" units. At the present time, the applicant has not determined whether, if at all, to utilize the buyback mechanism. In order to provide the Town Board with the information necessary to reach an informed decision on this application, this document will indicate, where applicable, the range in the number of affordable units, which is at least 36 and may be as high as 45 units. Regardless, the applicant will conform to Town requirements regarding affordable units. All of the affordable units will be within the eight-unit, non-garage structures.

The anticipated selling price for each market-rate unit in the eight-unit structures will be \$475,000, and the sale price of each market-rate unit in the four-unit structures will be \$589,000.

However, with respect to the sales prices for the affordable units, an average sales price of \$262,750/affordable unit is assumed.

Building Type	Total Buildings	Total Units	Affordable Units	Garage?	Unit Selling Price	
					Market-Rate Unit	Affordable Unit
Eight Units	21	168	36 - 45	0	\$475,000	\$262,750 (average)
Four Units	22	88	n/a	88	\$589,000	n/a
---	43	256	36 - 45	88	---	---

The project includes an approximately 17,000 SF, two-story clubhouse building, with two outdoor swimming pools, a patio/outdoor barbeque area, a Jacuzzi, a walking trail, and a 5,000 SF sewage treatment plant (STP). The Town Code requires a minimum of 512 parking spaces for this type and scale of project; the **Site Development Plan P** (*in a pouch at the end of this document*), shows that parking for a total of 563 cars is provided.

Under current site conditions, liquid wastes from the existing dairy operation are treated and recharged in an open-air treatment system comprised of freestanding buildings and surface recharge lagoons in the property’s west-central area; sanitary wastes generated on the site are treated in septic systems. Both of these systems will be removed as part of the demolition/clearing operation. All of the proposal’s wastewater would be retained on-site and treated in a modern, state-of-the-art STP. Stormwater runoff from the proposed project will be retained on-site and recharged via a drainage system designed to conform to all applicable Town requirements. This system will include a new recharge area and two new ponds created along the site’s eastern border on Elwood Road. The two naturalized recharge areas surrounding these ponds may be revegetated with appropriate natural water-tolerant plant species to provide wildlife habitat and to provide an attractive appearance for passing motorists.

This document supplements the EAAF previously submitted, describes the Revised Plan, compares its anticipated impacts against those of the Prior Plan, and indicates potential mitigation measures. Further, it is intended to assist the Town Board (as lead agency under the New York State Environmental Quality Review Act, (SEQRA) in rendering an informed decision on the application.

1.1 Background, Need, Objectives and Benefits of the Revised Plan

1.1.1 Background of the Revised Plan

Refer to Section 1.1.1 of the May 2014 EAAF for a description of the project’s background. Since the date the EAAF was submitted to the Town Board, a public hearing was held on June 17, 2014, at which time both supporters and opposers expressed opinions regarding the project. Since the hearing, the applicant has decided to submit a revised plan for 256 units. A Part 1 Environmental Assessment Form (EAF) for the current yield is contained in **Appendix B**.

1.1.2 Public Need and Municipality Objectives

Refer to Section 1.1.1 of the May 2014 EEAF for a description of the project's background. Like the Prior Plan, the Revised Plan will provide quality senior residences that will afford current area residents the opportunity to remain in the community (in proximity to family, friends and accustomed neighborhoods) that may be an attractive consideration for potential buyers. The proposed project will exceed the minimum of 10% (26 units) of its yield as required by Article 16-A of the New York State (NYS) General Municipal Law (Long Island Workforce Housing Act), by providing between 36 and 45 affordable units. The proposed project will also satisfy a Town goal of providing affordable senior residences.

The Revised Plan conforms to the applicable yield requirements of the requested R-RM zone, and in fact requests substantially fewer units than could be realized on a property of this size under this zoning. Specifically, at a yield calculated at 3,000 SF/unit, this 37.05-acre site could generate 538 residences or a density of 14.5 units per acre; the 256 units requested represents 282 (or 52.4%) fewer units than could be allowed as-of-right in the R-RM district and a density of 6.91 units per acre.

The Town of Huntington has various density single-family residential zoning districts including the R-5 zoning, which allows a density of 5,000 SF per unit. Subdivision of the property based on R-5 zoning would permit approximately the same number of units as the requested density of 256 units. The proposed project provides multiple-family housing use of an existing dairy farm site and serves a need for housing including workforce housing within the Elwood community and the Town of Huntington.

As noted in the EEAF, the project also serves the following public needs and municipal objectives:

- The project provides a transitional land use of a dairy-related commercial trucking operation site with land uses in the area (park, school and single family residential);
- The project is consistent with the spirit and intent as well as key elements of the Town Comprehensive Plan Update (Horizons 2020 Plan);
- The project reduces the burden on community resources by providing on site sanitary wastewater treatment, on-site recreational facilities and privately maintained infrastructure (drainage, landscaping, snow plowing, maintenance).

1.1.3 Objectives of the Project Sponsor

The project sponsor seeks to provide a compatible land use in the Town of Huntington and as a result has revised the project plan to achieve the following:

- Reduce the project density from 360 units (or 9.72 units per acre) to 256 units (or 6.91 units per acre);
- Density reduction results in a decrease of 104 units, resulting in significantly less impact than prior;
- Achieve greater open space retention along Elwood Road in the northeast part of the subject site;

- Generally increase open space on the property including additional perimeter buffering of use;
- Increase the setback (greater than County required setbacks) of STP from the Town Park;
- Provide site access offset from Hammond Road at a safe location along Elwood Road;
- Conform to the Suffolk County Planning Commission (SCPC) approval/modification;
- Specifically provide jitney transport to services and design to SCPC guidelines; and
- Provide the same transportation improvements as for the 360-unit plan.

The applicant has designed the Revised Plan to achieve the following:

- Conformance with the Town Comprehensive Plan Update in terms of providing senior housing opportunities and economic housing alternatives for senior households;
- Remove the dairy-related commercial/trucking operation from an area that is dominated by residential uses;
- Construct a use that would be an appropriate transition between low-density residential, institutional, commercial and public recreational/open space uses.
- Minimize impact to groundwater resources by providing a new STP to treat all wastewater generated by the project.
- Remove the existing open-air treatment system for dairy wastes, which has been the subject of neighborhood odor complaints.
- Remove a long-standing potential impact to local stormwater runoff patterns, by containing all stormwater runoff within the site;
- Provide superior site design, including appropriate on-site recreational amenities; walkability and sense of place through attractive community architecture, indoor and outdoor recreational spaces, walking opportunities, landscaping and interior setbacks and open space.

1.1.4 Benefits of the Revised Plan

Refer to Section 1.1.4 of the May 2014 EEAF for a description of the project's background. In summary, the project will provide benefits to the Elwood UFSD as well as the Town and region, noted as follows:

- The project will provide 256 senior condominiums, a type of residence desired in Town plans.
- The project is estimated to generate between \$1.979 and \$2.010 million in annual property tax revenue of which between \$1.436 and \$1.458 million would be allocated to the Elwood UFSD and the remainder is available to the Town of Huntington, Suffolk County, and other local and special taxing jurisdictions including the Greenlawn Fire District.
- Since the project is age-restricted, it will not generate any school-aged children. Therefore, the Revised Plan will not impact the Elwood UFSD in terms of an increased enrollment.
- The project will generate needed temporary construction jobs [approximately 198.0 full time equivalent (FTE) jobs] and permanent maintenance and operation jobs (approximately 10 FTE employees) and thereby provide an employment benefit to the community.
- The Revised Plan will provide a land use that is compatible with land uses on the adjacent properties as well as with other properties in the vicinity.
- The proposed yield conforms to the allowed yield of the R-RM district under Section 198-21 of the Town Zoning Code.

- In conformance with Town Zoning Code Article 198-13 I requirements, between 36 and 45 of the units will be designated “affordable”, to be occupied by qualified households, as administered by the Town, in conformance to Section 198-13.
- While the Revised Plan represents a change in the land use type of the site, the proposal is consistent with the usage type and character of the other uses to the east, west and south, and is transitional to the institutional uses to the north.
- The project will eliminate the open-air lagoons associated with the current dairy wastes treatment system, which is a source of neighborhood odor complaints.
- The project will avoid impact to groundwater resources by constructing a new, state-of-the-art on-site STP.
- The project will avoid impact to adjacent and nearby properties and roadways by containing all stormwater runoff within the site;
- The project will relate to community context by providing a quality residential use with substantial buffers and professional landscape design.
- The building design and resident facilities (e.g., indoor and outdoor recreation areas, outdoor furniture, landscaping) will establish a sense of place and community interaction on the site.
- The project will result in significantly increased tax revenues for public service providers, which will assist in offsetting the incremental increase in demand for these services.
- The project will reduce the burden on community service providers through the proposal to maintain the internal road and recharge facilities privately, thereby reducing the need for Town highway, open space and recreation area maintenance, snow plowing, drainage system maintenance and related efforts.
- The project will be privately owned and maintained with security services, and will be built in conformance with modern building construction standards, thereby minimizing impact on public community service providers.

1.2 Design and Layout of the Revised Plan

1.2.1 Overall Site Layout

The majority of the site, including areas that may formerly have been used for dairy animal grazing, and the area developed with various dairy-related buildings, will be re-developed for the proposed project. The existing open-air dairy waste treatment facility, recharge beds and lagoons, and septic systems will also be removed.

The Revised Plan will have one vehicle access point, to be located near the center of the property’s frontage, on the western side of Elwood Road offset from and north of Hammond Road. This access will be configured as a divided driveway having two entering lanes and two exiting lanes, and will be “stop”-controlled. This access will be gated and there will be a guardhouse. The drive will continue westerly toward the center of the site and will terminate in a “roundabout” opposite the project’s recreation building. A water feature may be installed in the roundabout. From this point, internal roadways will extend both northward and southward, serving as direct accesses to the various residential structures. Finally, new sidewalks will be provided along the site’s Elwood Road frontage.

The new STP building is planned for the site’s west-central area, between the Town Park and the

rear of the clubhouse building. A recharge area is placed in the site's extreme northern corner, abutting the public school property. The drainage system also includes two man-made ponds, on either side of the site entrance drive. Each of these ponds will be adjacent to naturalized recharge areas in the site's natural low area along Elwood Road.

There will be 43 residential buildings, a clubhouse building, and one building for the STP equipment. Each of the residential structures will be two floors in height and will be configured for either 4 units (22 buildings) or 8 units (21 buildings). Each unit will be on one level, and will contain 2 bedrooms (see **Tables 1-1**).

Table 1-1a
UNITS IN EACH TYPE OF RESIDENTIAL BUILDING

---	Units	Bedrooms/Unit	Water Use/Unit	Garage Parking	Driveway Parking
Eight-Unit Buildings (21 Buildings)					
First (Ground) Floor	4	2	300 gpd	n/a	n/a
Second Floor	4	2	225 gpd	n/a	n/a
Four-Unit Buildings (22 Buildings)					
First (Ground) Floor	2	2 ⁽¹⁾	300 gpd	1space	1space
Second Floor	2	2, plus den ⁽²⁾	225 gpd	1space	1space

(1) Each unit will have a basement.

(2) Could be used as a third bedroom.

Table 1-1b
TOTAL UNITS IN RESIDENTIAL BUILDINGS

---	Total Units	Total Bedrooms	Total Water Use	Total Garage Parking	Total Driveway Parking
Eight-Unit Buildings (21 Buildings)					
First (Ground) Floor	84	168	25,200 gpd	n/a	n/a
Second Floor	84	168	18,900 gpd	n/a	n/a
Totals, 8-Unit Buildings	168	336	44,100 gpd	0	0
Four-Unit Buildings (22 Buildings)					
First (Ground) Floor	44	88 ⁽¹⁾	13,200 gpd	44 spaces	44 spaces
Second Floor	44	88 to 132 ⁽²⁾	9,900 gpd	44 spaces	44 spaces
Totals, 4-Unit Buildings	88	176 to 220 ⁽²⁾	23,100 gpd	88 spaces	88 spaces
Overall	256	512 to 556⁽²⁾	67,200 gpd	88 spaces	88 spaces

(1) Each unit will have a basement

(2) Total bedroom count depends upon number of dens used as third bedroom.

All first-floor units will exceed 1,600 SF of floor space, and so are assumed to generate (per SCDHS requirements) 300 gpd of wastewater, while all second-floor units will have between 1,200 and 1,600 SF, and would generate 225 gpd of wastewater. Thus, these values represent the assumed water uses for these units. The estimated 17,000 SF clubhouse building will be two stories high, and will include indoor amenities. There will also be an outdoor swimming

pool/patio area, and outdoor Jacuzzi. The development will include sidewalks between and along the parking spaces and buildings, and an internal walking trail winding along the site's perimeter, to provide an exercise amenity and safe pedestrian circulation within the site.

Based on Town Zoning Code requirements, a minimum of 512 parking spaces are necessary; a total of 563 parking spaces, including 24 spaces for handicapped drivers, will be provided along the interior roadways as head-in spaces; 39 of the spaces will be available at the clubhouse building.

As the site is developed, its natural vegetation was disturbed; however, the portion of the site lying west of the dairy waste treatment system lagoons has been allowed to revert to its prior Southern Hardwood Forest and Old Field vegetation. As listed in **Table 1-2**, it is expected that there will be 1.35 acres of retained Successional Southern Hardwood Forest and 0.29 acres of Successional Old Field in this area. The remaining site acreage will be developed surfaces.

The project's landscaping will be distributed around and between the structures, as well as along the internal roadways. Each naturalized recharge area along Elwood Road may be planted with appropriate natural species, to serve aesthetic and habitat functions.

The allowable sanitary wastewater flow for this site would be 18,156 gpd (see Section 1.3.4 of the May 2014 EEAF for a description of Groundwater Management Zones and Suffolk County Sanitary Code [SCSC] Article 6). This is the maximum allowable flow for a conventional sanitary system without the use of sewage treatment. Assuming sewage flow rates of the SCDHS, the proposed project would generate a total sanitary flow of 67,200 gpd. This exceeds the allowable sanitary flow for a septic system, so the applicant proposes to construct a new STP on-site. This facility would serve only the project.

Lighting will be consistent with current Town standards and requirements, with all installed lighting dark-sky compliant with downcast fixtures. Lighting will be provided to establish a safe and secure environment with illumination only in those areas where it is necessary. Illumination will not extend beyond the property boundaries and diffuse skyglow will not occur.

The applicant has designed the project to:

- Strike a balance between the yield permitted under the proposed R-RM zoning while remaining within a density that would not adversely impact the residential character of the area and still support an economically viable project;
- Provide a complementary land use that would provide a transitional use between the public recreational site to the southwest, the institutional uses to the northwest, and the single-family residential uses that dominate the areas to the east, west, north and south;
- Provide an aesthetically attractive development;
- Provide on-site recreational amenities to be used by site residents;
- Provide safe access in conformance with Town and County highway access limitations; and
- Conform to all other appropriate land use requirements.

Table 1-2
SITE AND PROJECT CHARACTERISTICS
 Existing Conditions, Prior Plan & Revised Plan

Parameter	Existing Conditions	Prior Plan	Revised Plan
Use	Commercial	Senior Residential	Senior Residential
Zoning; Yield	R-40; Office, Dairy & Trucking	R-RM; 360 Condos	R-RM; 256 Condos
Wastewater Treatment System	On-Site Septic	On-Site STP	On-Site STP
Coverages (acres):	---	---	---
Successional Old Field	5.43	0.29	0.29
Successional Southern Hardwood Forest	8.81	1.35	1.35
Pastureland	12.29	0	0
Unvegetated	3.59	0	0
Recharge Area	0	0.69	1.52
Naturalized Recharge Areas (2)	0	1.81	1.92
Ponds (2)	0	0.73	0.62
Buildings	0.75	8.93	5.05
Paved Surfaces	5.09	8.72	6.30
Landscaped	1.09	14.53 ⁽¹⁾	20.00 ⁽¹⁾
Water Resources:	---	---	---
Domestic Water Use (gpd; annual)	39,306 ⁽²⁾	97,000 ⁽³⁾	69,700 ⁽³⁾
Irrigation, annualized (gpd)	777	6,618	6,618
Total Water Use (gpd)	40,083	103,618	76,318
Recharge Volume (MGY)	39.18	66.73	53.73 ⁽⁴⁾
Nitrogen Concentration (mg/l)	4.64	5.46	2.57 ⁽⁴⁾
Vehicle Trip Generation::	---	---	---
AM Peak Hour	n/a	79	56
PM Peak Hour	n/a	97	69
Miscellaneous:	---	---	---
Affordable Units	n/a	50 - 66	36 - 45
Total Residents (capita)	0	540 ⁽⁵⁾	384 ⁽⁵⁾
Employees (FTE)	65	10	10
Total Taxes (\$/year)	\$162,486	\$2.708-2.763 million	\$1.979-2.010 million
School Taxes (\$/year)	\$117,896	\$1.965-2.005 million	\$1.436-1.458 million
Solid Waste Generation	60 CY/week	2,111 lbs/day ⁽⁶⁾	1,565 ⁽⁶⁾
Parking Required (spaces)	85±	540	512
Parking Provided (spaces)	85±	816	563

MGY-million gallons per year; mg/l - milligrams per liter; vph-vehicles per hour; LOS-level of service.

- (1) Assuming 5.56 acres (15% of site) are irrigated & fertilized.
- (2) Per water bills; assuming 459 gpd for 7,650 SF of office, leaves 38,847 gpd for 42,350 SF of processing facility.
- (3) Based on SCDHS rates; see **Table 1-5**.
- (4) See **Appendix C-1**.
- (5) Assuming 1.5 capita/senior unit.
- (6) Assuming 3.5 lbs/day/capita for senior units and 0.013 lbs/SF/day for clubhouse .

1.2.2 Clearing, Grading and Drainage

Clearing and Grading

Based on the estimated site coverages in **Table 1-2**, it is expected that a maximum of 35.41 acres (95.6% of the site) may be cleared and/or graded for the Revised Plan (see **Table 1-3**).

It should be noted that, of the 35.41 acres that may be subject to clearing, 24.89 acres represent existing vegetated surfaces, and the remaining 10.52 acres are developed surfaces. Thus, clearing of vegetation represents a maximum of 67.2% of the site.

Soil disturbance is necessary to establish suitable grades for the proposed roads and building locations. Site grading and established surface slopes must consider requirements for low grades required for proper drainage, road grades, conformance with requirements of the Americans With Disabilities Act (ADA), and the convenience of the site's residents. Grade transitions will be made using slopes not to exceed 1:3. In order to reduce the acreage of disturbance and the volume of soil excavated, retaining walls may be proposed. This would be determined during preparation of the Grading and Drainage Plan, as part of the site plan application. All disturbed soil areas will be stabilized and all areas other than buildings and paved surfaces will be landscaped.

Table 1-3
ANTICIPATED CLEARING
 Revised Plan

Existing Coverage Type	Existing Coverage (acres)	Remaining Coverage (acres)	Subject to Clearing (acres)
<i>Vegetated Surfaces</i>			
Successional Old Field	5.43	0.29	5.14
Successional Southern Hardwood Forest	8.81	1.35	7.46
Pastureland	12.29	0	12.29
<i>Total Vegetated Surfaces</i>	<i>26.53</i>	<i>1.64</i>	<i>24.89</i>
<i>Developed Surfaces</i>			
Unvegetated	3.59	0	3.59
Buildings	0.75	0	0.75
Paved Surfaces	5.09	0	5.09
Landscaped	1.09	0	1.09
<i>Total Developed Surfaces</i>	<i>10.52</i>	<i>0</i>	<i>10.52</i>
Totals	37.05	1.64	35.41

In order to provide for a drainage system that will operate efficiently, a grading program will be undertaken, including three man-made recharge areas and two ponds. Generally, excavated material used elsewhere on-site to fill-in low areas, to provide suitable development surfaces.

The Revised Plan involves a change of zone. The plans provided herein are conceptual development plans prepared to a level of detail sufficient for analysis of potential environmental impacts. A detailed site plan for the project will be prepared for the Town Planning Board; that

submission will include a Grading and Drainage Plan showing the final engineered grading design. The entire site plan, including the Grading and Drainage Plan, will require Town review and approval prior to implementation and subsequent to the change of zone.

The applicant proposes to re-use as much of the excavated soil on-site as fill as possible, so that no significant import or export of soil is expected.

Based on the recommendations of the ESA I, a Soil Management Plan (SMP) will be prepared on behalf of the applicant.

Drainage System

In conformance with Town requirements, all stormwater runoff generated on the developed portion of the property will be retained and recharged in an on-site drainage system designed to accommodate 5 inches of stormwater. The project's drainage system will utilize a recharge area in the lower northernmost corner of the site, to take advantage of the site's natural runoff flow, supplemented by two additional naturalized recharge areas to be excavated along the west side of Elwood Road, north and south of the project's entrance. Adjacent to each of these naturalized recharge areas will be a pond, which will be provided with an impervious liner that will ensure that a minimum depth of surface water will be permanently retained in each. Runoff water in excess of this minimum retained level will be able to expand into the supplemental naturalized recharge area or infiltrate over the liner and into the aquifer. It is expected that each pond will be equipped with a circulation system (to eliminate stagnant water conditions and mosquitoes, as well as separate water feeds to maintain minimum water levels. The drainage system will have a capacity in excess of the minimum volume required by the Town.

