

