As noted above, a Grading & Drainage Plan will be prepared as part of the site plan submission, which will be subject to review and approval of the Town. This will ensure that the project's drainage system will operate properly and minimize potential runoff problems.

The drainage system will be designed to comply with SPDES requirements under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP 0-10-001). Based on existing developments in the area, local geologic conditions, and adequate depth to groundwater, subsoils are expected to be of suitable quality to allow efficient recharge of stormwater, subject to further evaluation during subsequent project review (see **Section 1.3.2** for additional information in regard to erosion control during construction).

1.2.3 Vehicle Access, Parking and Road System

Vehicle Access

The subject property has frontage on two roadways: Ciro Street and Elwood Road. As the applicant seeks to minimize traffic impacts on adjacent local residential streets, all traffic associated with the project will utilize Elwood Road; no vehicle access to Ciro Street or any other street is anticipated. In the vicinity of the subject site, Elwood Road has one travel lane in each direction, but has shoulder lanes on each side. The main site access will be located offset from and north of Hammond Road, and is proposed with a divided, gated entranceway featuring

two entering and two exiting lanes. This main access will be “stop-controlled” for exiting drivers. An emergency access will be provided onto Elwood Road, at the site’s southernmost frontage on this roadway. Finally, sidewalks will be installed along the site’s Elwood Road frontage.

The Traffic Impact Study (TIS) prepared for the Prior Plan (see Appendix D of the May 2014 EEAF) indicates that a number of roadway improvements were proposed for that scenario. The applicant affirms that, despite the reduction in units (with its attendant reduction in vehicle trips and, therefore, of potential impacts), the same suite of mitigation measures will be provided for the Revised Plan, and include:

Elwood Road at Warner Road

The PM Peak Period results at Elwood Road and Warner Road show that the intersection operates at a Level of Service [LOS] D during the Existing Condition. In order to improve the southbound approach LOS, signal timing adjustments are needed for the Revised Plan.

Elwood Road at Cuba Hill Road/Burr Road

The PM Peak Period results at Elwood Road and Cuba Hill Road/Burr Road show that the intersection operates at a LOS D during the Existing Condition. In order to improve the overall intersection LOS back to levels experienced in the No Build Condition, signal timing adjustments are needed for the Revised Plan. .

Additional Off-Site Mitigation

In order to address traffic safety flow issues and concerns raised by members of the community, the developer has agreed to the following additional traffic mitigation measures to be implemented along Elwood Road:

- Install school speed zone flashing beacons in proximity to the John Glenn High School access roadway.
- Provide new, wider sidewalks in close proximity to the John Glenn High School
- Install sidewalks, curbing and drainage along the entire site’s frontage
- Widen the west side Elwood Road along the site’s frontage to increase the radius of the present horizontal curve
- Install a right turn deceleration lane and a left turn lane at the proposed main site access
- Provide new traffic signal controllers at the following intersections along Elwood Road:
 - Clay Pitts Road
 - John Glenn High School Access/Cedar Road
 - Cuba Hill Road/Burr Road
 - Warner Road
- Provide wireless interconnect between traffic signal controllers within the study area. This will provide further improvement to traffic flow along Elwood Road.
- Provide emergency vehicle pre-emption at the signalized intersections within the study area.

The Traffic Mitigation Plan presented in Figure 1-4 of the May 2014 EEAF depicts the mitigation measures outlined above. The estimated costs associated with these mitigation measures is approximately \$1,000,000.

Parking

As shown in **Table 1-4**, the Town Code (Section 198-47) requires that 2 parking spaces be provided for each residential unit. These would require a total of 512 parking spaces on-site. In contrast, the **Site Development Plan P** shows that the project provides for 387 spaces, as head-in stalls along both sides of the internal roadway. In addition, space for 88 cars on driveways and 88 garage spaces are planned. Thus, the total of 563 spaces of the proposed project will satisfy the Town Code requirement for parking spaces.

Road System

The project’s internal aisle/roadway is proposed to be 25 feet in paved with, with an additional 20 feet of width in those areas where the head-in parking spaces are located. This surface will be curbed and served by curbside inlets and catchbasins connected to the site’s overall drainage system.

Table 1-4
MINIMUM PARKING REQUIRED
 Revised Plan

Component (Yield)	Minimum Required Spaces (per Town Code)		Provided
Condominiums (256 units)	2.0 spaces/unit	512	387*
Driveways	n/a	---	88
Garages	n/a	---	88
TOTALS	---	384	563**

* Of which 39 spaces are at the Clubhouse Building.

** Includes 24 spaces for handicapped drivers.

1.2.4 Water Supply and Sanitary Disposal Systems

Water Supply

Potable water will be provided from the Greenlawn Water District (GWD) distribution system. It is anticipated that the project would be served by either an extension of the 10-inch main beneath the north side of Ciro Street, the 8-inch main beneath the west side of Elwood Road, or both. The final determination of this connection will be made as part of the site plan review process. All necessary connections, meters, easements and installations will be provided to ensure adequate water supply.

Water Use

Assuming the sanitary design flow rates used by the SCDHS for wastewater systems (which yields a conservative estimate of water used in-house), half of the condominiums will consume 300 gpd of potable water, and the other half will require 225 gpd, for a total of 67,200 gpd (see **Table 1-1b**). In addition, the 17,000-SF clubhouse building will require 1,700 gpd of water, and the two swimming pools will require 800 gpd. Water usage for the Jacuzzi is not anticipated to be significant. Therefore, a total of 69,700 gpd of water will be consumed for domestic purposes (see **Table 1-5**). It is expected that landscape irrigation will require an annualized average of 6,618 gpd, assuming that 16 inches are applied over the growing season, and 5.56 acres (15% of

the site) are planted with fertilized (and therefore, irrigated) landscape vegetation. Thus, total water use of the proposed project is estimated at 76,318 gpd.

Sanitary Wastewater Treatment

Sanitary wastewater flow and discharge requirements are determined by the SCDHS, under the jurisdiction of SCSC Article 6, which also addresses sewage facility requirements for realty subdivisions, development and other construction projects in order to limit the loading of nitrogen in various groundwater management zones as established by the SCDHS. The project site is located within Groundwater Management Zone I as defined by the SCDHS. Based on the requirements of SCSC Article 6, no more than 600 gallons may be discharged per acre on a daily basis within this zone. For the subject site, the maximum allowed sanitary flow on-site is 18,156 gpd, if an on-site septic system is to be utilized. If use of an STP is proposed, the sanitary flow limitation does not apply, and the site’s sanitary flow is then limited to the available capacity of the STP.

Table 1-5
DOMESTIC WATER USE & WASTEWATER FLOWS
 Revised Plan

Component	Yield	Flow Factor ⁽¹⁾	Total Use/Flow
Condominiums (1 st Floor)	128 units	300 gpd/unit	538,400 gpd
Condominiums (2 nd Floor)	128 units	225 gpd/unit	28,800 gpd
Clubhouse Building	17,000 SF	0.10 gpd/SF	1,700 gpd
Swimming Pools (2 @ 800 SF each)	160 users/day	5 gpd/user	800 gpd
<i>Total Domestic Use/Wastewater Flow</i>	---	---	<i>69,700 gpd ⁽³⁾</i>
Irrigation	5.56 acres ⁽²⁾	16 inches/year	6,618 gpd
Total Water Use	---	---	76,318 gpd

- (1) Per SCDHS design criteria for wastewater system sizing.
- (2) Assuming that 5.56 of the 14.53 acres of landscaping (15% of the site) are irrigated and fertilized.
- (3) Maximum allowed sanitary flow for septic system in Zone I is 600 gpd/acre, or 18,156 gpd for site.

The Revised Plan will construct a new STP on-site that will be designed to handle only the wastewater generated by the proposed project. The design of the STP that the applicant proposes to construct is based on the Sequencing Batch Reactor (SBR) process, and is described in detail in the EEAF. This facility would have a capacity of at least approximately 80,000 gpd. Approvals from the NYSDEC, SCDHS and Suffolk County Department of Public Works (SCDPW) will be required; review and approval of an Engineering Report and Construction Plans and Specifications by the SCDHS and SCDPW would be required, ensuring that this facility would be built to and operated in conformance to established regulations. Finally, the STP will be required to obtain a SPDES permit from the NYSDEC.

SCSC Article 12 regulates storage and handling of toxic and hazardous materials as a means to “...maintain its [Suffolk County’s] water resources as near to their natural condition of purity as reasonably possible for the safeguarding of the public health...”. The project would not utilize any toxic or hazardous materials (other than common household cleaners), and so would conform to this regulation.

1.2.5 Site Landscaping, Open Space, Recreation and Lighting

Landscaping

Based on the quantities listed in **Table 1-2**, landscaping would cover 20.00 acres (53.4% of the site), though only 15% of the site (5.56 acres) is assumed here to represent the acreage of maintained (i.e., irrigated and fertilized) landscaping. Fertilizers are assumed to be applied at a rate of 2.30 pounds of nitrogen per 1,000 SF, and irrigated at a rate of 16 inches annually.

It is anticipated that native or native-compatible grasses will be planted throughout the landscaped areas, with decorative shrubs interspersed at appropriate locations as well. It is expected that trees will be planted along the internal roadways. The naturalized recharge areas will be planted with appropriate natural species having water-tolerant characteristics, which will provide natural habitat functions and a natural appearance to these areas, particularly the area along Elwood Road, which visually dominates the entire frontage of the property. In addition, an attractive community entrance sign with landscaping and spotlighting may be placed at the project's entrance.

A detailed Landscape Plan will be prepared for the site plan application, which would be submitted contingent on approval of the change of zone application, and will be subject to the review and approval of the Town.

Open Space

A perimeter walking trail is to be provided, which will provide an exercise/recreational amenity and safe and convenient pedestrian access to parking, the clubhouse building, as well as to Elwood Road and points north and south.

Recreation

The project's clubhouse building is expected to contain numerous facilities for the use and enjoyment of the site's residents; these may include but would not be limited to: card room, TV/game room, library, meeting room, gym/spa, indoor pool/locker rooms, bathrooms, office space, equipment room, storage, mechanical rooms, etc. A small kitchen may be provided, but it would not be configured to prepare meals on-site (such a facility, if present, would be limited to equipment to reheat prepared food).

As noted above, a sinuous internal walking trail will be provided, for the use and enjoyment of the site's residents. It would connect to the site's internal sidewalks that may be present. This feature may be provided with footlights, for safety/security purposes

Lighting

A Lighting Plan for the Revised Plan will be prepared as part of the site plan application, after the change of zone application is granted. In general, lighting will be provided to establish a safe and secure environment with illumination only in those areas where it is necessary. Illumination will not extend beyond the property boundaries and diffuse lighting will not occur.

The Revised Plan would illuminate the internal roadways and parking spaces, walking trails, sidewalks and building exteriors, along with safety/security lights in appropriate locations. Lighting will be provided consistent with the locations, pole heights and specifications of the type and power of fixtures (“luminaires”) typical for a quality senior residential facility. Lighting for the project will conform to the applicable requirements of Town Zoning Code Chapter 143 (Outdoor Lighting). The applicant will ensure that only “dark sky” compliant luminaires will be used; this type of fixture is equipped with a full cut-off shroud that directs all illumination downward. By use of such fixtures the lower pole heights used, the potential for adverse impacts to the visibility of the nighttime sky for site residents, as well as impacts to the neighboring properties, will be minimized.

1.3 Construction Schedule and Operations

1.3.1 Construction Schedule

Based on a preliminary estimate, construction of the Revised Plan would occur over four phases, with the construction of Phase 1 anticipated to begin in the Summer of 2015. Considering that the project is in the early stages of planning, the applicant has not determined which components of the project will be developed in each phase, so that the length of each phase is not known at the present time. However, it is expected that the entire construction process will last between 30 and 36 months, so that the project is anticipated to be completed between the Winter of 2017 and the Summer of 2018.

Construction activities will conform to Town Code regulations on hours, and would not occur between the hours of 6:00 PM and 7:00 AM on weekdays (weekend construction, and will conform to additional applicable Town regulations regarding construction noise generation.

1.3.2 Construction and Related Operations

The overall site development process will begin as soon as practicable following the completion of the change of zone and site plan approval processes, and building permit issuance. Remediation, construction and erosion control measures during the construction process are described in detail in Section 1.4.2 of the EEAF.

Based on the public hearing, comments were expressed regarding the remediation of the site to address the closure of the existing operation and any required consideration of contamination as well as agency involvement and oversight. The following provides a more detailed description of the site closure, demolition and remediation to be completed as part of the site development.

The Seasons site has been thorough investigated and all known “recognized environmental conditions” have been identified and a plan is in place to address these conditions. Reports addressing the assessment of the site with respect to tanks, systems and potential environmental quality issues were summarized in detail in Section 1.2.2 of the May 2014 EEAF. These reports have been provided directly to the Town for review and include:

- Phase I Environmental Site Assessment (ESA); Impact Environmental; October 2011
- Phase II ESA; Impact Environmental
- Pesticide Report; Nelson, Pope & Voorhis; May 31, 2012

Redevelopment of land with structural improvements typically involves some level of cleanup to close systems, meet regulatory requirements and prepare land for re-use. The Seasons at Elwood property is no exception. The site has been used as a commercial operation and a dairy dating back to at least 1932 (over 80 years). Redevelopment provides a beneficial opportunity to improve the environmental quality of the land and remove any past activities that may cause contamination. The following summarizes the highlights of the site remediation and development preparation plan:

Underground leaching systems – Suffolk County Department of Health Services (SCDHS) has published pumpout criteria and guidance values for evaluating leaching systems. Several leaching pools were found to contain sediment concentrations above SCDHS action levels. This would be handled as a routine pumpout under the auspices of SCDHS.

Tanks – An existing 12,000 gallon fuel oil tank is currently in service. Testing around the tank did not identify any leakage. This tank would be removed under the auspices of SCDHS or the New York State Department of Environmental Conservation (NYSDEC) once its service is no longer required.

Drums – There are several drums of various oils, caustic and waste materials. There is no evidence of release; however, these drums would be removed and disposed of properly as part of the re-development.

Former Agricultural Use – Much of Long Island was and is used for agricultural use. As a result, residuals of certain chemicals are ubiquitous on Long Island. SCDHS has developed guidelines for use by municipalities in addressing this issue. Residual chemicals generally exist only in surface soils and are only of concern if ingested. SCDHS guidance calls for a Soil Management Plan (SMP) which involves burial of soils with at least one foot of clean cover and landscaping to preclude human contact. The Town of Huntington routinely reviews SMP's for conformance to County guidelines, and many such plans have been implemented in residential areas of the Town. Normal precautions to avoid excessive dust and to not conduct SMP grading on windy days would be adhered to.

Historic Dumping Areas – Dumping activities have occurred on the site since at least 1980 (34 years). Some of the fill material has been found to contain elevated concentrations of metals and thus should and will be removed from the site to an approved off-site disposal facility.

Wastewater Treatment Plant – A wastewater treatment plant has been permitted by NYSDEC on the site since 1979 (35 years). The facility has used wastewater lagoons for recharge of treated waste. Sampling of the lagoons did not identify contamination; however, the facility must be properly abandoned according to NYSDEC closure requirements.

Asbestos – Nearly all structures built prior to 1980 have some form of asbestos containing materials (ACMs). NYS Department of Labor regulates asbestos contractors and asbestos removal under Industrial Code 56. Industrial Code 56 requires that all ACMs be removed prior to demolition of a structure. Prior to demolition, an asbestos survey will be prepared and all identified asbestos will be

removed of and disposed of properly by a licensed asbestos contractor. Documentation will be submitted to the Town of Huntington Building Department as part of the demolition permit review.

All of the activities identified above are subject to agency review and are routinely dealt with in connection with redevelopment sites in residential areas and/or adjacent to schools. The cleanup of the site provides an improvement of environmental conditions of the property and will ensure a safe environment for site occupants and the community.

1.4 Permits and Approvals Required

All site development submissions are subject to review under SEQRA. For the project, this review commenced with the submission of the change of zone application to the Town Board in March 2014. Based on the information presented in the documents comprising that application, the Town Board (as lead agency under SEQRA) will evaluate the project to determine if a significant impact to the environment would or may occur.

This Supplemental EAAF has been prepared to address those potential impact issues that are anticipated to be of concern to the Town and community related to the Revised Plan. This Supplemental EAAF is intended to provide the Huntington Town Board with information to assist it in reaching an informed decision on the application. This document is intended to comply with SEQRA requirements as administered by the Town.

Table 1-6 is a list of the permits and approvals anticipated to be necessary for the proposed project.

**Table 1-6
PERMITS AND APPROVALS REQUIRED
Revised Plan**

Applicable Board/Agency	Permit/Approval Type
Town Board	Change of Zone approval
Town Planning Board	Site Plan approval
	Change of Zone review
Town Building Department	Building Permits
	239f review (to SCDPW)
Town ZBA	Vacate Special Use permit for dairy
Town Fire Marshal	Site Plan review
SCDHS	Wastewater Disposal & Water Supply permits
SCDPW	STP approval
	Roadwork permit (Section 136 of the Highway Law)
GWD	Water Supply and Connection approvals
NYSDEC	SPDES permit for STP
	SPDES - Stormwater permit

SECTION 2.0

COMPARISON OF IMPACTS, PRIOR (360 UNIT) PLAN VS. REVISED (256 UNIT) PLANS

2.0 COMPARISON OF IMPACTS

2.1 Topography

2.1.1 Prior Plan

Clearing and grading would occur throughout the developed area, which would occupy the majority (35.41 acres, 95.6%) of the site. This grading program would not encroach into the 25-foot buffer of existing vegetation along the site's western and southern borders.

All construction trucks and equipment, as well as material storage and staging areas would use the construction entrance to the site, which would be located on Elwood Road in the same location as the eventual site entrance to the project. Truck traffic impacts would be temporary, and would occur on roads (NYS Route 25 and Elwood Road) that have sufficient capacity to accommodate this traffic with minimal potential for impact.

The entire area that had been cleared and excavated would be re-graded for development. If necessary, this surface would be appropriately compacted to accommodate the project. Grade transitions would provide slopes not to exceed 1:3; no retaining walls are expected to be necessary to provide slopes conforming to requirements of the ADA.

As discussed in Section 1.4.2 of the May 2014 EEAF, all disturbed surfaces would be stabilized prior to construction, to minimize the potential for erosion. Other than excavations for the building foundations, recharge areas, retention ponds and subsurface utility connections, it is not expected that the depths of cutting and filling would be extensive, so that re-use of excavated material elsewhere on-site would not require significant import or export of fill.

Following construction, the roadways within the site would maintain grades ranging from 1.0 to 3.0 percent to direct stormwater runoff to drainage structures. A detailed Grading and Drainage Plan would be prepared as part of the site plan application, which would provide additional details of overall site grading, and would require Town planning and engineering reviews and Planning Board approval prior to implementation. The need for and details of any retaining walls would be determined during this period. All grading and the drainage system would conform to applicable Town regulations.

Grading activity would be conducted internally within the site and would not impact adjacent properties. In addition, construction management techniques outlined in Section 1.4.2 of the May 2014 EEAF would ensure that sedimentation and erosion control measures are implemented.

2.1.2 Revised Plan

Like the Prior Plan, clearing and grading for the Revised Plan will occur throughout the developed area and will occupy the majority of the site. While the yield on-site is reduced from that of the Prior Plan, the acreage that must be cleared and graded for building foundations, roadways, parking, etc. is not reduced; this value remains 35.41 acres, or 95.6% of the site. This grading program would not encroach into the 25-foot buffer of existing vegetation along the site's western and southern borders. Thus, the potential for adverse impacts to the topographic resources of the subject site would be the same as that of the Prior Plan.

All other potential impacts to topography discussed in the May 2014 EAAF are expected to be unchanged for the Revised Plan.

2.1.3 Proposed Mitigation for Revised Plan

- Use excess excavated material as fill; developed areas will be stabilized and slopes won't exceed 1:3.
- All construction vehicle traffic to and from the site will utilize Elwood Road. Equipment involved in grading will be routed and parked within the site in proximity to the grading area, to minimize the amount of truck movements, thereby minimizing the potential for raising dust.

2.2 Surface Soils

2.2.1 Prior Plan

Soils located on the property pose "severe" limitations for development due to slopes, sandy surface layer, high water table, moderately slow permeability and seasonable high water table at a ½ to 1-½ feet. Impacts to surface soils related to slopes would be reduced by use of sound grading principals and maintaining slopes with a suitable angle of repose as well as final preparation of regraded areas for development and/or landscape installation. As noted, erosion control measures and full site plan review for grading and drainage would minimize potential adverse impacts to surface soils as described in greater detail herein.

With respect to the presence of a sandy surface layer, topsoil is suitable for growth of vegetation as evidenced by the existing vegetation covering a majority of the property. Topsoil that is not subject to soil management activities would be stockpiled and re-used in landscaped areas in the developed parts of the site. Excess topsoil would be removed from the site to an approved disposal location, or isolated on-site in conformance with the SMP. Soil amendment would involve importation of clean topsoil to the site to supplement existing clean topsoil as needed. Topsoil would be used for landscaped areas around buildings and improvements. Grading, establishment of site improvements and topsoil with groundcovers would stabilize the surface soils on-site. Potential impacts with respect to the sandy surface layer would be adequately addressed as a result of these measures and through Planning Board review and approval. As a result, no long-term soil impacts are expected. Short-term soil impacts would be mitigated

through erosion control measures that are described in Section 1.4.2 of the May 2014 EEAF. In general, the presence of a sandy surface layer is not anticipated to significantly impact the ability to develop the site as proposed.

Groundwater underlying the site is encountered at depths ranging from 120 feet to 158 feet below ground surface and as a result limitations to development with regard to high water table are not expected. However, issues related to seasonal high water table may result from the poorly drained soils found in both Fs and Ra soils. Figure 2-2 of the May 2014 EEAF illustrates the location of these soils in limited areas of the site. Impacts related to poor drainage would be reduced from the strategic design of on-site drainage. In conformance with Town requirements, all stormwater runoff generated on the developed portion of the property would be retained and recharged in an on-site drainage system designed to accommodate 5 inches of stormwater. The project's drainage system would utilize a recharge area in the lower northernmost corner of the site, to take advantage of the site's natural runoff flow, supplemented by two additional naturalized recharge areas to be excavated along the west side of Elwood Road, north and south of the project's entrance. Adjacent to each of these naturalized recharge areas, there would be a pond, which would be provided with an impervious liner that would ensure that a minimum depth of surface water would be permanently retained in each. Runoff water in excess of this minimum retained level would be able to expand into the naturalized recharge area or infiltrate over the liner and into the aquifer. It is expected that each pond would be equipped with a circulation system. The drainage system would have a capacity in excess of the minimum volume required by the Town. The drainage system would remove the Fs and Ra soils as a result of the depth of excavations, to achieve drainage capacity as provided for in the conceptual design. As a result, these surface soils are not expected to adversely impact the use of the site.

A Grading & Drainage Plan would be prepared as part of the site plan submission, which would be subject to review and approval of the Town. This would ensure that the project's drainage system would operate properly and minimize potential stormwater impacts to the maximum extent practicable.

As listed in Table 2-1 of the May 2014 EEAF, "Severe" limitations caused by moderately slow permeability soils as related to sewage disposal fields have been noted for the MkB and MkC soils found in the western and northwestern portion of the property. No sewage disposal facilities are proposed for the areas of the site covered by MkC soils and as a result no impacts are expected. However, the proposed STP would be installed in the portion of the site covered by MkB soils. The STP would not employ shallow sewage disposal fields for effluent recharge. There is sufficient depth to water for installation of vertical leaching pools in a standard system to ensure subsurface effluent recharge. The system would extend below the MkB surface soil horizon and test borings would be completed to demonstrate the suitability of subsoils for effluent recharge. Approvals from the NYSDEC, SCDHS and SCDPW would be required for the STP; review and approval of an Engineering Report and Construction Plans and Specifications by the SCDHS and SCDPW would be required, ensuring that this facility would be built to and operated in conformance to established regulations. Leaching facilities would be installed within soils demonstrating appropriate leach characteristics as necessary under SCDHS

requirements. Any unsuitable soils would be excavated and replaced with suitable materials as necessary.

2.2.2 Revised Plan

Like the Prior Plan, the area to be cleared/graded for the Revised Plan will occupy the majority of the site, and is the same as that of the Prior Plan. This would not change the potential for adverse impacts to the soil resources of the subject site from that of the Prior Plan.

All other potential impacts to soils discussed in the May 2014 EEAF are expected to be unchanged for the Revised Plan.

2.2.3 Proposed Mitigation for Revised Plan

- Topsoil not subject to the SMP will be re-used on-site for landscape areas.
- Test borings will be completed in drainage and sanitary effluent recharge areas to ensure that suitable subsoils for stormwater and effluent recharge are present.
- An SWPPP, including a detailed erosion and sediment control plan, will be prepared as part of the site plan to manage stormwater generated on the site during construction activities, and for post-construction stormwater management.
- Use of a water truck, rumble strip, proper internal staging areas and provision of buffer areas from surrounding uses would ensure minimal disturbance during construction.

2.3 Subsurface

2.3.1 Prior Plan

Grading operations or the excavations required for roads, buildings, stormwater collection areas and the sanitary leaching field area for the STP would be conducted in the unsaturated glacial outwash deposits and are not expected to result in subsurface soil disturbance to a depth which would adversely impact subsurface conditions. The portion of the site that would undergo the greatest excavation would be the stormwater collection areas as well as the leaching field for the STP. As the groundwater table lies at a depth of between 120 and 158 feet below grade, there would be a sufficient depth of soil between the recharge system and the water table to allow for their proper function.

Leaching facilities would be installed through removal of subsurface soil material to create recharge areas or install subsurface leaching pools. 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. Preliminary grading analysis finds that the site is expected to be “balanced” in terms of cut/fill. However, if there is any excess acceptable material generated, it would be removed and sold as backfill.

A detailed Grading and Drainage Plan would be prepared during the site plan review process, and would undergo thorough review by Town engineering staff prior to site plan approval and issuance of building permits.

No significant long-term adverse impacts are expected with respect to subsurface soils, based on the following considerations:

- The grading program would represent the minimum extent necessary to achieve the goals of the project.
- Short-term impacts would be controlled by proper grading design, use of appropriate erosion control measures, and thorough and consistent construction management efforts.
- Site stabilization techniques to be employed are described in detail in Section 1.4.2 of the May 2014 EEAF.

2.3.2 Revised Plan

The reduction of units in the Revised Plan from the Prior Plan also reduces the extent of potential subsurface impacts to the site, by reducing the volume of soil material that must be excavated for building foundations and roadbeds. This reduction also reduces the volume of soil that would be retained on-site to be reused as fill, as well as the number of truck trips to and from the site to remove any excess soil material.

All other potential impacts to the subsurface discussed in the May 2014 EEAF are expected to be unchanged for the Revised Plan.

2.3.3 Proposed Mitigation for Revised Plan

- Additional test holes may be determined necessary during the site plan review process to characterize subsurface conditions. In such a case, the borings will be completed as required.
- If the existing fill material proves unacceptable for leaching or load-bearing purposes, the material will be removed and replaced with acceptable materials; the displaced material would be re-used on-site, if it displays acceptable characteristics for this purpose.
- Site soil remediation measures described in **Section 1.3.2** will be implemented, in order to address the closure of the existing operation and any required consideration of contamination as well as agency involvement and oversight.

2.4 Water Resources

2.4.1 Prior Plan

Surface Water and Drainage

As there are no natural surface water bodies or wetlands on the subject site, the project would not impact such resources. As described in Section 1.4.2 of the May 2014 EEAF, the man-made

ponds on the western portion of the property, which recharge the treated wastewaters from the dairy product processing facility, would be removed during the site clearing and grading phase. However, these are artificial water bodies, so that their removal would have only a beneficial impact on groundwater, as this existing wastewater treatment facility discharge would be removed.

In general, impacts to surface waters and drainage conditions may occur as a result of stormwater handling and potential erosion and sedimentation both during construction and after completion of the site development phase. During the project's construction period, precautions described in Sections 1.4.2 and 2.1.2 of the May 2014 EEAF would be taken to ensure that sediment would not be transported off-site by stormwater runoff and, as a result, there would be no impact to local conditions (as noted above, there are no natural surface water bodies on or near the subject site that could be impacted, and no intermittent streams or evidence of overland flow at present). In addition, an erosion control plan would be prepared incorporating the NYSDEC Guidelines for Urban Erosion and Sediment Control, and use of measures such as:

- Silt fencing, storm drain inlet protection, hay bales, and good housekeeping procedures would be utilized.
- Construction equipment and vehicles would be parked and loaded/unloaded within the site.
- "Rumble strips" would be placed at the site entrance to prevent soil on truck tires from being tracked onto the public road system.
- The construction process would begin with establishment of flagged clearing limits, followed by installation of the erosion control measures.
- Construction of the structures can then begin concurrent with the utility connections. Once heavy construction is complete, finish grading would occur followed by soil preparation using topsoil mix, seeding and installation of the landscaping, which would be performed while the structures are being completed.
- The drainage system and revegetation plan would further provide permanent stormwater controls once construction is completed.

Subsequent to this period, permanent occupancy and operation of the project would not impact these resources in consideration of the following:

- The Site Grading and Drainage Plan (to be prepared as part of the site plan application) would be subject to thorough review and approval of the Town Engineering Division prior to approval. This plan would be designed to prevent runoff from developed surfaces from causing erosion, sedimentation or impacts to land or water resources.
- The project would be provided with a professionally-designed drainage system that would retain all runoff generated within the developed area and direct it into on-site recharge facilities, so that no such runoff may impact the wetlands.

It is not expected that the existing Flood Hazard Zone classification of the site (Zone X) would impact the project. The structures would be constructed in conformance with all applicable Town and State Building Codes and requirements, would not encroach into low-lying areas or alter drainage characteristics of adjacent or nearby properties. Finally, the project would be subject to

detailed review by the Town Engineering Division as part of the site plan review process, ensuring that no impact to or from floodwaters would occur.

Hydrogeology

As discussed below, the volume of water recharged on the site would be increased by the Prior Plan by 70.3% from that of the existing condition, but this increase is not expected to be sufficient to cause a significant rise in the elevation of the local water table. This is due to the fact that recharge would be distributed throughout the site in subsurface drainage structures and, as a result, the relatively high permeability of the Upper Glacial deposits would allow groundwater to rapidly flow horizontally and thereby maintain a relatively stable water table configuration. Consequently, the direction of horizontal flow of groundwater would not be affected by the expected recharge increase, as the shape of the water table controls this characteristic. In addition, the water table is more than 120 feet below the ground surface. Thus, the project is not anticipated to impact hydrogeologic conditions.

Groundwater Quality

Public Water Supply - The information in Table 2-2 of the May 2014 EEAF indicates that no significant impacts with respect to groundwater quality presently exist in the area. The site would be utilized for senior residential purposes, so that no toxic or hazardous chemicals are anticipated to be present, utilized or disposed of on the site. As a result, the project is not expected to result in any impacts to the public water supply through the use, generation or disposal of toxic substances that may be discharged. The recharge of stormwater on-site would result in an increase in groundwater volume as compared to existing conditions. However, this water is not expected to contain significant levels of contaminants, as determined by the NURP Study. All sanitary waste would be conveyed to an on-site STP and therefore would be treated to applicable effluent discharge limitations. Consequently, effluent recharge would not contribute to an increase in on-site nitrogen concentrations. The STP for the prior Plan would be designed and permitted with a flow of at least approximately 100,000 gpd, which can accommodate the project. This facility would be subject to the review and approval of the SCDHS, SCDPW and NYSDEC, and would be operated under their supervision and performance standards.

Based on the above, it is anticipated that the project would have no significant adverse impact on the quality of groundwater underlying the subject site and in the surrounding area. No other significant adverse groundwater impacts are expected.

Pharmaceuticals - Based on a review of the available information and the results of the on-going SCDHS monitoring program, no significant potential for impact to human or ecological resources is expected from pharmaceutical contamination in groundwater or the public water supply. In addition, no significant impact (cumulative or specific) to human or ecological communities is expected from in-home discharge of pharmaceutical compounds that may occur at the project. The project would be required to conform to applicable requirements should pharmaceutical disposal standards be established. It is expected that the existing area residents have been and remain free to dispose of such substances in their homes, which utilize individual on-lot septic tank/leaching pool systems. Such systems provide only a “primary” (i.e., one-stage) level of treatment, while the project would utilize a “tertiary” (three-stage) STP. Based on

the senior residential use proposed, and the expected building and grounds maintenance procedures to be performed on-site, other potential chemical discharges on-site are not expected.

Construction - Groundwater quality impacts that may occur during construction activities could potentially result from leaching of contaminants entrained in rain falling on building materials and equipment stored outdoors on-site. However, such materials are anticipated to be inert and therefore are not expected to have an adverse impact on the site. In addition, these materials would be present in such a condition for only a limited time before being used in construction, and would be stored under cover. Equipment stored on-site which would be utilized during clearing and construction activities would be properly maintained to eliminate leakage of fluids and reputable contractors would be used for all site work.

Site-Generated Recharge and Nitrogen Concentration

The development would be used for senior residential purposes and all sanitary wastes would be conveyed to a new, on-site STP for disposal. As a result, the only impacts to groundwater resources underlying the site would result from stormwater runoff and irrigation.

Utilizing the same mass balance model described in Section 2.4.1 of the May 2014 EEAF, the water balance and concentration of nitrogen in recharge was calculated for the proposed project. **Table 1-2** provides a tabulation of existing and anticipated site conditions under the Prior Plan. These coverages were used in the SONIR model to obtain the results described therein. Development of the site would result in an increase in impermeable surfaces and, as a result groundwater recharge would increase due to increased surface runoff volumes and a decrease in runoff lost through evapotranspiration. Groundwater recharge is expected to increase 70.3% annually from the 39.18 MGY generated under existing conditions to 66.73 MGY under the Prior Plan (see Appendix C-3 of the May 2014 EEAF). However, due to the hydrogeologic properties of the Upper Glacial aquifer, which consists of an elevated hydrologic conductivity and rapid infiltration, the increase in on-site recharge is not anticipated to have an adverse impact on groundwater levels underlying the site.

The concentration of nitrate (as nitrogen) in recharge is anticipated to be increased by the Prior Plan, due primarily to the use of an on-site STP for sanitary wastewater treatment, the increase in sanitary flow and, to a lesser extent, to the presence of nitrogen in fertilizers spread over landscaped areas. Specifically, overall nitrogen concentration would be increased from the existing 4.64 mg/l to 5.46 mg/l (see Appendix C-3 of the May 2014 EEAF). This is less than the 10-mg/l nitrogen standard drinking water.

Based on the analyses presented above, the Prior Plan is not expected to result in any long or short-term adverse environmental impacts to surface or groundwater resources. In comparison to the existing conditions, the Prior Plan would recharge a higher volume of water, and would increase the concentration of nitrogen in recharge.

The design, installation and operation of the project's STP would be subject to review and approval of the SCDPW, SCDHS and NYSDEC, ensuring that the proper level of groundwater

protection is provided. In addition, the project would control all runoff in an on-site drainage system and would provide for proper sanitary system maintenance, as required by the SCDHS.

Water Resources Plans & Studies

208 Study - The project site is located within Groundwater Management Zone I as defined by the SCDHS based on the 208 Study. This classification pertains to SCSC Article 6, which addresses sewage facility requirements for realty subdivisions, development and other construction projects in order to limit the loading of nitrogen in various groundwater management zones as established by the SCDHS. As promulgated under Article 6, a Population Density Equivalent must be determined for the subject site in order to determine the type of sewage disposal system required. This equivalent (or total allowable flow) is then compared to the design sewage flow for the project. If the project's design sewage flow exceeds the Population Density Equivalent, a community sewerage system or on-lot sewage treatment system is required. If the project's design sewage flow is less than the site's Population Density Equivalent, a conventional subsurface sewage disposal system (i.e., a typical septic system) may be used, provided individual systems comply with the current design standards and no community sewerage system is available or accessible.

Based on the requirements of Article 6, no more than 600 gallons of sanitary wastewater may be discharged per acre on a daily basis for a site served by a septic system within Zone I. The site acreage used for determining this Population Density Equivalent must not include wetlands, surface waters, or land in flood zones. The subject site has a total acreage of 37.05 acres, and does not feature any wetlands surface waters or flood zone areas. Thus, based on SCDHS methodology, the Population Density Equivalent (total allowable flow) on the subject site is calculated as:

$$(37.05 \text{ acres} \times 0.75 \times 43,560 \text{ SF} \times 600 \text{ gpd/acre}) / 40,000 \text{ SF} = 18,156 \text{ gpd}$$

The current design sewage flow standard applied by the SCDHS estimates that the Prior Plan would generate approximately 97,000 gpd of sanitary effluent. This would exceed the 18,156 gpd allowable for the site in Groundwater Management Zone I and as a result, use of an STP would be required for disposal of sanitary waste.

As discussed in Section 1.3.4 of the May 2014 EEAF, the Prior Plan would construct and utilize a new, on-site STP that would be designed and engineered to treat only the wastewater generated by the project; it would not have the capacity to handle wastewater generated on other properties in the area, and so would not promote other development in the area.

Nationwide Urban Runoff Program (NURP) Study - The description of the NURP report identified in Section 2.4.1 of the May 2014 EEAF presented data from drainage areas analyzed under that study. The project is compared with one of the land use study drainage areas (the Syosset medium density residential area) and therefore it is anticipated that the conclusions reached in the NURP study for this area would be similar to what is expected for the proposed project. The relevant findings and conclusions for these areas are presented below.

Based upon information presented in the NURP Study, stormwater recharge volumes are not anticipated to contain significant concentrations of pollutants due to the following reasons:

- The study found that storm water runoff concentrations of most of the inorganic chemical constituents for which analyses were performed were generally low and in most cases, fell within the permissible ranges.
- In general, with the exception of lead and chloride, the concentrations of inorganic chemicals measured in storm water runoff do not have the potential to adversely affect groundwater quality.
- The number of coliform and fecal streptococcal indicator bacteria in stormwater range from 10^0 MPN to 10^{10} MPN per acre per inch of precipitation.
- Coliform and fecal streptococcal indicator bacteria are removed from stormwater as it infiltrates through the soil.

As discussed previously, the project site is located within Groundwater Management Zone I and is characterized as a deep flow system, which generally contributes water to the middle and lower portions of the Magothy. The depth to water underlying the site ranges from 120 to 158 feet below surface grade. This provides an adequate unsaturated zone through which recharge can percolate prior to reaching the water table and result in the attenuation or filtration of potential pollutants, particularly in the proposed development areas of the site. Therefore, the proposed project would conform to the applicable recommendations of the NURP Study in regard to the stormwater recharge system and as a result no significant adverse stormwater impacts are anticipated.

Suffolk County Comprehensive Water Resources Management Plan (SCCWRMP; 1987 and 2009 Draft) - This report indicates that no significant adverse impacts with respect to nitrates or VOCs have occurred in the vicinity of the project site. The project would incorporate a number of features that would protect groundwater quality, including:

- The project would utilize an on-site drainage system;
- The project would construct and utilize a new, on-site STP for treatment and disposal of its sanitary wastewater;
- The project assumes a limit on the use of fertilized landscaping to 15% of the site; and
- The project would not use, generate or dispose of toxic or hazardous substances.

In consideration of the above-noted project features, it is expected that no significant impacts to subsurface water quality would occur.

2.4.2 Revised Plan

Surface Water and Drainage

Like the Prior Plan, the Revised Plan will provide two man-made ponds, two naturalized recharge areas, and a new recharge area on-site, all part of the site's drainage system. As such, there would be no difference in the potential impacts to surface water resources as the Prior Plan. All stormwater runoff would be retained on-site for recharge on the property, though the amount

of stormwater to be handled in the system may be reduced in the Revised Plan (due to the reduced amount of impervious surface area).

Hydrogeology

The volume of water recharged on the site would be decreased by the Revised Plan compared to the Prior Plan by 19.3%, but this decrease is not expected to be sufficient to cause a significant drop in the elevation of the local water table. This is due to the fact that recharge would be distributed throughout the site in subsurface drainage structures and, as a result, the relatively high permeability of the Upper Glacial deposits would allow groundwater to rapidly flow horizontally and thereby maintain a relatively stable water table configuration. Consequently, the direction of horizontal flow of groundwater would not be affected by the expected recharge decrease, as the shape of the water table controls this characteristic. In addition, the water table is more than 120 feet below the ground surface. Thus, the Revised Plan is not anticipated to impact hydrogeologic conditions.

Groundwater Quality

Public Water Supply - Based on the existing conditions as outlined above (Section 2.4.1), it is anticipated that the Revised Plan, like the Prior Plan, would have no significant adverse impact on the quality of groundwater underlying the subject site and in the surrounding area. No other significant adverse groundwater impacts are expected. It is also noted that the proposed project will provide an opportunity for removal of existing wastewater treatment facility and will facilitate the closure and cleanup of the site which will improve site conditions and potentially improve water quality.

Pharmaceuticals - Based senior residential use proposed for both the Prior Plan and the Revised Plan, and the expected building and grounds maintenance procedures to be performed on-site, other potential chemical discharges on-site are not expected for either the Prior Plan or the Revised Plan.

Construction - Groundwater quality impacts that may occur during construction activities could potentially result from leaching of contaminants entrained in rain falling on building materials and equipment stored outdoors on-site. However, such materials are anticipated to be inert and therefore are not expected to have an adverse impact on the site. In addition, these materials would be present in such a condition for only a limited time before being used in construction, and would be stored under cover. Equipment stored on-site which would be utilized during clearing and construction activities would be properly maintained to eliminate leakage of fluids and reputable contractors would be used for all site work. Consequently, since construction processes would be the same or similar, no difference between the Prior Plan and the Revised Plan are expected with respect to potential impacts on groundwater quality.

Site-Generated Recharge and Nitrogen Concentration

Like the Prior Plan, the Revised Plan would redevelop the site for senior residential purposes and all sanitary wastes would be conveyed to a new, on-site STP for disposal. As a result, the only impacts to groundwater resources underlying the site would result from stormwater runoff and irrigation.

Table 1-2 provides a tabulation of existing and anticipated site conditions under the Revised Plan. These coverages were used in the SONIR model to obtain the results described therein. Development of the site would result in an decrease in impermeable surfaces and, as a result groundwater recharge would decrease due to decreased surface runoff volumes and a decrease in runoff lost through evapotranspiration. Groundwater recharge is expected to decrease 19.3% annually from the 66.73 MGY under the Prior Plan (see **Appendix C**). However, due to the hydrogeologic properties of the Upper Glacial aquifer, which consists of an elevated hydrologic conductivity and rapid infiltration, the decrease in on-site recharge is not anticipated to have an adverse impact on groundwater levels underlying the site.

The concentration of nitrate (as nitrogen) in recharge is anticipated to be decreased in comparison to the Prior Plan, due primarily to the use of an on-site STP for sanitary wastewater treatment and the decrease in sanitary flow. Specifically, overall nitrogen concentration would be 2.57 mg/l, as compared to 5.46 mg/l for the Prior Plan (see **Appendix C**). This is less than the 10-mg/l nitrogen standard drinking water.

Based on the analyses presented above, the Revised Plan is not expected to result in any long or short-term adverse environmental impacts to surface or groundwater resources. In comparison to the Prior Plan, the Revised Plan would recharge a smaller volume of water, and would decrease the concentration of nitrogen in recharge.

The design, installation and operation of the project's STP would be subject to review and approval of the SCDPW, SCDHS and NYSDEC, ensuring that the proper level of groundwater protection is provided. In addition, the project would control all runoff in an on-site drainage system and would provide for proper sanitary system maintenance, as required by the SCDHS.

Water Resources Plans & Studies

From a land use and water management standpoint, the Prior Plan and the Revised Plan are essentially the same. As a result, the assessment in Section 2.4.1 remains valid.

2.4.3 Proposed Mitigation for Revised Plan

- The construction of a new, on-site STP will allow the proposed project to conform to SCSC Article 6 and applicable agency requirements for wastewater management.
- The project will be designed to conform to the applicable recommendations of the NURP Study in regard to the stormwater recharge system and as a result no significant adverse stormwater impacts are anticipated.
- Precautions will be taken to ensure sediment will not be transported off-site by stormwater runoff and as a result there is no expected impact to local water quality as a result of erosion and sedimentation control measures and permit compliance that will be implemented during construction activities.
- An SWPPP will be prepared to ensure compliance with water quality and quantity requirements pursuant to Technical Guidance and GP 0-10-001 and Town of Huntington requirements. In addition, an erosion control plan will be prepared incorporating the NYSDEC Guidelines for Urban Erosion and Sediment Control.

2.5 Vegetation & Wildlife

2.5.1 Prior Plan

Vegetation

The impacts to the ecological resources of a project site are generally a direct result of clearing of natural vegetation, increase in human activity and associated wildlife stressors, and the resulting loss and fragmentation of wildlife habitat. The changes in habitat quantities from the existing condition (for the Prior Plan) are listed in **Table 2-1**.

The habitats in the areas of development are not unique or sensitive, particularly in view of the large amounts of disturbance within the property. The Prior Plan includes the retention of 0.29 acres of Successional Old Field and 1.35 acres of Successional Southern Hardwood Forest. Given the lack of site sensitivity and the poor condition of the vegetated areas on site that currently include invasive species and provide only limited habitat, no significant adverse impacts to vegetation or habitat are expected.

Table 2-1
CHANGE IN HABITAT QUANTITIES
 Existing Conditions, Prior Plan & Revised Plan

Coverage Type	Existing Conditions (acres)	Prior Plan (acres)	Change vs. Existing (acres)	Revised Plan (acres)	Change vs. Existing (acres)
Successional Old Field	5.43	0.29	-5.14	0.29	-5.14
Successional Southern Hardwood Forest	8.81	1.35	-7.46	1.35	-7.46
Pastureland	12.29	0	-12.29	0	-12.29
Unvegetated	3.59	0	-3.59	0	-3.59
Impervious	5.84	17.65	+11.81	11.35	+5.51
Landscaped	1.09	14.53	+13.44	20.00	+18.91
Recharge Areas/Ponds	0	3.23	+3.23	4.06	+4.06
TOTALS	37.05	37.05	0	37.05	0

Wildlife

The majority of habitat on the property is dominated by Successional Southern Hardwood Forest and Successional Old Field, both of which are in poor condition due to the prevalence of invasive species within these habitats and the high amount of disturbance observed within the habitats. The property is not expected to act as a refuge for rare native flora or fauna. In addition, a total of 1.64 acres of the site would remain as natural area. The project would favor those wildlife species that prefer edge and suburban habitats and those that are relatively tolerant of human activity. Most of the species expected on the property are at least somewhat tolerant of human activity, but others would be impacted by the clearing operation and increase in human activity. It is also expected that wildlife species that may utilize the area to be developed (particularly avian species) would migrate to undisturbed areas on the edges of the property,

adjacent or near the site as a result of development. As a result, impacts to wildlife species that may utilize the subject site are anticipated to be minimal.

Rare and Endangered Species/Unique Habitat Potential

As previously stated, the NHP did not identify the presence of any rare, threatened or endangered species in the vicinity of the project site and as such, no impacts to species within these categories are anticipated as a result of the proposed development. Exploitably vulnerable plant species are protected primarily because they are indiscriminately collected, rather than due to rarity within the State. The presence of these plants would not preclude development of the site, as a property owner is permitted to remove exploitably vulnerable plant species from a site. There are no rare or endangered wildlife species expected on the site given the habitats present. The eastern spadefoot toad, eastern hognose snake, and eastern box turtle are the only species potentially expected on site that are listed as special concern species. Although there is documented concern about their welfare in New York State, these species receive no additional legal protection under ECL 11-0535. This category is presented primarily to enhance public awareness of these species, which bear additional attention.

2.5.2 Revised Plan

Vegetation

As shown in **Table 2-1**, the Revised Plan will significantly alter the distribution of coverage types on the site, as well as the acreages of Impervious Surfaces and Landscaping as compared to the corresponding values of the Prior Plan. The change in Impervious Surfaces, entirely due to the 104-unit reduction in yield, enable an increase of Landscaping.. The plan changes will reduce the intensity of use on the site, which, with the increased vegetated surfaces noted above, increase the ecological and habitat value of the property, to the advantage of not only the site's residents, but to the community as well.

Wildlife

All potential impacts to wildlife resources discussed in the May 2014 EEAF are expected to be reduced for the Revised Plan, due to the reduction in naturally-vegetated land disturbed.

Rate and Endangered Species/Unique Habitat Potential

All potential impacts to rare species/habitat resources discussed in the May 2014 EEAF are expected to be unchanged from that of the Prior Plan.

2.5.3 Proposed Mitigation for Revised Plan

- Plant species that provide food and shelter to wildlife would be utilized in landscaped areas.
- The loss of habitat in the site would also be partially mitigated by the use of a comprehensive landscape plan that would utilize native and four-season plantings to create habitat for wildlife.
- Disturbance would be minimized to the maximum extent practicable, including delineating clearing limits at the site prior to construction in order to avoid inadvertent clearing.

- No known invasive plant species will be utilized, including those species specifically those species listed in Resolution 614-2007 enacted by the Suffolk County Legislature.

2.6 Land Use, Zoning and Plans

2.6.1 Prior Plan

Land Use

The project would change the land use classification of the site from its current commercial status to senior residential use. However, in consideration of the existing mix and pattern of institutional, recreational and residential uses in the area, this change would not represent a significant adverse land use impact. Rather, the project would reduce the amount and intensity of commercial use along this section of Elwood Road, and change the site character to one that is more residential. The project would provide quality senior residences that would afford current area residents the opportunity to remain in the community (in proximity to family, friends and accustomed neighborhoods) that may be an attractive consideration for potential buyers. As described on Page 1-1 of the May 2014 EEAF, the Prior Plan would exceed the minimum of 10% (36 units) of its yield as required by Article 16-A of the New York State (NYS) General Municipal Law (Long Island Workforce Housing Act), by providing 66 affordable units. The project would also satisfy a Town goal of providing affordable senior residences.

The site lies on a significant county roadway that places the subject property in proximity to a regional transportation corridor, Jericho Turnpike, as well as the commercial and retail shopping opportunities along that corridor

While the project represents a change in the land use type of the site, the senior residential development would provide a complementary land use that would provide a transitional use between the public recreational site to the southwest, the institutional uses to the northwest, and the single-family residential uses that dominate the areas to the east, west, north and south. Furthermore, the development would strike a balance between the yield permitted under the proposed R-RM zoning while remaining within a density that would not adversely impact the residential character of the area, and still supports an economically viable project. Land use considerations are discussed further herein.

The aesthetic character of the project is intended to minimize the potential impact of the proposed project on the land use character in the area of the project site. This is accomplished by use of a professionally designed and executed landscape plan, and retention of 25-foot natural buffers (within 100-foot setbacks) along the western and southern boundaries, and a minimum 100-foot setback along Elwood Road. Approximately 1.64 acres of the existing vegetation on the property would be retained. This includes Successional Southern Hardwood Forest (1.35 acres) and Successional Old Field (0.29 acres).

The new residents would provide economic benefits to local merchants, service-oriented businesses and general consumer activities in the area, which represent beneficial impacts to the

land use pattern of the area. The convenience of local shopping and resultant use by the residents would help to strengthen the residential character of the community. The project would generate construction jobs and operation and maintenance jobs for the facility and would result in an immediate realization of these economic benefits.

The target market for the type of units offered is expected to include senior residents who wish to remain near their families in downsized living quarters. The type of housing offered would help to diversify available housing types in the area and may afford current area residents the opportunity to remain in the community. Single-family residential development is a prevalent type of housing in the area, with intermittent townhouse/condominium developments in localized settings. The project provides quality housing for senior citizens, and as a result, the project would serve a need for the aging senior population, and would add to the diversity of housing in the surrounding area. The project would include an affordable housing component that, as previously mentioned, would conform to the Town’s affordable housing requirements.

Zoning

The project would change the zoning of the site, from R-40 Residence to R-RM Retirement Community district. The only permitted use in the requested R-RM district is senior housing. The project conforms to the R-RM zoning requirements set forth by the Town Code as illustrated in **Table 2-2** below. No variances or zoning exemptions are necessary.

**Table 2-2
CONFORMANCE TO DIMENSIONAL REQUIREMENTS
Proposed R-RM Zoning
Prior Plan & Revised Plan**

Dimension	Requirement	Prior Plan	Revised Plan*
Maximum building height (feet/stories)	35/2	35/2	35/2
Minimum lot area:	---	---	---
Area per dwelling unit (SF)	3,000	4,483	6,304
Gross area (acres)	10	37.05	37.05
Minimum front yard depth (feet)	100	100	100
Minimum side yard depth (feet)	50	100	100
Minimum total side yard depth (feet)	100	200	200
Minimum rear yard depth (feet)	50	100	100
Maximum lot coverage (%)	25	19.1	13.63
Maximum units per acre	14.52	9.72	6.91

* Anticipated, based on **Site Development Plan P**.

The project conforms to the applicable yield requirements of the requested R-RM zone, and in fact requests substantially fewer units than could be realized on a property of this size. Specifically, at a yield calculated at 3,000 SF/unit, this 37.05-acre site could generate 538 residences; the 360 units requested in the prior Plan represents 178 (or 33.1%) fewer units than could be allowed as-of-right in the R-RM district.

Supplemental regulations required for the R-RM Retirement Community district, along with the proposed project's conformance to each, include the following:

1. A lot shall have frontage on a major collector street, and circulation facilities shall be designed that vehicular traffic generated by the use is not directed primarily over minor residential streets.

The subject property has primary frontage on Elwood Road, which is considered a significant county roadway that places the subject property on a regional transportation corridor. The project's main vehicle access would be located near the center of the property's frontage, on the western side of Elwood Road, and opposite Hammond Road. The site access is proposed with a divided entranceway featuring two entry and two exit lanes, and would be stop-controlled. There would be a gate and guardhouse on this feature.

Ciro Street, which is a residential street located west of the subject property, dead-ends at the subject site's western property boundary, however no access to/from the site is proposed for Ciro Street. A secondary vehicle access is proposed off Elwood Road, at the site's southern corner; it would be configured for right turns into and out of the site only.

2. A buffer strip not less than twenty-five (25) feet in width, consisting of massed trees and shrubbery, shall be maintained along property lines adjacent to residentially zoned property. The trees and shrubbery shall consist of evergreens and deciduous plant material to create a tall, dense buffer creating habitat for wildlife and visual relief for the neighbors. A landscape plan shall be required for all projects approved under this section.

A 25-foot buffer is proposed along the southern and western property boundaries, adjacent to residential and recreational uses. This buffer area would remain in its current natural condition and would have supplemental plantings planted, as required. Approximately 14.53 acres of the site would be landscaped, with an additional 1.64 acres of retained vegetation in the buffer areas, and 1.81 acres of naturalized recharge areas. A detailed Landscape Plan would be prepared for the site plan application, which would be submitted contingent on approval of the change of zone application, and would be subject to the review and approval of the Town.

3. Not more than twenty-five (25%) percent of the site may be covered by buildings and at least twenty-five (25%) percent of the total site area shall be devoted to unpaved non-vehicular open space which shall be landscaped and well maintained with grass, benches, appropriate recreational amenities, walking paths, trees, shrubbery and other suitable plant materials approved during site plan review and consistent with the Town's regulations for landscaping.

Approximately 8.93 acres (or 24.1%) of the property would contain buildings. As previously mentioned, approximately 14.53 acres (or 39.21%) of the site would be landscaped, with an additional 1.64 acres of retained vegetation in the buffer areas, and 1.81 acres of naturalized recharge areas. A detailed Landscape Plan would be prepared for the site plan application, which would be submitted contingent on approval of the change of zone application, and would be subject to the review and approval of the Town.

The project would include an approximately 17,000 SF clubhouse building, two outdoor pools and Jacuzzi, a patio/outdoor barbeque area, a walking path along the perimeter of the site, and a dog run.

4. Any property line that is contiguous with the property line of any residentially zoned property shall have a one-hundred-foot building setback; and accessory structure and parking setbacks shall not be any closer than fifty (50) feet to any adjacent residentially zoned property.

The proposed condominium units would be setback a minimum of 100 feet from all property lines, ensuring appropriate setbacks from sensitive residential uses in the vicinity of the subject property.

5. Parking shall not be allowed within fifty (50) feet of the front property line.

At its closest setback, parking is located approximately 170 feet from the front property line.

6. When adjacent to any residence district, no signs shall be permitted other than one (1) indirectly illuminated identification sign on each major street frontage. Such freestanding or monument sign or signs shall not be more than twenty (20) square feet in area, not more than six (6) feet above grade level in height and set back at least ten (10) feet from any property line. When located in an area that is wholly surrounded by business zoning district(s), all applicable regulations (Town Zoning Code, Article XIV, § 198-91 through § 198-101) shall apply for size and location of signs. When located in or adjacent to residentially zoned property, facial signs shall be limited to building entrance and direction signs only; freestanding signs may be permitted on the subject grounds, but they shall be limited in height, illumination and to providing direction/instructions for visitors by the Planning Board during site plan review and approval.

It is anticipated that the only signage along Elwood Road would be an attractive community entrance sign with landscaping and spotlighting placed at the project's entrance. Any signage would conform to Town requirements.

7. During site plan review the Planning Board may modify setbacks and landscape buffer widths at a contiguous lot line when two (2) facilities are approved, pursuant to this section, adjacent to one another, if such setback modification would encourage better site design, including minimizing impacts on the surrounding community and more efficient traffic circulation.

The applicant feels that the requested R-RM zoning classification is an appropriate transition from the R-40 zoning and existing institutional and recreational development directly to the north/northwest and south of the premises and the single-family residences to the west and across Elwood Road to the east of the property.

The development would also feature several amenities in the units as well as on the grounds of the development for the use and convenience of active senior residents, including a clubhouse building, two pools and a Jacuzzi, a patio/outdoor barbeque area, a walking path along the boundary of the property, and a dog run. The project's building design and resident facilities

(e.g., the walking paths, indoor and outdoor recreation areas, outdoor furniture, landscaping) would establish a sense of place and community interaction on the site.

In general, through the requested rezoning, the project would provide a complementary land use in the area and provide housing for an under-served portion of the population in the Town.

The community would benefit economically from increased housing diversity, the increased value of the property, and from tax benefits. The project would result in generation of a substantial number of temporary jobs during the construction phase in addition to the number of jobs created due to operation of site facilities. In addition, the project would generate substantial real property tax revenues to applicable taxing jurisdictions, though it would result in incremental increases in demand for services. Finally, the project has merit over the current single-family residential zoning with the Special Permit that allows for the existing commercial use and is not in conflict with land use plans. As a result, no significant adverse impacts are anticipated to arise from the requested site zoning or to the zoning pattern of the area.

Land Use Plans

Horizons 2020: Huntington Comprehensive Plan Update (December 2008) - The project is consistent with several action agenda items and goals identified in the Plan.

The following action agenda items from the Vision Statement are relevant to the proposed project:

- Quality housing, including a broader array of housing choices, is accessible to and affordable for households of different ages, lifestyles and economic means.
- New development and redevelopment throughout Huntington is carefully managed to protect the character of neighborhoods, villages, and other established land use patterns; preserve open space; and set high standards for aesthetic quality.

Furthermore, the following policies are relevant to the proposed project:

- Address the impact of new residential developments on schools and other community facilities.
- Address the need for workforce housing.
- Promote the diversification of housing stock to meet the changing demographics of Huntington's population.
- Provide for the housing needs of low income and special needs populations.
- Address the potential impacts of new housing developments on schools.

The Housing chapter of the Comprehensive Plan Update states that multi-family and specialized housing districts account for approximately 1% of all residentially-zoned land in the Town. The Plan identifies the demographic shift in housing types towards smaller, "non-traditional" households, including empty nesters and retirees. The Plan states, "*Because Huntington's present housing stock does not reflect the needs of non-traditional households, there is a pressing need for diverse housing types to serve a changing population*".

The project is consistent with the spirit and intent, as well as key elements of, the Town Comprehensive Plan Update, which recognizes the importance of providing a mix of housing types, including senior housing and affordable units. The Town's growing senior population is currently under-served by available appropriate housing, particularly with regard to the diversity of housing types. This application assists in fulfilling the need for economically viable senior housing within the Town while avoiding substantial impact to the local land use pattern.

The project would supplement the tax base as well as generate local jobs, despite being residential in nature. The types of residences proposed have a significant beneficial impact on the Elwood UFSD; as there would be no school-age children present, the proposal would not contribute to any enrollment increase, which would cause no increases in school district expenditures. The project would result in significantly increased tax revenues for public service providers, which would assist in offsetting the incremental increase in demand for these services. The new jobs created during both construction and operation of the proposed project would help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and employee household income.

2.6.2 Revised Plan

Land Use

Like the Prior Plan, the Revised Plan would change the land use type of the site from commercial to senior residential. However, the reduction in yield of the Revised Plan would also render this scenario more similar in terms of density to the area than would be the case for the Prior Plan. This reduction in density (6.91 units/acre versus 9.72 units/acre for the Prior Plan), would also significantly reduce all other environmental impacts compared to the Prior Plan while enabling plan changes that would

- Achieve greater open space retention along Elwood Road in the northeast part of the subject site;
- Generally increase open space on the property including additional perimeter buffering of use;
- Increase the setback (greater than County-required setbacks) of STP from the Town Park; and
- Provide site access offset from Hammond Road at a safe location along Elwood Road.

Zoning

With respect to zoning, the Revised Plan, like the Prior Plan, conforms to the requirements of the Town's requirements for the R-RM Zoning District, as well as to the supplementary requirements applicable to this district.

Land Use Plans

Like the Prior Plan, the Revised Plan is consistent with the spirit and intent, as well as key elements of, the Town Comprehensive Plan Update, which recognizes the importance of providing a mix of housing types, including senior housing and affordable units. The Town's growing senior population is currently under-served by available appropriate housing, particularly with regard to the diversity of housing types. This application assists in fulfilling the

need for economically viable senior housing within the Town while avoiding substantial impact to the local land use pattern.

Not only does the Town Comprehensive Plan Update identify the need for redevelopment of former industrial sites, but it specifically encourages their redevelopment where such sites (like Oak Tree Farm Dairy) are located along major roadways. Additionally, the subject site is located north of Jericho Turnpike in an area that has evolved away from its former industrial character and is now characterized by residential, institutional and public open space uses much more appropriate to the senior residential use of the Revised Plan than industrial land. It should be noted that senior residential use is needed in the Town and would be appropriate in the area of the subject site, but is lacking in the area.

The SCPC reviewed the Prior Plan and, on July 2, 2014, issued its Approval of that plan (see **Appendix A**). The Resolution included twelve (12) specific Comments for the consideration of the Huntington Town Board. Following are the twelve Comments:

1. The Town may wish to cluster the overall development to the east to provide continuous recreational open space with the Town Park to the south and the School Athletic Fields to the northwest.
2. Early review by the SCDHS and the SCDPW is warranted and the petitioner should be directed to contact and begin dialogue with the SCDHS and the SCDPW as early as possible.
3. The petitioner should be encouraged to review the SCPC publication on the Study of Man-Made Ponds in Suffolk County NY and incorporate into the proposal, where practical, design elements contained therein.
4. The petitioner should be encouraged to review the SCPC publication on Managing Stormwater – Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
5. The petitioners should be directed to contact SCDPW to resolve access and traffic considerations for ingress/egress to CR 10.
6. The petitioner should be encouraged to review the SCPC Guidebook particularly with respect to energy efficiency and incorporate, where practical, applicable elements contained therein.
7. The petitioner should review the SCPC guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein. Special consideration should be made to internal pedestrian safety within the community.
8. The petitioner should review the SCPC guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
9. A pedestrian connection should be made between the walking path circumnavigating the proposed senior citizen development and the Huntington Town Elwood Park. Consideration should be made toward more pedestrian circulation within the community.
10. A comprehensive remediation plan for removal of contaminated soils (including heavy metals, pesticides and other hazardous contaminants) and any ground water contaminant should be completed prior to final approval.
11. The Town should consider the use of Land Banking excess parking stalls to increase green space.
12. The Town should require that a mixed variety of housing models be provided on site.

As noted above, the SCPC recommends that the Prior Plan be approved by the Town Board. The applicant will conform with the SCPC proposed “modification” to provide transportation

services from the site to local goods and services. The applicant will review the various recommendations and SCPC guidance documents and will consider and include design guidelines where applicable and appropriate. In such a case, the applicant expects that these would be addressed as part of the site plan review process.

2.6.3 Proposed Mitigation for Revised Plan

- The project will provide a transition between the institutional and recreational uses to the north/northwest and south and single-family residences to the east and west.
- In conformance with Town Zoning Code Article 198-13 I requirements, the Revised Plan will provide between 36 and 45 affordable units.
- The Revised Plan will conform to the supplementary requirements for the R-RM zoning district, which include providing buffers, limiting site coverage and requiring greater building and parking setbacks.
- The project would mitigate the unfulfilled need for a variety of housing options for the senior population in the Town, which is a goal of the Town Comprehensive Plan Update.
- The project will have a significant beneficial impact on the Elwood UFSD by its generation of significant school taxes and, as there would be no school-age children present, would not contribute to any enrollment increase, thereby not increasing school district expenditures.
- Superior site design providing appropriate on-site recreational amenities; walkability and sense of place through attractive community architecture, walking opportunities, landscaping and interior setbacks and open space.
- The proposed development is designed with inherent land use mitigation, as it will provide setbacks and buffers to increase land use compatibility in transition between the condominium style development and single-family development directly west of the site.
- The project will provide an alternative to single-family home ownership in a quality housing development.
- The project is consistent with the spirit and intent, as well as key elements of, the Town Comprehensive Plan Update, which recognizes the importance of providing a mix of housing types in the Town.
- The Revised Plan will consider the twelve (12) Comments listed in the SCPC Approval of the Prior Plan.

2.7 Community Character

2.7.1 Prior Plan

As described in Section 1.0 of the May 2014 EEAF, the subject property would be developed with 360 senior units, a clubhouse, a car wash area, a walking trail, a dog run and an STP. As a result, the majority of the subject property would be cleared for development. A 25-foot natural buffer (within overall 100-foot deep setbacks) would be retained along the southern, western and northern site boundaries and, with landscaping along these three borders and naturally-planted recharge areas along Elwood Road, would provide screening for the school and public park properties to the north and south, respectively, and residences to the east, west and south.

The development would be most visible for individuals travelling along Elwood Road. The proposed ponds and naturalized recharge areas may be visible to travelers, however as these features have a low profile, the units situated closest to Elwood Road would be the predominant feature within this view, though these would be set back 100 feet from Elwood Road and screened by landscaping.

It is anticipated that the residences to the south and west of the subject property would have partially screened views of the proposed units, as a result of the 25-foot retained natural buffers (within 100-foot building setbacks) in these areas. Views of the STP may be available from the northern portion of Elwood Park due to its proximity to the project site's boundary, however, it is anticipated that the 25-foot retained natural buffers in this area (within the subject site's overall 100-foot deep building setbacks) and the existing buffer vegetation within Elwood Park would provide screening for the STP. Additional screening would result from landscaping to be planted in these areas. As with the STP, views of some of the units and clubhouse may be intermittently available from Elwood Park.

The development would not be out of character with the surrounding community given the existing residential uses surrounding the subject property. The development would be expected to complement the character of the area by providing a permanent quality retirement community featuring attractive architecture and landscaping. The architecture for the units would provide features enhancing the aesthetics of the building (such as balconies, varied roof lines, a cupola, and attractive windows and doors) and would complement the residential character of the surrounding community. In general, the greatest visual impact would be for motorists along Elwood Road who would have a direct view of the development. The project would enhance the built character of the area by use of landscaping, architectural designs and building materials that would further enhance the site.

As a result, the project would not be out of character with the surrounding community and therefore adverse impacts associated with community character are not anticipated.

2.7.2 Revised Plan

Because of the 28.8% reduction in yield and the design changes from the Prior Plan as noted herein, the Revised Plan is more able to retain the visual character of the site than the Prior Plan, so that the potential for adverse impacts on this aspect of the site is reduced as well. That is, the changes enabled by the reduced number of units allows the Revised Plan to provide a greater acreage of internal and perimeter open space than was possible for the Prior Plan. As a result of these beneficial changes, the Revised Plan represents a significant reduction in the potential for adverse impacts to the suburban character of the neighborhood.

2.7.3 Proposed Mitigation for Revised Plan

- Potential impacts on observers to the west and south will be mitigated by the retention of setbacks and naturally-vegetated buffers in these directions.
- On site landscaping will serve to enhance the views of the proposed development and will provide some screening of the proposed structures.
- Implementation of a consistent architectural theme, using construction materials having textures and colors appropriate for the residential character of the surrounding neighborhood.

2.8 Community Services

2.8.1 Prior Plan

Taxes

Many of the Town and County's community services and facilities are supported in large part by the revenues generated through property taxes. The Town of Huntington and Suffolk County, as well as other local taxing jurisdictions would greatly benefit from an increase in such property tax revenues, resulting from the development and operation of the Prior Plan.

For the purpose of the Fiscal and Economic Impact Analysis (see Appendix A-1 of the May 2014 EEAF), it was necessary to determine the assessed valuation for the prior Plan. The value was determined based upon estimated selling prices for the residential units, and correspondence with the Town of Huntington Assessor. Selling prices for the market-rate condominiums were anticipated to range from \$425,000 to \$500,000, and for the purpose of this analysis it was assumed that all market-rate units would sell for an average of \$462,500.

Selling prices for the affordable residential units were based on the Town's Affordable Housing Law, which states that "*the initial sale price of half the units shall be an amount equal to eighty (80%) percent of the median family income multiplied by 2.5.*" This resulted in an average selling price of \$262,750. Such selling prices were assumed for the purpose of analysis.¹

When applied to the 50 affordable units and the 310 market-rate units, the estimated market valuation for the residential units for taxing purposes was approximately \$170.4 million. This was then applied to the Town's current residential assessment ratio (RAR) of 0.79%, which resulted in a market valuation of approximately \$1.34 million. For the purpose of analysis, the value of the recreational building and other improvements to the property was included within this assessment. When applying a 40% reduction in assessment to account for the condominium status of the proposed community, and then an equalization rate of 100%, the projected assessed valuation of the Prior Plan upon full build-out and occupancy was \$807,788. When applied to the 66 affordable units and the 294 market-rate units, the projected assessed valuation of the Prior Plan upon full build-out and occupancy was \$791,691.

¹ Selling prices, as well as costs associated with construction of the clubhouse, was provided by The Engel-Burman Group, in February 2012. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

Table 2-3 shows the current tax rates and revenues that would be levied from full build-out of the Prior Plan, assuming either 50 or 66 affordable units. The information provided in the table was derived from the current assessment factors and tax rates provided by the Town of Huntington Receiver of Taxes, the Town of Huntington Assessor’s Office, as well as the total projected assessed valuation for the Prior Plan upon full build-out.

The Prior Plan would significantly increase taxes generated by the site, resulting in a substantial increase in revenues distributed to each taxing jurisdiction. At full build-out and depending on the number of affordable units developed, the Prior Plan was projected to generate between \$2.708 and \$2,763 million in annual taxes. This represented a net increase of between \$2.2.546 and \$2.601 million per year when compared to existing site conditions.

Upon full build-out, the Prior Plan would levy between \$1.965 and \$2.005 million to the Elwood UFSD, representing 72.6% of the total tax generated by the site.

Table 2-3
TAX REVENUES, 2013-14 Tax Year
Prior Plan

Taxing Jurisdiction	Current Taxes (\$/year)	Projected Taxes (\$/year)		Increased Taxes vs. Existing (\$/year)	
		50 Affordable Units	66 Affordable Units	50 Affordable Units	66 Affordable Units
Elwood UFSD	117,896	2,004,947	1,961,994	1,887,051	1,844,098
Elwood Library District	4,086	69,486	68,101	65,400	64,015
Suffolk County	1,350	22,965	22,508	21,615	21,158
SCPD	17,374	296,465	289,577	279,091	272,203
Out of County Tuition	406	6,899	6,761	6,493	6,355
Town/Part Town	5,744	97,686	95,739	91,942	89,995
Highway Tax	4,721	80,278	78,678	75,557	73,957
Town-Wide Lighting District	536	9,120	8,938	8,584	8,402
NYS Real Property Tax Law	1,931	32,837	32,182	30,906	30,251
Open Space Bonds	217	3,684	3,610	3,467	3,393
NYS MTA Tax	75	1,268	1,243	1,193	1,168
Greenlawn Fire District	5,790	98,461	96,499	92,671	90,709
GWD	2,361	40,147	39,347	37,786	36,986
TOTALS	162,486	2,763,242	2,708,178	2,600,756	2,545,692

Source: Town of Huntington Receiver of Taxes; Analysis by Nelson, Pope & Voorhis, LLC.

As described on Page 1-1 of the May 2014 EAAF, the applicant may choose to “buy back” up to sixteen (16) of the required 66 affordable units, by making a one-time payment of \$100,000 per unit (and thereby increase the number of market-rate units by a corresponding number) to the Town’s Affordable Housing Trust and Agency Fund, for public use to “...finance affordable housing initiatives that increase the number of available affordable units...”

Schools

The impact of any project upon the local school district in which it is located depends on the number of school-age children that would be generated, offset by increased tax revenues and the ability of the school district to provide educational services for these children. The ability of a school district to handle increased demand for educational services depends primarily upon the adequacy of long-term planning within the district, in combination with increased tax revenue generation to strengthen the tax base of the community.

Since the project is a senior residential community, school-aged children are not anticipated to reside within the development. As such, the project would not generate additional school-aged children to the Elwood UFSD. However, the development would levy property taxes for the Elwood UFSD, without imposing additional costs resulting from an increased enrollment. This net revenue – between approximately \$1.965 and \$2.005 million per year – could ease the district's need to tap into additional fund balances, reduce their financial burden associated with providing tuition expenses to local high schools, and could also help alleviate an increased burden on other taxpayers throughout the district.

Police Protection

The project would be serviced by the SCPD 2nd precinct. A letter was sent regarding the subject site and the ability of the precinct to handle the proposed redevelopment. As of the date this document was prepared, no response has been received. However, based on the SCPD 2nd precinct response to a similar inquiry for the 444-unit proposal (see Section 1.1.1 of the May 2014 EEAF), it is anticipated that “...the Department would adapt as necessary to protect and serve the community as it grows.”

It is expected that the Prior Plan would result in an increase of between \$272,203 and \$279,091 in annual tax revenue for the SCPD, which is expected to offset the costs to provide the increase in police services.

Fire Protection

Development of the project would incrementally increase the potential need for emergency services of the Greenlawn Fire District. The response letter received from the department did not indicate that the project would have an adverse impact on the District's ability to serve the property.

It is expected that the Prior Plan would result in an increase of between \$90,709 and \$92,671 per year in tax revenue for the Greenlawn Fire District, which is expected to offset the costs to provide the increase in fire protective services related to the development.

Project construction would include current building materials and safety installations per the NYS Building Code. All of the units and the clubhouse building would be sprinklered. The project would be planned with suitable access for emergency vehicles and would include installation of fire hydrants as directed through the site plan review process.

Water Supply

The project would utilize public water, to be supplied by the GWD via a connection to the existing water mains in the vicinity. The total water requirement of the Prior Plan of approximately 103,618 gpd is greater than the current water consumption but was not anticipated to impact the ability of the District to serve the subject site and existing customers. The GWD is chartered to provide water to its service district customers, based on approved tariffs. The site would continue to pay the required rates for water used.

Wastewater Treatment

The Prior Plan would generate a total of 97,000 gpd of sanitary wastewater. The project would construct a new, state-of-the-art, tertiary STP on-site that would be designed to handle only the wastewater generated by the project. This facility would have a capacity of at least approximately 100,000 gpd. Approvals from the NYSDEC, SCDHS and SCDPW would be required; review and approval of an Engineering Report and Construction Plans and Specifications by the SCDHS and SCDPW would be required, ensuring that this facility would be built to and operated in conformance to established regulations. Finally, the STP would be required to obtain a SPDES permit from the NYSDEC.

Recreational Facilities

The project would include a 17,000 SF clubhouse building which is expected to contain numerous facilities for the use and enjoyment of the site’s residents; these may include but would not be limited to: card room, TV/game room, library, meeting room, gym/spa, locker rooms, bathrooms, office space, equipment room, storage, mechanical rooms, etc. A small kitchen may be provided, but it would not be configured to prepare meals on-site (such a facility, if present, would be limited to equipment to reheat prepared food). The clubhouse building would also include two outdoor pools, a hot tub, and a patio/outdoor barbeque area. Furthermore, the site would include a network of sidewalks, as well as a walking path along the perimeter of the site, which would provide safe and convenient pedestrian access to parking, the clubhouse building, and the dog run, as well as to Elwood Road and points north and south.

Solid Waste Removal

It is anticipated that the Prior Plan would generate a total of 2,111 lbs/day of solid waste, as follows:

Generator	Rate	Quantity	Waste Generated (lbs/day)
Senior Condominiums	3.5 lbs/day/capita*	540 capita	1,890
Recreational Bldg.	0.013 lbs/SF/day**	17,000 SF	221
Total	---	---	2,111

* Assuming generation rate for “Resort”, per **Nemerow (2009)** of the May 2014 EEAF.

** Assuming generation rate for “Retail and service facility”, per **Nemerow (2009)** of the May 2014 EEAF.

Based on the residential use proposed, this volume is not anticipated to contain significant amounts of potentially toxic or hazardous materials, other than empty household cleaner containers. It is anticipated that site-generated solid waste would be collected via private carters

operating under contract with the site owner and/or HOA, and taken to the Town RRF for disposal. If the RRF is not available to the carter, an approved private disposal facility would be used.

Energy Supply

In its response letter, PSE&G has confirmed that it would supply electricity to the project. Generally, PSE&G provides service in accordance with their filed tariff and schedules in effect at the time service is required. Connections would be made to each utility through the creation of an internal distribution network within the proposed development. It is anticipated that both of these energy supply companies maintain adequate resources to supply the proposed project. In addition, energy saving devices would be utilized where practical to reduce the total energy demand that would be required by the project site upon completion.

2.8.2 Revised Plan

Taxes

Table 2-4 shows the current tax rates and revenues that would be levied from full build-out of the Revised Plan, assuming either 36 or 45 affordable units. The Revised Plan would significantly increase taxes generated by the site, resulting in a substantial increase in revenues distributed to each taxing jurisdiction. At full build-out and depending on the number of affordable units developed, the Revised Plan was projected to generate between \$1.979 and \$2.010 million in annual taxes. This represented a net increase of between \$1.817 and \$1.848 million per year when compared to existing site conditions.

Upon full build-out, the Revised Plan would levy between \$1.436 and \$1.458 million to the Elwood UFSD, representing 72.6% of the total tax generated by the site.

As described on Page 1-1 of the May 2014 EAAF, the applicant may choose to “buy back” up to nine (9) of the required 45 affordable units, by making a one-time payment of \$100,000 per unit (and thereby increase the number of market-rate units by a corresponding number) to the Town’s Affordable Housing Trust and Agency Fund, for public use to “...*finance affordable housing initiatives that increase the number of available affordable units...*”

Schools

Like the Prior Plan, the Revised Plan is a senior residential community, and school-aged children are not anticipated to reside within the development. As such, the Revised Plan would not generate additional school-aged children to the Elwood UFSD. However, the development would levy property taxes for the Elwood UFSD, without imposing additional costs resulting from an increased enrollment. This net revenue – between approximately \$1.436 and \$1.458 million per year – could ease the district’s need to tap into additional fund balances, reduce their financial burden associated with providing tuition expenses to local high schools, and could also help alleviate an increased burden on other taxpayers throughout the district.

Table 2-4
TAX REVENUES, 2013-14 Tax Year
 Revised Plan

Taxing Jurisdiction	Current Taxes (\$/year)	Projected Taxes (\$/year)		Increased Taxes vs. Existing (\$/year)	
		36 Affordable Units	45 Affordable Units	36 Affordable Units	45 Affordable Units
Elwood UFSD	117,896	1,458,726	1,436,253	1,340,830	\$1,318,357
Elwood Library District	4,086	50,555	49,777	46,469	45,691
Suffolk County	1,350	16,709	16,451	15,358	15,101
SCPD	17,374	214,969	211,657	197,595	194,283
Out of County Tuition	406	5,019	4,942	4,613	4,536
Town/Part Town	5,744	71,073	69,978	65,328	64,234
Highway Tax	4,721	58,407	57,508	53,687	52,787
Town-Wide Lighting District	536	6,635	6,533	6,099	5,997
NYS Real Property Tax Law	1,931	23,891	23,523	21,960	21,592
Open Space Bonds	217	2,680	2,639	2,463	2,422
NYS MTA Tax	75	923	909	848	834
Greenlawn Fire District	5,790	71,637	70,533	65,847	64,743
GWD	2,361	29,210	28,760	26,849	26,399
TOTALS	162,486	2,010,434	1,979,461	1,847,948	1,816,975

Source: Town of Huntington Receiver of Taxes; Analysis by Nelson, Pope & Voorhis, LLC.

Police Protection

Like the Prior Plan, it is expected that the Revised Plan would incrementally increase the potential need for services of the SCPD. The Revised Plan would result in an increase in annual tax revenue for the SCPD, which is expected to offset the costs to provide the increase in police services.

Fire Protection

Like the Prior Plan, the Revised Plan would incrementally increase the potential need for emergency services of the Greenlawn Fire District. The response letter received from the department did not indicate that the Prior Plan would have an adverse impact on the District's ability to serve the property, so that the Revised Plan is also not expected to have an adverse impact on that community service.

It is expected that the Revised Plan would result in an increase in tax revenue for the Greenlawn Fire District, which is expected to offset the costs to provide the increase in fire protective services related to the development.

Project construction would include current building materials and safety installations per the NYS Building Code. All of the units and the clubhouse building would be sprinklered. The project would be planned with suitable access for emergency vehicles and would include installation of fire hydrants as directed through the site plan review process.

Water Supply

The Revised Plan would utilize public water, to be supplied by the GWD via a connection to the existing water mains in the vicinity. The total water requirement of the Revised Plan of approximately 76,318 gpd is greater than the current water consumption but is not anticipated to impact the ability of the District to serve the subject site and existing customers. The GWD is chartered to provide water to its service district customers, based on approved tariffs. The site would continue to pay the required rates for water used.

Wastewater Treatment

The Revised Plan would generate a total of 69,700 gpd of sanitary wastewater. The project would construct a new, state-of-the-art, tertiary STP on-site that would be designed to handle only the wastewater generated by the project. This facility would have a capacity of at least approximately 80,000 gpd. Approvals from the NYSDEC, SCDHS and SCDPW would be required; review and approval of an Engineering Report and Construction Plans and Specifications by the SCDHS and SCDPW would be required, ensuring that this facility would be built to and operated in conformance to established regulations. Finally, the STP would be required to obtain a SPDES permit from the NYSDEC.

Recreational Facilities

The Revised Plan would include a 17,000 SF clubhouse building which is expected to contain numerous facilities for the use and enjoyment of the site’s residents; these may include but would not be limited to: card room, TV/game room, library, meeting room, gym/spa, locker rooms, bathrooms, office space, equipment room, storage, mechanical rooms, etc. A small kitchen may be provided, but it would not be configured to prepare meals on-site (such a facility, if present, would be limited to equipment to reheat prepared food). The clubhouse building would also include two outdoor pools, a hot tub, and a patio/outdoor barbeque area. Furthermore, the site would include a network of sidewalks, as well as a walking path along the perimeter of the site, which would provide safe and convenient pedestrian access to parking, the clubhouse building, and the dog run, as well as to Elwood Road and points north and south.

Solid Waste Removal

It is anticipated that the Revised Plan would generate a total of 1,565 lbs/day of solid waste, as follows:

Generator	Rate	Quantity	Waste Generated (lbs/day)
Senior Condominiums	3.5 lbs/day/capita*	384 capita	1,344
Recreational Bldg.	0.013 lbs/SF/day**	17,000 SF	221
Total	---	---	1,565

* Assuming generation rate for “Resort”, per Nemerow (2009) of the May 2014 EEAF.

** Assuming generation rate for “Retail and service facility”, per Nemerow (2009) of the May 2014 EEAF.

Based on the residential use proposed, this volume is not anticipated to contain significant amounts of potentially toxic or hazardous materials, other than empty household cleaner containers. It is anticipated that site-generated solid waste would be collected via private carters

operating under contract with the site owner and/or HOA, and taken to the Town RRF for disposal. If the RRF is not available to the carter, an approved private disposal facility would be used.

Energy Supply

For the May 2014 EEAF, PSE&G confirmed that it would supply electricity to the project site. Generally, PSE&G provides service in accordance with their filed tariff and schedules in effect at the time service is required. Connections would be made to each utility through the creation of an internal distribution network within a proposed development. It is anticipated that both of these energy supply companies maintain adequate resources to supply the Revised Plan. In addition, energy saving devices would be utilized where practical to reduce the total energy demand that would be required by the project site upon completion.

2.8.3 Proposed Mitigation for Revised Plan

- Adherence to the NYS Fire and Building Codes will increase the level of safety from fires and minimize the potential for use of ambulance services. In addition, use of sprinklers and fire/smoke alarms in all of the units and the clubhouse building will assist in minimizing the incremental increase in the potential need for fire protective services.
- Streets, sidewalk, recreation and common areas will be maintained privately.
- Water-conserving plumbing fixtures, mechanical systems, and rain sensors on irrigation systems will be utilized in construction, which will further minimize the volume of water required from the public water supply.
- It is anticipated that sustainable energy-conserving measures, including energy-saving wall insulations, triple-glazed windows and energy efficient mechanical systems will be utilized, thereby mitigating the anticipated increase in energy consumption.
- The project will reduce the burden on community service providers through the proposal to maintain the internal road and recharge facilities privately, thereby reducing the need for Town highway maintenance, snow plowing, drainage system maintenance and related efforts.

2.9 Transportation

2.9.1 Prior Plan

Traffic

To estimate the traffic impact of the project, it is necessary to determine the traffic volumes expected to be generated. To estimate the project-generated traffic for the proposed development mix, a review was undertaken of the available trip generation data sources, including the reference published by the Institute of Transportation Engineers (“ITE”), Trip Generation, 9th Edition. This widely utilized reference source contains trip generation rates for related uses, “Senior Adult Housing (ITE Land Use Code #251). **Table 2-5** summarizes the trips likely to be generated by the Prior Plan for AM and PM peak periods.

Table 2-5
TRIP GENERATION
 Prior Plan

Component	Size/Density		AM Peak Hour Trips		PM Peak Hour Trips	
Senior Housing (ITE #251, Senior Adult Housing, Detached)	360	Units	Rate = 0.22		Rate = 0.27	
			Entering	Exiting	Entering	Exiting
			35%	65%	61%	39%
			28	51	59	38
			79		97	

Based upon the above, it is estimated that the Prior Plan would generate a total of 79 and 97 trips during the AM and PM peak hours, respectively.

Level of Service Analysis

LOS analyses were conducted for the Existing Conditions and for future No-Build and Build conditions at the study intersections. The signalized intersection analysis results for the weekday AM and PM peak hours can be found in **Tables 2-6a and 2-6b**, respectively.

Signalized Intersection Analysis Results

Jericho Turnpike at Elwood Road - The AM Peak Period results at Jericho Turnpike and Elwood Road show that the intersection operates at a LOS D during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with those of the No Build Condition. There is an imperceptible 0.7 second increase in overall intersection delay between the No Build and Build Conditions.

The PM Peak Period results at Jericho Turnpike and Elwood Road show that the intersection operates at a LOS F during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are also consistent with those of the No Build Condition. There is only a 3.7 second increase in overall intersection delay when comparing the No Build and Build Conditions. An increase in overall intersection delay of this magnitude is insignificant and no mitigation is required.

Table 2-6a
LOS SUMMARY, AM Peak Period
 Signalized Intersections
 Prior Plan

Intersection	Movement	Lane Group	Existing 2013		No Build 2016		Build 2016	
			Delay	LOS	Delay	LOS	Delay	LOS
Jericho Turnpike & Elwood Road	EB	L	78.8	E	80.4	F	83.5	F
		TR	13.8	B	14.0	B	14.1	B
		Approach	31.2	C	31.8	C	33.2	C
	WB	L	57.3	E	57.3	E	57.3	E
		TR	28.8	C	30.2	C	30.5	C
		Approach	28.9	C	30.3	C	30.6	C

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	NB	L	67.0	E	67.5	E	67.5	E	
		TR	61.3	E	61.6	E	61.6	E	
		Approach	64.3	E	64.7	E	64.7	E	
	SB	L	61.2	E	62.7	E	63.4	E	
		T	61.5	E	62.5	E	63.0	E	
		R	43.6	D	44.4	D	44.0	D	
		Approach	54.5	D	55.5	E	55.9	E	
Overall		36.8	D	37.9	D	38.6	D		
Elwood Road & Warner Road	EB	L	65.5	E	66.1	E	66.1	E	
		R	19.6	B	18.8	B	18.8	B	
		Approach	55.8	E	55.7	E	55.7	E	
	NB	L	3.3	A	3.5	A	3.5	A	
		T	5.9	A	6.4	A	6.8	A	
		Approach	5.9	A	6.4	A	6.8	A	
	SB	T	14.4	B	20.8	C	27.2	C	
		R	1.6	A	2.1	A	2.1	A	
		Approach	11.9	B	17.3	B	22.6	C	
	Overall		12.2	B	15.6	B	18.9	B	
	Elwood Road & Cuba Hill Road/Burr Road	EB	L	50.0	D	50.7	D	51.5	D
			T	65.0	E	65.1	E	65.1	E
			R	27.8	C	30.2	C	31.4	C
Approach			41.1	D	42.7	D	43.5	D	
WB		L	71.0	E	75.3	E	79.0	E	
		TR	49.3	D	50.1	D	50.2	D	
		Approach	59.5	E	61.9	E	63.6	E	
NB		L	34.3	C	35.3	D	34.5	C	
		TR	13.6	B	13.3	B	14.2	B	
		Approach	21.8	C	21.9	C	22.1	C	
SB		L	19.3	B	19.9	B	19.8	B	
		TR	33.3	C	37.4	D	41.2	D	
		Approach	33.2	C	37.2	D	41.0	D	
Overall		37.3	D	39.2	D	40.8	D		
Elwood Road & Cedar Road		WB	L	32.8	C	33.4	C	33.8	C
			R	43.3	D	45.1	D	45.1	D
	Approach		39.7	D	41.1	D	41.1	D	
	NB	TR	18.4	B	20.4	C	21.2	C	
		Approach	18.4	B	20.4	C	21.2	C	
	SB	L	4.4	A	4.3	A	4.4	A	
		T	6.4	A	6.4	A	6.4	A	
		Approach	6.2	A	6.2	A	6.3	A	
	Overall		14.2	B	14.9	B	15.4	B	
	Elwood Road & High School Driveway	EB	L	36.3	D	37.3	D	37.3	D
R			29.1	C	26.9	C	26.9	C	
Approach			30.2	C	28.5	C	28.5	C	
NB		L	7.3	A	12.9	B	13.4	B	
		R	2.6	A	2.9	A	3.0	A	
		Approach	4.2	A	6.5	A	6.6	A	

	SB	TR	21.6	C	25.0	C	25.5	C
		Approach	21.6	C	25.0	C	25.5	C
	Overall		16.4	B	18.3	B	18.5	B
Elwood Road & Clay Pitts Road	EB	LTR	22.9	C	27.9	C	28.4	C
		Approach	22.9	C	27.9	C	28.4	C
	WB	L	19.7	B	21.7	C	22.0	C
		TR	29.3	C	33.3	C	33.6	C
		Approach	28.2	C	31.8	C	32.1	C
	NB	L	23.9	C	26.0	C	28.6	C
		T	13.4	B	13.0	B	13.1	B
		R	3.7	A	3.4	A	3.2	A
		Approach	14.7	B	14.8	B	15.3	B
	SB	L	11.3	B	10.9	B	10.9	B
		TR	25.3	C	25.7	C	25.8	C
		Approach	23.8	C	24.1	C	24.2	C
	Overall		22.9	C	24.8	C	25.0	C

Table 2-6b
LOS SUMMARY, PM Peak Period
Signalized Intersections
Prior Plan

Intersection	Movement	Lane Group	Existing 2013		No Build 2016		Build 2016	
			Delay	LOS	Delay	LOS	Delay	LOS
Jericho Turnpike & Elwood Road	EB	L	108.8	F	132.4	F	149.0	F
		TR	66.9	E	80.2	F	80.9	F
		Approach	77.5	E	93.5	F	98.7	F
	WB	L	63.5	E	64.0	E	64.0	E
		TR	108.3	F	122.2	F	125.1	F
		Approach	107.5	F	121.1	F	124.0	F
	NB	L	79.9	E	80.7	F	80.7	F
		TR	59.9	E	60.3	E	60.3	E
		Approach	71.5	E	72.2	E	72.2	E
	SB	L	71.8	E	74.6	E	76.5	E
		T	71.2	E	75.2	E	76.8	E
		R	20.3	C	20.5	C	20.6	C
		Approach	55.1	E	57.7	E	58.9	E
Overall			82.8	F	95.4	F	99.1	F
Elwood Road & Warner Road	EB	L	67.6	E	68.2	E	68.2	E
		R	16.8	B	17.2	B	17.2	B
		Approach	60.0	E	60.5	E	60.5	E
	NB	L	5.8	A	6.1	A	6.2	A
		Approach	34.1	C	44.9	D	52.7	D
	SB	T	71.5	E	77.8	E	80.2	F
		R	2.2	A	2.3	A	2.3	A

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		Approach	64.5	E	70.3	E	72.6	E
	Overall		50.4	D	57.8	E	62.3	E
Elwood Road & Cuba Hill Road/Burr Road	EB	L	39.1	D	39.8	D	40.4	D
		T	59.6	E	61.2	E	62.0	E
		R	11.4	B	13.3	B	14.2	B
		Approach	33.0	C	34.7	C	35.6	D
	WB	L	34.2	C	35.2	D	35.8	D
		TR	35.8	D	36.6	D	37.2	D
		Approach	35.4	D	36.2	D	36.9	D
	NB	L	26.5	C	28.1	C	28.3	C
		TR	54.0	D	75.1	E	96.3	F
		Approach	47.5	D	64.2	E	80.9	F
	SB	L	25.1	C	27.9	C	30.8	C
		TR	44.7	D	51.7	D	56.1	E
		Approach	43.6	D	50.4	D	54.7	D
Overall		41.8	D	51.0	D	59.4	E	
Elwood Road & Cedar Road	WB	L	28.9	C	28.9	C	29.4	C
		R	37.9	D	37.9	D	37.9	D
		Approach	35.1	D	35.1	D	35.0	D
	NB	TR	18.9	B	20.7	C	21.5	C
		Approach	18.9	B	20.7	C	21.5	C
	SB	L	3.5	A	4.2	A	5.0	A
		T	3.4	A	3.5	A	3.5	A
		Approach	3.4	A	3.6	A	3.6	A
	Overall		13.7	B	14.7	B	15.1	B
Elwood Road & High School Driveway	EB	L	31.4	C	31.4	C	31.4	C
		R	19.2	B	19.4	B	19.4	B
		Approach	20.8	C	20.9	C	20.9	C
	NB	L	0.9	A	0.9	A	0.9	A
		R	3.0	A	3.5	A	3.8	A
		Approach	2.8	A	3.3	A	3.6	A
	SB	TR	14.4	B	15.3	B	15.8	B
		Approach	14.4	B	15.3	B	15.8	B
Overall		8.6	A	9.2	A	9.6	A	
Elwood Road & Clay Pitts Road	EB	LTR	27.4	C	30.9	C	31.9	C
		Approach	27.4	C	30.9	C	31.9	C
	WB	L	19.1	B	20.8	C	21.6	C
		TR	18.6	B	20.2	C	20.5	C
		Approach	18.6	B	20.2	C	20.6	C
	NB	L	15.1	B	15.2	B	15.4	B
		T	22.8	C	23.1	C	23.0	C
		R	2.6	A	2.4	A	2.4	A
		Approach	18.9	B	19.2	B	19.1	B
	SB	L	36.7	D	46.7	D	45.7	D
		TR	17.3	B	17.2	B	17.1	B
Approach		20.7	C	22.2	C	21.9	C	
Overall		21.0	C	22.4	C	22.5	C	

Elwood Road at Warner Road - The AM Peak Period results at the intersection of Elwood Road and Warner Road show that the intersection operates at a LOS B during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with those of the No Build Condition. There is only an increase of 3.3 seconds in overall intersection delay as a result of the project-generated traffic when comparing the No Build and Build Conditions.

The PM Peak Period results at Elwood Road and Warner Road show that the intersection operates at a Level of Service D during the Existing Condition and at a Level of Service E in the No Build and Build Conditions. The southbound through movement operates at Level of Service F in the Build condition as compared to a Level of Service E in the No Build condition. In order to improve the southbound approach levels of service, signal timing adjustments are needed. By allocating additional green time to the northbound and southbound approaches, the southbound level of service can be improved to LOS E with delays that are 4.5 seconds lower than the No Build delays. There is only a 0.3 second increase in overall intersection delay between the No Build and Build with Mitigation Conditions. Table 3-9 of the May 2014 EAAF provides the results of the mitigation and a comparison of the No Build and Future Build Conditions.

Elwood Road at Cuba Hill Road/ Burr Road - The AM Peak Period results at Elwood Road and Cuba Hill Road/Burr Road show that the intersection operates at a LOS D during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with those of the No Build Condition. There is an increase of 1.6 seconds in overall intersection delay when comparing the No Build and Build Conditions.

The PM Peak Period results at Elwood Road and Cuba Hill Road/Burr Road show that the intersection operates at a Level of Service D during the Existing, No Build Conditions and changes to a Level of Service E in the Build Condition. In order to improve the overall intersection level of service back to levels experienced in the No Build Condition, signal timing adjustments are needed. By allocating additional green time to the northbound and southbound approaches, the overall intersection level of service can be improved back to LOS D with a 0.8 second decrease in overall delay compared to the No Build condition. Table 3-9 of the May 2014 EAAF provides the results of the mitigation and a comparison of the No Build and Future Build Conditions.

Elwood Road at Cedar Road - The AM Peak Period results at Elwood Road and Cedar Road show that the intersection operates at a LOS B during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with those of the No Build Condition. There is only an increase of 0.5 seconds in overall intersection delay as a result of the project generated traffic when comparing the No Build and Build Conditions.

The PM Peak Period results at Elwood Road and Cedar Road show that the intersection also operates at a LOS B during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with those of the No Build Condition. There is also less than a 1 second increase in overall intersection delay when comparing the No Build and Build Conditions, and is therefore, insignificant. An increase in overall intersection delay of this magnitude is unperceivable.

Elwood Road at John Glenn High School Access - The AM Peak Period results at Elwood Road and John Glen High School Access show that it operates at a LOS B during the Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with

those of the No Build Condition. There is only a 0.2 second increase in overall intersection delay compared to the No Build and Build Conditions, and is therefore, insignificant.

The PM Peak Period results at Elwood Road and John Glen High School Access show that the intersection operates at a LOS A during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with those of the No Build Condition, and there is less than a 1 second increase in overall intersection delay between the No Build and Build Conditions. This is a relatively insignificant increase in overall intersection delay and no mitigation is required.

Elwood Road at Clay Pitts Road - The AM Peak Period results at Elwood Road and Clay Pitts Road show that the intersection operates at a LOS C during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with those of the No Build Condition. There is less than a 1 second increase in overall intersection delay when comparing the No Build and Build Conditions, and is therefore insignificant.

The PM Peak Period results at Elwood Road and Clay Pitts Road show that the intersection operates at a LOS C during all three scenarios, Existing, No Build and Build Conditions. The results for individual movements in the Build Condition are consistent with those of the No Build Condition. There is an imperceptible 0.1 second increase in overall intersection delay when comparing the No Build and Build Conditions, therefore, mitigation is not required.

Site Access

Access to the proposed development would be provided via a main access driveway located directly opposite Hammond Road, on the west side of Elwood Road. The site access location, as proposed provides full access from Elwood Road and provides a shared through and left-turn lane and an exclusive right-turn lane exiting from the site. **Table 2-7** shows the results of an unsignalized access analysis during the future Build Conditions for the AM and PM peak periods, respectively.

**Table 2-7
LOS SUMMARY
Unsignalized Site Access
Prior Plan**

Intersection	Critical Approach/Movement	Build 2016			
		AM Peak Hour		PM Peak Hour	
		Delay	LOS	Delay	LOS
Elwood Road & Site Access/Hammond Road	EB	27.2	D	42.6	E
	NBL	0.6	A	1.2	A
	WB	19.9	C	37.4	E
	SBL	0.3	A	0.2	A

The provision of left turn lanes at the site access would also offer a substantial improvement over existing conditions near the property. Currently, northbound trucks waiting to make a left turn into the dairy block through traffic along Elwood Road, since it only has a single lane in the northbound direction.

A secondary southerly driveway with limited movements (right turn in/right turn out only) would also be provided on Elwood Road, subject to approval from the Suffolk County Department of Public Works.

Sight Distance

A review of **Site Development Plan O** shows there would be substantial clearing and landscape improvements within the front yard setback in the vicinity of the proposed site access. In order to ensure drivers sight lines are not obstructed when exiting the site, it is recommended that no landscaping, berms or any other roadside objects be placed along the site's frontage for a distance of 300 feet to the north and 375 feet to the south. This would ensure sight lines are not obstructed and they would be able to safely make their exiting maneuvers.

Off-Street Parking and Site Circulation

According to Section 198-47 of the Town of Huntington Zoning Code, each senior housing unit requires 1.5 parking spaces be provided. Based on the Site Development Plan O [see also Table 1-3 of the May 2014 EAAF], the Prior Plan consists of 360 senior housing units and therefore would require a total of 540 off-street parking spaces be provided. The plan depicts 640 parking spaces along the internal roadways, with another 88 spaces on driveways and 88 spaces in garages, for a total parking capacity of 816 spaces, thus substantially exceeding the parking requirements outlined in the Town's Zoning Code.

A careful review of the site plan revealed that the configuration of the parking layout and drive aisles provides for adequate on-site circulation.

Conclusions

Based on the [TIS] findings described herein, the following conclusions were developed:

- All existing study intersections during the AM Peak Period would continue to operate at levels of service comparable to the No-Build Condition. At no time was there more than a 4 second increase in overall intersection delay, which is relatively insignificant and no mitigation is required. The provision of the proposed interconnected signal system would also improve overall traffic flow along the Elwood Road corridor.
- During the PM Peak Period, the intersections of Jericho Turnpike at Elwood Road, Elwood Road at Cedar Drive, Elwood Road at High School Driveway and Elwood Road at Clay Pitts Road would continue to operate at levels of service comparable to the No-Build Condition. At no time was there more than a 4 second increase in overall intersection delay, which is relatively insignificant and no mitigation is required.
- During the PM Peak Period, the intersection of Elwood Road and Cuba Hill Road/Burr Road would have overall LOS changes from D to E when comparing the No-Build and Build Conditions. Although the overall Build condition LOS at the Elwood Road and Warner Road intersection would operate at No-Build levels, the southbound through movement would change from LOS E to LOS F. With adjustments to the signal timings at these two intersections, the LOSs would be improved and relatively comparable to conditions experienced in the No-Build Condition.
- The inclusion of exclusive northbound and southbound left-turn lanes along the Elwood Road approaches to the site and Hammond Road would minimize the potential for rear-end accidents

by removing stopped vehicles waiting to turn left from the through lane. At the present time, trucks waiting to turn into the dairy site block all northbound traffic, since there is no turning lane.

- The configuration of the parking layout and drive aisles would provide for adequate on-site circulation. Additionally, more than sufficient on-site parking is being provided to accommodate the anticipated demand.
- The additional mitigation measures proposed by the developer would improve emergency vehicle access through the study area, traffic operations and infrastructure along Elwood Road, and would increase the safety of pedestrians traversing through the study area.

It is our professional opinion that, following the implementation of the above mentioned improvements at the expense of the applicant, there would not be a significant adverse impact on the surrounding roadway system, but rather an improvement to safety conditions.

Pedestrian Environment

the Prior Plan would provide new sidewalks along its entire frontage on the west side of Elwood Road, which would extend sidewalks northward from its current terminus opposite the existing office structure to a point opposite Shelby Road.

2.9.2 Revised Plan

Table 2-8 provides the trip generation estimates for the Revised Plan. Because the Revised Plan involves fewer units than the Prior Plan, the Revised Plan is expected to generate fewer vehicle trips than the Prior Plan.

**Table 2-8
TRIP GENERATION
Revised Plan**

Component	Size/Density		AM Peak Hour Trips		PM Peak Hour Trips	
			Entering	Exiting	Entering	Exiting
Senior Housing (ITE #251, Senior Adult Housing, Detached)	256	Units	35%	65%	61%	39%
			20	36	42	27
			56		69	

The Traffic Impact Study (TIS) contained in the May 2014 EEAF, which analyzed the impacts of the Prior Plan, concluded that “...following the implementation of the improvements listed below] at the expense of the applicant, there would not be a significant adverse impact on the surrounding roadway system, but rather an improvement to safety conditions.”

2.9.3 Proposed Mitigation for Revised Plan

- The PM Peak Period results at Elwood Road and Warner Road show that the intersection operates at a Level of Service D during the Existing Condition. In order to improve the southbound approach levels of service, signal timing adjustments are needed.
- The PM Peak Period results at Elwood Road and Cuba Hill Road/Burr Road show that the intersection operates at a Level of Service D during the Existing Condition. In order to improve the overall intersection level of service back to levels experienced in the No Build Condition, signal timing adjustments are needed.
- In order to address traffic safety flow issues and concerns raised by members of the community, the developer has agreed to the following additional traffic mitigation measures to be implemented along Elwood Road:
 - Install school speed zone flashing beacons in proximity to the John Glenn High School access roadway.
 - Provide new, wider sidewalks in close proximity to the John Glenn High School
 - Install sidewalks, curbing and drainage along the entire site's frontage
 - Widen the west side Elwood Road along the site's frontage to increase the radius of the present horizontal curve
 - Install a right turn deceleration lane and a left turn lane at the proposed site access
 - Provide new traffic signal controllers at the following intersections along Elwood Road:
 - Clay Pitts Road
 - John Glenn High School Access/ Cedar Road
 - Cuba Hill Road/ Burr Road
 - Warner Road
 - Provide wireless interconnect between traffic signal controllers within study area. This would provide further improvement to traffic flow along Elwood Road.
 - Provide emergency vehicle pre-emption at the signalized intersections within the study area
- The Traffic Mitigation Plan presented in Figure 1-4 of the May 2014 EEAF depicts the mitigation measures outlined above. The estimated costs associated with these mitigation measures is approximately \$1,000,000.

2.10 Cultural

2.10.1 Prior Plan

The following discussion pertains to the site's cultural resources, and has been taken from the Archaeological Investigation (see Appendix G of the May 2014 EEAF).

Conclusions and Recommendations

Based upon topographic characteristics, distance to other known prehistoric sites and an Indian trail, the property was assessed as having a higher than average potential for encountering prehistoric sites.

Based upon topographic characteristics, distance to historic map documented structures or sites, Indian trails or wigwams, the property was assessed as having a higher than average to moderate potential for encountering historic sites.

The field testing included the excavation of 507 STs in the project area. No historic artifacts or features were encountered. No prehistoric artifacts or features were encountered. No further work is recommended.

2.10.2 Revised Plan

As presented in the May 2014 EEAF, there are no known or suspected cultural resources on the subject site. As such, there would be no adverse impacts to such resources from the Prior Plan, nor would there be the possibility of such impacts to the Revised Plan.

2.10.3 Proposed Mitigation for Revised Plan

- As no prehistoric or historic artifacts or features were found and no further investigations in this regard were recommended, no adverse impacts to such resources are anticipated, and no mitigation measures are necessary or proposed.

SECTION 3.0

SUMMARY AND CONCLUSIONS

3.0 SUMMARY AND CONCLUSIONS

The May 2014 EAAF provided a full characterization of the 360 unit plan, the existing environmental character/resources of the site, and an assessment of potential impacts of the Prior Plan. The EAAF did not identify any significant adverse environmental impacts associated with the prior plan. Based on public and Town input, the applicant has elected to further reduce the density of the project and provide a revised conceptual design plan to address issues identified to date, and improve the overall project design. The following summarizes the highlights of these changes.

- Reduce the project density from 360 units (or 9.72 units per acre) to 256 units (or 6.91 units per acre);
- Density reduction results in a decrease of 104 units, resulting in significantly less impact than prior;
- Achieve greater open space retention along Elwood Road in the northeast part of the subject site;
- Generally increase open space on the property including additional perimeter buffering of use;
- Increase the setback (greater than County required setbacks) of STP from the Town Park;
- Provide site access offset from Hammond Road at a safe location along Elwood Road;
- Conform to the Suffolk County Planning Commission (SCPC) approval/modification;
- Specifically provide jitney transport to services and design to SCPC guidelines;
- and provide the same transportation improvements as for the 360 unit plan.

In addition, this EAF Supplement provides a detailed description of the closure procedures associated with the existing dairy-related commercial trucking operation as well as site remediation and preparation for development including agency involvement in these activities. Please refer to **Section 1.3.2** of this EAF Supplement for full information pertaining to site development preparation.

This section summarizes the anticipated impacts of the Revised Plan on the environmental and human resources of the area, based on a comparison against those of the Prior Plan. The individual impact comparison discussions are presented in **Section 2.0**. This summary is then followed by a brief statement addressing the balance between impacts and benefits of the Revised Plan relative to the Prior Plan, to enable an informed decision by each of the various involved agencies.

3.1 Summary of Anticipated Impacts and Benefits

The following items summarize the anticipated potential environmental impacts of the Revised Plan, as presented in more detail in **Section 2.0** of this document.

Topography

- Clearing and grading of up to 35.41 acres (including 24.89 acres of vegetation) would be necessary.
- Site will be stabilized through proper engineering/construction and erosion control.

Soils

- During the construction period, soil erosion may occur. However, precautions will be taken to ensure that sediment will not be transported off-site by stormwater runoff and, as a result, there would be no impact to local roadways or adjacent properties.

Subsurface

- No adverse impacts with respect to drainage are anticipated in relation to the Revised Plan, due to subsoil quality and SCDHS design review/approval of all installations.
- A detailed Grading and Drainage Plan will be prepared during the site plan review process, and will undergo thorough review by qualified Town engineering staff prior to issuance of building permits.

Water

- The concentration of nitrogen in recharge will be increased as a result of the Revised Plan.
- The concentration of nitrogen in total site recharge will continue to remain well within the NYS Drinking Water Standard.
- The volume of groundwater recharged on-site will be significantly increased from the existing condition, by 37.1%, but decreased compared to the Prior Plan, by 19.3%.
- Groundwater quality will be protected by use of a new, state-of-the-art on-site STP, so that sanitary wastewater will be treated to a tertiary level.
- The Revised Plan will conform to applicable Town requirements for stormwater control and recharge, so that potential impacts to roadways and adjacent properties will be minimized.

Vegetation and Wildlife

- An estimated 24.89 acres of the site's existing vegetation will be removed. No unique species were noted in association with the site, and the majority of the site was previously disturbed.

Land Use, Zoning and Plans

- The Revised Plan will change the land use classification of the site from its current commercial status to senior residential use. However, in consideration of the existing mix of public open space, institutional and residential uses represented in the area and adjacent to the project, this change does not represent a significant land use impact.
- The Revised Plan conforms to the R-RM zoning requirements set forth by the Town Code.
- The project will provide quality senior housing opportunities in an enhanced setting that will benefit residents with on-site recreation and nearby services and will provide for a beneficial use of the site. In addition, the project has merit over the current site use and is not in conflict with land use plans.
- The Revised Plan will be consistent with the Town Plan Update recommendation for one acre or less residential use on the site. However, the Town Plan Update also identified a need for a diverse housing supply in the Town as its population ages. As such, no adverse impact to this recommendation of the Town Plan Update is anticipated.

- In conformance with Town Zoning Code Article 198-13 I requirements, the Revised Plan will provide between 36 and 45 units of affordable housing.

Community Character

- In general, the impact of the Revised Plan on the visual resources of the area would be minimal, as passing motorists and observers would view the structures across (i.e., behind) a substantial naturally-replanted drainage depression in the foreground, which will soften views of the structure and visually blend it into the adjacent developed residential lands on either side.

Community Services

- The Revised Plan will significantly increase taxes generated by the site, resulting in a substantial rise in tax revenues distributed to each taxing jurisdiction.
- The Revised Plan will not generate additional school-aged children to the Elwood UFSD.
- Based on its response to a request for its input on the previous 360-unit proposal for the subject site, it is expected that the SCPD 2nd Precinct “...will adapt as necessary to protect and serve the community as it grows.”
- It is expected that the Revised Plan will result in a substantial increase in annual tax revenue for the SCPD, which is expected to offset the costs to provide the increase in police services.
- Development of the Revised Plan would incrementally increase the potential need for emergency services of the Greenlawn Fire Department.
- Project construction will include current building materials and safety installations per the NYS Building Code. All units and the clubhouse will be sprinklered. The Revised Plan will be planned with suitable access for emergency vehicles and will be subject to Town review through the site plan review process.
- It is expected that the Revised Plan will result in a substantial increases in tax revenues for the Greenlawn Fire Department, which would offset the costs to provide the increase in fire protective services imposed on the development.
- While the total water consumption on-site will be increased, it is not anticipated to impact the ability of the GWD to serve the subject site or its existing customers.
- It is anticipated that the Revised Plan would generate a total of 1,565 lbs/day of solid waste. Based on the type of residential use proposed, this volume is not anticipated to contain significant amounts of potentially toxic or hazardous materials, other than empty household cleaner containers.
- The Revised Plan will use PSE&G and National Grid to supply energy resources to the subject property. It is anticipated that both of these utilities maintain adequate resources to supply the project site.

Transportation

- The PM Peak Period results at Elwood Road and Warner Road show that the intersection operates at a LOS D during the Existing Condition. In order to improve the southbound approach LOS, signal timing adjustments are needed.
- The PM Peak Period results at Elwood Road and Cuba Hill Road/Burr Road show that the intersection operates at a LOS D during the Existing Conditions. In order to improve the overall intersection LOS back to levels experienced in the No Build Condition, signal timing adjustments are needed.

- In order to address traffic safety flow issues and concerns raised by members of the community, the developer has agreed to the following additional traffic mitigation measures to be implemented along Elwood Road:
 - Install school speed zone flashing beacons in proximity to the John Glenn High School access roadway.
 - Provide new, wider sidewalks in close proximity to the John Glenn High School
 - Install sidewalks, curbing and drainage along the entire site's frontage
 - Widen the west side Elwood Road along the site's frontage to increase the radius of the present horizontal curve
 - Install a right turn deceleration lane and a left turn lane at the proposed main site access
 - Provide new traffic signal controllers at the following intersections along Elwood Road:
 - Clay Pitts Road
 - John Glenn High School Access/Cedar Road
 - Cuba Hill Road/Burr Road
 - Warner Road
 - Provide wireless interconnect between traffic signal controllers within the study area. This will provide further improvement to traffic flow along Elwood Road.
 - Provide emergency vehicle pre-emption at the signalized intersections within the study area
 - The Traffic Mitigation Plan presented in Figure 1-4 of the May 2014 EEAF depicts the mitigation measures outlined above.
 - The estimated costs associated with these mitigation measures is approximately \$1,000,000.

Cultural

- During the course of the Phase IB survey, no prehistoric artifacts or features were encountered. No historic artifacts or features were encountered. No further work is recommended.

In contrast to the above, the following (derived from discussions presented in Section 1.1 of the May 2014 EEAF) summarizes the anticipated benefits of the proposed project:

- The Revised Plan will provide a land use that is compatible with land uses on the adjacent properties as well as with other properties in the vicinity.
- The Revised Plan will develop a substantial number of senior residences that will afford current area residents opportunities to remain in the community (perhaps in proximity to family, friends and accustomed neighborhoods).
- The Revised Plan will provide 256 senior condominiums, a type of residence desired in Town plans.
- The proposed yield conforms to allowed yield of the R-RM district under Section 198-21 of the Town Zoning Code.
- In conformance with Town Zoning Code Article 198-13 I requirements, between 36 and 45 of the units will be designated "affordable", to be occupied by qualified households, as administered by the Town.
- The Revised Plan is consistent with the spirit and intent, as well as key elements of, the Town Land Use Plan Update, which recognizes the importance of providing quality senior housing.

- While the Revised Plan represents a change in the land use type of the site, the proposal is consistent with the usage type and character of the other uses to the east, west and south, and is transitional to the institutional uses to the north.
- The Revised Plan will eliminate the open-air lagoons associated with the current dairy wastes treatment system, which is a source of neighborhood odor complaints.
- The Revised Plan will avoid impact to groundwater resources by constructing a new, state-of-the-art on-site STP.
- The Revised Plan will avoid impact to adjacent and nearby properties and roadways by containing all stormwater runoff within the site;
- The Revised Plan will relate to community context by providing a quality residential use with substantial buffers and professional landscape design.
- The Revised Plan's building design and resident facilities (e.g., indoor and outdoor recreation areas, outdoor furniture, landscaping) will establish a sense of place and community interaction on the site.
- The Revised Plan would not contribute to any enrollment or expenditure increases for the Elwood UFSD.
- The Revised Plan will result in significantly increased tax revenues for public service providers, which will assist in offsetting the incremental increase in demand for these services.
- The Revised Plan will reduce the burden on community service providers through the proposal to maintain the internal road and recharge facilities privately, thereby reducing the need for Town highway, open space and recreation area maintenance, snow plowing, drainage system maintenance and related efforts.
- The Revised Plan will be privately owned and maintained with security services, and will be built in conformance with modern building construction standards, thereby minimizing impact on public community service providers.
- The Revised Plan meets the Town's goals of job creation. The new jobs created during construction and, to a lesser degree, operation of the proposed project will help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and employee household income.
- The Revised Plan is estimated to generate between \$1.979 and \$2.010 million in annual property tax revenue, of which between \$1.436 and \$1.458 million would be allocated to the Elwood UFSD and the remainder is available to the Town of Huntington, Suffolk County, and other local and special taxing jurisdictions including the Greenlawn Fire District.

3.2 Preliminary Conclusions

This investigation is useful in determining the importance of the impacts based on the criteria included in the format for an EEAF. The criteria are as follows:

- Probability of the impact occurring,
- The duration of the impact,
- Its irreversibility, including permanently lost resources of value,
- Whether the impact can or will be controlled,
- The regional consequence of the impact,
- The potential divergence from local needs and goals,

- Whether known objections to the project relate to this impact.

The environmental review process is a balancing process. The proposed project is in conformance with the local land use pattern, it conforms to the Town Comprehensive Plan Update, complements the existing surrounding land uses, and incorporates sensitive environmental design. The project also fulfills a need in the Town for affordable senior housing, by providing 66 units for such households. The analyses in this document support a conclusion that the potential impacts of the proposed project will be either not significant or beneficial, and that the adverse impacts will be localized, so that no regional impacts are expected.

This report has been structured to provide additional information on the issues anticipated to be of concern to the Town planning and environmental staff on behalf of the Town Board. This additional information will be used to determine the environmental significance of the proposed project. Therefore, based on this EEAF, it is respectfully submitted that no significant impacts are expected to occur, and as a result, a Negative Declaration is appropriate for the proposed **The Seasons** project.

APPENDICES

APPENDIX A

ENVIRONMENTAL ASSESSMENT FORM (EAF), PART

1

NP&V, LLC

August 4, 2014

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

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

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

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

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

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

*A Conditioned Negative Declaration is only valid for Unlisted Actions

The Seasons

Name of Action

Town of Huntington, Town Board

Name of Lead Agency

Hon. Frank P. Petrone

Print or Type Name of Responsible Officer in Lead Agency

Town Supervisor

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PART I--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action <i>The Seasons</i>		Suffolk County Tax Map Number <i>0400-170-2-15.1</i>	
Location of Action (include Street Address, Municipality and County) <i>544 Elwood Rd., west side of Elwood Rd., opposite Hammond Rd., East Northport</i>			
Name of Applicant/Sponsor <i>BK Elwood, LLC, Steve Krieger, Principal</i>		Business Telephone <i>(616)747-1200</i>	
Address <i>67 Clinton Road</i>			
City <i>Garden City</i>	State <i>New York</i>	Zip Code <i>11530</i>	
Name of Owner (if different than applicant) <i>Oak Tree Farm Dairy, Inc., Harry Singh</i>		Business Telephone <i>(631)368-3600</i>	
Address <i>544 Elwood Road</i>			
City <i>East Northport</i>	State <i>NY</i>	Zip Code <i>11731</i>	
Description of Action <i>Site is presently occupied by the Oak Tree Farm Dairy facility, a pre-existing, non-conforming use in a residential zoning district. Proposal is for rezone of 37.05-acre site from R-40 to R-RM, for construction of 256 senior condominium units (in 43 multi-unit structures). Project will conform to Town Code requirements regarding affordable units. All wastewater to be treated in new on-site STP; Existing STP (used to treat waste from dairy operation and subject of odor complaints) will be removed. Runoff to be handled in on-site drainage system, to include recharge area and 2 naturalized recharge areas and 2 ponds. Project includes 17,000 SF clubhouse building, dog run, jacuzzi, and two outdoor swimming pool/patio area.</i>			

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

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

A. SITE DESCRIPTION

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

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other *(Dairy product processing facility and trucking operation; pre-existing, non-conforming use)*

2. Total acreage of project area: 37.05 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>26.53</u> acres	<u>1.64</u> acres
Forested Recharge Areas (3)	<u>0</u> acres	<u>3.44</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area (Ponds)	<u>0</u> acres	<u>0.62</u> acres
Unvegetated (Rock, earth or fill)	<u>3.59</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>5.84</u> acres	<u>11.35</u> acres
Other (Indicate type) <u>landscaping</u>	<u>1.09</u> acres	<u>20.00</u> acres

Haven loam (HaA, HaB), Carver and Plymouth Sands (CpE),

3. What is predominant soil type(s) on project site? *Fill land, sandy (FS), Raynham loam (RA), Montauk silt loam (MkB, MkC)*
- a. Soil drainage: Well drained 80 % of site Moderately well drained 20 % of site
 Poorly drained _____ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
- a. What is depth to bedrock? ±1,000 (in feet)
5. Approximate percentage of proposed project site with slopes:
 0-10% 90 % 10-15% 10 % 15% or greater _____ %
6. Is project substantially contiguous to or is it occupied by an historic building or landmark as designated pursuant to Article VI of the Town Code? Yes No (per: *Town Code Sec. 198-42B*)
7. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places or the Register of Natural Landmarks? Yes No
(per: *OPRHP Cultural Resources Sensitivity Map*)
8. Is the project site within a one mile radius of an archeologically significant site or multiple site zone, as has been identified by the New York State Office of Parks, Recreation and Historic Preservation using the "circles and squares" method of evaluation? Yes No (per: *OPRHP Cultural Resources Sensitivity Map*)
9. What is the depth of the water table? >100 feet to Groundwater? ±115 feet (*minimum*)
10. Is site located over a primary, principal, or sole source aquifer? Yes No
11. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
If yes, will they continue after completion of project? Yes No
12. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No
According to *None known or suspected; per NPV site visit of 1/9/12*
Identify each species _____
13. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)?
 Yes No Describe _____
14. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No
If yes, explain _____
If yes, will the use continue at the completion of the project? Yes No
15. Does the present site include scenic views known to be important to the community? Yes No
If yes, will the views be retained with the completion of the project? Yes No
16. Streams within or contiguous to project area: N/A
a. Name of Stream and name of River to which it is tributary _____
17. Lakes, ponds, wetland areas within or contiguous to project area: N/A
a. Name _____ b. Size (In acres) _____
18. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
19. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
20. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617 (SEQRA)? Yes No
21. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
 - a. Total contiguous acreage owned or controlled by project sponsor 37.05 acres.
 - b. Project acreage to be developed: ±37.05 acres initially; ±37.05 acres ultimately.
 - c. Project acreage to remain undeveloped 0 acres.
 - d. Length of project, in miles: N/A (if appropriate).
 - e. If the project is an expansion, indicate percent of expansion proposed N/A %. *(includes garages & driveways)
 - f. Number of off-street parking spaces existing ±20; proposed ±563*; required by Code: ±512.
 - g. Maximum vehicular trips generated per hour 69 (upon completion of project). (per: VHB, Weekday PM Peak Hour)
 - h. If residential, number and type of housing units:

	One Family	Two Family	Multiple Family	Attached Cluster
Initially	_____	_____	<u>256</u>	_____
Ultimately	_____	_____	<u>256</u>	_____
 - i. Dimensions (in feet) of largest proposed structure 35 height; ±50 width; ±105 length.
 - j. If commercial/industrial the gross floor area of proposed building N/A sq. ft.
 - k. If commercial/industrial the "Floor Area Ratio" N/A FAR.
(Proposed building area in square feet divided by lot area in square feet)
 - l. Linear feet of frontage along any road in the Town? ±1,313 ft. * unknown at present
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? _____ tons/cubic yards.
3. Will disturbed areas be reclaimed? Yes No N/A
 - a. If yes, for what intended purpose is the site being reclaimed? Homesites, landscaping, roadways
 - b. Will topsoil be stockpiled for reclamation? Yes No _____
 - c. Will upper subsoil be stockpiled for reclamation? Yes No _____
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 24.89 acres. (estimated)
5. Will any mature forest (over 100 years old) or other locally-important vegetation and/or NYS protected native plants be removed by this project? Yes No
6. If single phase project: Anticipated period of construction N/A months, (including demolition).
7. If multi-phased:
 - a. Total number of phases anticipated 4 * (number). (2 sections each phase)
 - b. Anticipated date of commencement phase I Spring month 2015 year, (including demolition).
 - c. Approximate completion date of final phase Spring month 2017 year. *details undetermined at present
 - d. Is phase I functionally dependent on subsequent phases? Yes No
8. Number of jobs generated: during construction? 198; (Full-time equivalents; assume 3 year construction)
If industrial/office or retail number of job generated after project is complete? N/A.
9. Number of jobs eliminated by this project? 65.
10. Will project require relocation of any projects or facilities? Yes No
If yes, explain _____
11. Is surface liquid waste discharge to a body of water involved? Yes No
 - a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 - b. Name of water body into which effluent will be discharged _____
12. Is subsurface liquid waste disposal involved? Yes No
Type Sanitary wastewater (stormwater, sanitary wastewater)
If yes, volume per day; 69,700± gallons.
13. Will surface area of an existing water body increase or decrease, or will the bottom become deeper as a result of the project? Yes No * Explain *However, existing wastewater treatment lagoons will be removed.
14. Is project, or any portion of project, located in a 50 or 100 year flood plain? Yes No
If yes, which: 50 year 100 year

15. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month? 23.48 tons (based on 3.5 lbs/capita assuming 384 residents and 0.10 lbs/SF/day of recreational bldg.)
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name Huntington Resource Recovery Facility ;
 location East Northport
16. Will any wastes NOT go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If Yes, explain Recyclable portion to be separately handled
 f. Volume of solid waste that will be recycled each month: ±5.87 tons.

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

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

18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) Electricity, fossil fuels
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day 76,318 ± gallons/day. (estimated; includes anticipated lawn irrigation)
24. Does project involve Local, State or Federal funding? Yes No
 If yes, explain _____

Approvals Required:	Yes	No	Type	Submittal Date
Town Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Rezone</u>	<u>Pending</u>
Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Site Plan</u>	<u>Pending</u>
Town ZBA	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Health Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Wastewater Disposal, Water Supply</u>	<u>Pending</u>
Other Local Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Town Building Permits, SWPPP, STP & Roadwork</u>	<u>Pending</u>
State Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>NYSDEC SPDES General Permit</u>	<u>Pending</u>
Federal Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Water Supply (Greenlawn WD)</u>	<u>Pending</u>

C. ZONING and PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision
 site plan new/revision of master plan resource management plan
 other _____
2. What is the zoning classification(s) of the site? R-40 (Residence)
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
30 lots
4. What is the proposed zoning of the site? R-RM
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
538 units (estimated)

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
(Town Horizon's 2020 Plan Update recommends Low-Density Residential Use.)
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Residential, Commercial, Public Open Space, Institutional; R-40, R-20, C-1, R-RM, C-3, C-2,
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? N/A
a. What is the minimum lot size proposed? _____
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
a. If yes, is existing capacity sufficient to handle projected demand? Yes No
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic? Yes No
b. Will improvements be necessary? Yes No
c. If yes to either a. or b., what is the basis for such opinion and agency name and documentation that supports the conclusion: TIS (VHB); traffic signal and deceleration lane at site entrance and signal timing changes needed

D. INFORMATIONAL DETAILS

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

E. VERIFICATION

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

The Seasons

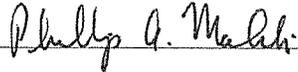
and to the best of my knowledge all of the answers are true.

Applicant/Sponsor Name:

Phil Malicki, CEP, AICP, LEED® AP; NP&V, LLC

Date August 4, 2014

Signature



Title Senior Environmental Planner

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

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

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

Name: _____
(Print or type name)

Date: _____

Signed: _____

Title: _____

APPENDIX B

RESOLUTION NO. ZSR-14-14

Suffolk County Planning Commission

July 2, 2014

Resolution No. ZSR-14-14 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on May 15, 2014 at the offices of the Suffolk County Planning Commission with respect to the application of "BK Elwood LLC (The Seasons)" located in the Town of Huntington
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **July 2, 2014**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves and adopts the report of its staff, as amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves** said referral subject to the following Modification and comments:

Modification:

1. The petitioner should be required, as a condition of approval, to provide frequent and convenient transportation to the various mass transit (bus/train) drop off/pick up locations (bus stops and train stations), to the major medical/health facilities in the area, and to commercial centers where groceries and household items may be procured and entertainment may be found.

Reason:

The petitioner put forth that the site is on a county roadway that places the property in proximity to a regional transportation corridor, NYS Route 25/Jericho Turnpike, as well as the commercial and retail shopping opportunities along that corridor. While this is an accurate statement, the subject retirement community is not located within a downtown or within reasonable walking distance (<0.5 miles) to a transit route (bus or train), two features that would be positive locational criteria for an age restricted senior housing community if proximate to the proposed development. However, the NYS Rte. 25 (Jericho Tpke.) commercial corridor would be approximately a 0.75 mile walk south along Elwood Road. Commercial, office and retail uses are inter-dispersed situated east and west along the corridor. There is no Suffolk County bus transit route along Elwood Road fronting the subject site. County Bus Route S4 can be picked up on Rte. 25 proximate to the Huntington square mall. The closest route for bus pickup would be Larkfield Road to the east (> 0.5 miles) and then north to Cedar Road or south to Burr Road. The closest LIRR train stations are the Greenlawn Station, approximately 2.8 miles to the northwest or the Northport Station approximately 2.6 miles to the Northeast from the subject property.

Comments:

1. The Town may wish to cluster the overall development to the east to provide continuous recreational open space with the Town Park to the south and the School Athletic Fields to the northwest.

2. Early review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is warranted and the petitioner should be directed to contact and begin dialogue with the SCDHS and the SCDPW as early as possible.
3. The petitioner should be encouraged to review the Suffolk County Planning Commission publication on The Study of man-made Ponds in Suffolk County NY and incorporate into the proposal, where practical, design elements contained therein.
4. The petitioner should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
5. The petitioners should be directed to contact SCDPW to resolve access and traffic considerations for ingress/egress to CR 10.
6. The petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
7. The petitioner should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein. Special consideration should be made to internal pedestrian safety within the community.
8. The petitioner should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
9. A pedestrian connection should be made between the walking path circumnavigating the proposed senior citizen development and the Huntington Town Elwood Park. Consideration should be made toward more pedestrian circulation within the community.
10. A comprehensive remediation plan for removal of contaminated soils (including heavy metals, pesticides and other hazardous contaminants) and any ground water contaminants should be completed prior to final approval.
11. The Town should consider the use of Land Banking excess parking stalls to increase green space.
12. The Town should require that a mixed variety of housing models be provided on site.

- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>

Proposed BK Elwood LLC (The Seasons)
 Town of Huntington

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	ABSTAIN	ABSENT
ACCETTELLA Jr., RAMON – Town of Babylon	X			
BERRY, GLYNIS – At Large	X			
CALONE, DAVID – Chairman, At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip				X
ESPOSITO, ADRIENNE - Villages over 5,000				X
FINN, JOHN - Town of Smithtown	X			
GABRIELSEN, CARL - Town of Riverhead	X			
GERSHOWITZ, KEVIN G.- At Large				X
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven				X
PLANAMENTO, NICHOLAS - Town of Southold				X
ROBERTS, BARBARA Town of Southampton	X			

Motion: Commissioner Calone Present: 8

Seconded: Commissioner Gabrielsen Absent: 5

Voted: 8-0

Abstentions: 0

DECISION: Adopted

APPENDIX C

SONIR COMPUTER MODEL RESULTS, REVISED PLAN

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

DATA INPUT FIELD

The Seasons

Revised Plan

SHEET 1

<i>A</i>	<i>Site Recharge Parameters</i>	<i>Value</i>	<i>Units</i>
1	Area of Site	37.05	acres
2	Precipitation Rate	45.32	inches
3	Acreage of Lawn	20.00	acres
4	Fraction of Land in Lawn	0.540	fraction
5	Evapotranspiration from Lawn	22.40	inches
6	Runoff from Lawn	0.32	inches
7	Acreage of Impervious	11.35	acres
8	Fraction of Land Impervious	0.306	fraction
9	Evaporation from Impervious	4.53	inches
10	Runoff from Impervious	0.00	inches
11	Acreage of Unvegetated	0.00	acres
12	Fraction of Land Unvegetated	0.000	fraction
13	Evapotrans. from Unvegetated	22.40	inches
14	Runoff from Unvegetated	0.32	inches
15	Acreage of Water	0.62	acres
16	Fraction of Site in Water	0.017	fraction
17	Evaporation from Water	30.00	inches
18	Makeup Water (if applicable)	30.00	inches
19	Acreage of Natural Area	5.08	acres
20	Fraction of Land Natural	0.137	fraction
21	Evapotrans. from Natural Area	26.80	inches
22	Runoff from Natural Area	0.32	inches
23	Acreage of Other Area	0.00	acres
24	Fraction of Land Other Area	0.000	fraction
25	Evapotrans. from Other Area	0.00	inches
26	Runoff from Other Area	0.32	inches
27	Acreage of Land Irrigated	5.56	acres
28	Fraction of Land Irrigated	0.150	fraction
29	Irrigation Rate	16.00	inches
30	Number of Dwellings	0	units
31	Water Use per Dwelling	0	gal/day
32	Wastewater Design Flow	0	gal/day
33	Commercial /STP Design Flow	69,700	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	a. Sanitary Nitrogen Leaching Rate	50%	percent
3	b. Sanitary Nitrogen Leaching Rate	90%	percent
4	Area of Land Fertilized 1	5.56	acres
5	Fertilizer Application Rate 1	2.30	lbs/1000 sq ft
6	Fertilizer Nitrogen Leaching Rate 1	15%	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	0%	percent
10	Pet Waste Application Rate	3.19	lbs/pet
11	Pet Waste Nitrogen Leaching Rate	50%	percent
12	Area of Land Irrigated	5.56	acres
13	Irrigation Rate	16.00	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	2.60	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)	Irrigation based on 1" per week over 4 month season.
	acreaage check 37.05

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

SITE RECHARGE COMPUTATIONS

Revised Plan SHEET 2

<i>A Lawn Area Recharge</i>			<i>B Impervious Area Recharge</i>				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land in Lawn	0.540	fraction	1	A = Fraction of Land in Impervious	0.306	fraction
2	P = Precipitation Rate	45.32	inches	2	P = Precipitation Rate	45.32	inches
3	E = Evapotranspiration Rate	22.40	inches	3	E = Evapotranspiration Rate	4.53	inches
4	Q = Runoff Rate	0.32	inches	4	Q = Runoff Rate	0.00	inches
5	R(l) = P - (E + Q)	22.60	inches	5	R(i) = P - (E + Q)	40.79	inches
6	R(L) = R(l) x A	12.20	inches	6	R(I) = R(i) x A	12.50	inches

<i>C Unvegetated Area Recharge</i>			<i>D Water Area Loss</i>				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land Unveg.	0.000	fraction	1	A = Fraction of Site in Water	0.017	fraction
2	P = Precipitation Rate	45.32	inches	2	P = Precipitation Rate	45.32	inches
3	E = Evapotranspiration Rate	0.32	inches	3	E = Evaporation Rate	30.00	inches
4	Q = Runoff Rate	0.62	inches	4	Q = Runoff Rate	0.00	inches
5	R(u) = P - (E + Q)	44.38	inches	5	M = Makeup Water	30.00	inches
6	R(U) = R(u) x A	0.00	inches	6	R(w) = {P - (E+Q)} - M	-14.68	inches
				7	R(W) = R(w) x A	-0.25	inches

<i>E Natural Area Recharge</i>			<i>F Other Area Recharge</i>				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land in Natural	0.137	fraction	1	A = Fraction of Land in Other	0.000	fraction
2	P = Precipitation Rate	45.32	inches	2	P = Precipitation Rate	45.32	inches
3	E = Evapotranspiration Rate	26.80	inches	3	E = Evapotranspiration Rate	0.00	inches
4	Q = Runoff Rate	0.32	inches	4	Q = Runoff Rate	0.32	inches
5	R(n) = P - (E + Q)	18.20	inches	5	R(o) = P - (E + Q)	45.00	inches
6	R(N) = R(n) x A	2.50	inches	6	R(O) = R(o) x A	0.00	inches

<i>G Irrigation Recharge</i>			<i>H Wastewater Recharge</i>				
	<i>Value</i>	<i>Units</i>		<i>Value</i>	<i>Units</i>		
1	A = Fraction of Land Irrigated	0.150	fraction	1	WDF = Wastewater Design Flow	69,700	gal/day
2	I = Irrigation Rate	16.00	inches	2	WDF = Wastewater Design Flow	3,401,395	cu ft/yr
3	E = Evapotranspiration Rate	7.91	inches	3	A = Area of Site	1,613,898	sq ft
4	Q = Runoff Rate	0.32	inches	4	R(ww) = WDF/A	2.11	feet
5	R(irr) = I - (E + Q)	7.77	inches	5	R(WW) = Wastewater Recharge	25.29	inches
6	R(IRR) = R(irr) x A	1.17	inches				

Total Site Recharge	
R(T) =	R(L) + R(I) + R(U) + R(W) + R(N) + R(O) + R(IRR) + R(WW)
R(T) =	53.40 inches

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

SITE NITROGEN BUDGET

Revised Plan SHEET 3

A Sanitary Nitrogen-Residential			Value	Units	B Pet Waste Nitrogen			Value	Units
1	Number of Dwellings		0		1	AR = Application Rate	3.19		lbs/pet
2	Persons per Dwelling		0.00	capita	2	Human Population	0		capita
3	P = Population		0.00	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	50%		percent
6	N(S) = P x N x LR		0.00	lbs	6	N(P) = N(p) x LR	0.00		lbs
7	N(S) = Sanitary Nitrogen		0.00	lbs	7	N(P) = Pet Waste Nitrogen	0.00		lbs

C Sanitary Nitrogen (Commercial/STP)			D Water Supply Nitrogen (other than wastewater, if applicable)					
1	CF = Commercial/STP Flow		69,700	gal/day	1	WDF = Wastewater Design Flow	0	gal/day
2	CF = Commercial/STP Flow		96,292,293	liters/yr	2	WDF = Wastewater Design Flow	0	liters/yr
3	N = Nitrogen in Commercial		10.00	mg/l	3	N = Nitrogen in Water Supply	2.60	mg/l
4	LR = Leaching Rate		50%	percent	4	N(WW) = WDF x N	0	milligrams
5	N(S) = CF x N x LR		481,461,463	milligrams	5	N(WW) = Wastewater Nitrogen	0.00	lbs
6	N(S) = Sanitary Nitrogen		1061.62	lbs				

E Fertilizer Nitrogen 1			F Fertilizer Nitrogen 2					
1	A = Area of Land Fertilized 1		242,194	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		15%	percent	3	LR = Leaching Rate	0%	percent
4	N(F1) = A x AR x LR		83.56	lbs	4	N(F2) = A x AR x LR	0.00	lbs
5	N(F1) = Fertilizer Nitrogen		83.56	lbs	5	N(F2) = Fertilizer Nitrogen	0.00	lbs

G Precipitation Nitrogen			H Irrigation Nitrogen					
1	R(n) = Natural Recharge (feet)		2.25	feet	1	R = Irrigation Recharge (inches)	7.77	inches
2	A = Area of Site (sq ft)		1,613,898	sq ft	2	R = Irrigation Rate (feet)	0.65	feet
3	R(N) = R(n) x A		3,624,156	cu ft	3	A = Area of Land Irrigated	242,194	sq ft
4	R(N) = Natural Recharge (liters)		102,636,102	liters	4	R(I) = R(irr) x A	156,912	cu ft
5	N = Nitrogen in Precipitation		1.00	mg/l	5	R(I) = Site Precipitation (liters)	4,443,754	liters
6	LR = Leaching Rate		15%	percent	6	N = Nitrogen in Water Supply	2.60	mg/l
7	N(ppt) = R(N) x N x LR		1,026,361	milligrams	7	LR = Leaching Rate	15%	percent
8	N(ppt) = Precipitation Nitrogen		2.26	lbs	8	N(irr) = R(I) x N x LR	1,733,064	milligrams
					9	N(irr) = Irrigation Nitrogen	3.82	lbs

Total Site Nitrogen		
N=	N(S) + N(P) + N(WW) + N(F1) + N(F2) + N(ppt) + N(irr)	
N=	1151.26	lbs

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

The Seasons
Revised Plan

FINAL COMPUTATIONS

SHEET 4

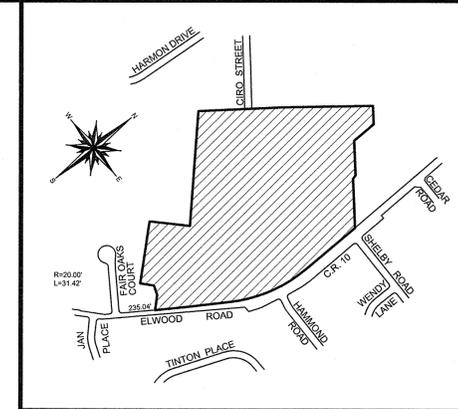
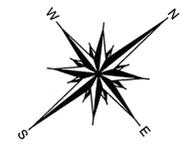
<i>A</i>	<i>Nitrogen in Recharge</i>	<i>Value</i>	<i>Units</i>
1	N = Total Nitrogen (lbs)	1151.26	lbs
2	N = Total Nitrogen (milligrams)	522,673,788	milligrams
3	R(T) = Total Recharge (inches)	53.40	inches
4	R(T) = Total Recharge (feet)	4.45	feet
5	A = Area of Site	1,613,898	sq ft
6	R = R(T) x A	7,182,463	cu ft
7	R = Site Recharge Volume	203,407,358	liters
9	NR = N/R	2.57	mg/l

FINAL CONCENTRATION OF
NITROGEN IN RECHARGE

2.57

<i>B</i>	<i>Site Recharge Summary</i>	<i>Value</i>	<i>Units</i>
1	R(T) = Total Site Recharge	53.40	inches/yr
2	R = Site Recharge Volume	7,182,463	cu ft/yr
3	R = Site Recharge Volume	53,728,560	gal/yr
4	R = Site Recharge Volume	53.73	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



KEY MAP
SCALE: 1"=600'

SITE DATA
 S.C.T.M.: 0400-170-02-1501
 AREA: 37.05 ACRES
 EXISTING ZONE: R-40 RESIDENCE
 PROPOSED ZONE: R-RM
 SCHOOL DISTRICT: ELWOOD UFSD
 WATER DISTRICT: GREEN LAWN
 FIRE DISTRICT: GREEN LAWN
 POST OFFICE: HUNTINGTON
 REFUSE DISTRICT: 07 - NATIONAL WASTE SERVICES
 NUMBER OF UNITS: 256
 UNITS PER ACRE: 6.9 UNITS PER ACRE
 AREA IN BUILDINGS: 220,130 S.F./13.63%
 AREA IN PAVEMENT/WALKS/WALKING PATH: 274,370 S.F./17.0%
 AREA IN RECHARGE AREA: 66,395 S.F./4.1%
 AREA IN NATURALIZED RECHARGE AREA: 83,772 S.F./1.92%
 AREA IN PONDS: 26,828 S.F./1.67%
 AREA IN LANDSCAPING: 870,964 S.F./57.28%
 RETAINED NATURAL: 71,439 S.F./4.4%

BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY NELSON & POPE, DATED: NOVEMBER 23, 2011.

ZONING REQUIREMENTS - R-RM

	REQUIRED	PROVIDED
AREA	10 ACRES	37.05 ACRES
FRONT YARD	100'	100'
SIDE YARD	100'	100'/200'
REAR YARD	50'	100'
AREA/DWELLING UNIT	3,000 S.F./UNIT	6,304 S.F./UNIT
UNITS PER ACRE	14.52	6.9
MAXIMUM PERCENTAGE LOT COVERAGE	25%	13.63%
BUILDING HEIGHT	35'	35'

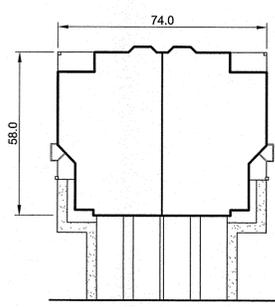
UNIT BREAKDOWN

21 - 8 UNIT BUILDINGS = 168 UNITS
 22 - QUAD BUILDINGS = 88 UNITS
 TOTAL UNITS = 256 UNITS

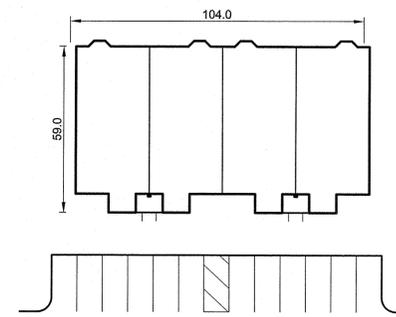
PARKING:
 REQ'D: 256 UNITS x 2 STALLS / UNIT = 512 STALLS

PROV'D:
 OFF STREET = 387 STALLS (INCL. 24 HANDICAP STALLS)
 DRIVEWAYS = 88
 GARAGES = 88
 TOTAL = 563

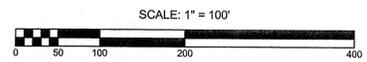
FOR TOWN USE



TYPICAL QUAD
SCALE: 1"=30'



TYPICAL 8 UNIT
SCALE: 1"=30'



SCALE: 1" = 100'

No.	REVISION	DATE

OWNER:
 OAK TREE FARM DAIRY, INC.
 544 ELWOOD ROAD
 EAST NORTHPORT, N.Y. 11731

APPLICANT:
 BK ELWOOD, LLC
 67 CLINTON ROAD
 GARDEN CITY, N.Y. 11530

SITE DEVELOPMENT PLAN 'P'
THE SEASONS
 SITUATED AT
ELWOOD
 TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
 S.C.T.M. DISTRICT 0400, SECTION 170, BLOCK 02, LOT 15.1



N&P
NELSON & POPE
 ENGINEERS & SURVEYORS
 572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
 PHONE (631) 427-5665 FAX (631) 427-5620
 WWW.NELSONPOPE.COM

DRAWN BY: GEO **CADD No.:** 11157ZBAPP **DRAWING NO.:**
CHECKED BY: VB **FILE NO.:** 400-170-1 **SCALE:** **C-101**
DATE: FEBRUARY, 2012 **PROJECT NO.:** 11157 **1" = 100'** **SHEET NO.:** 1 of 1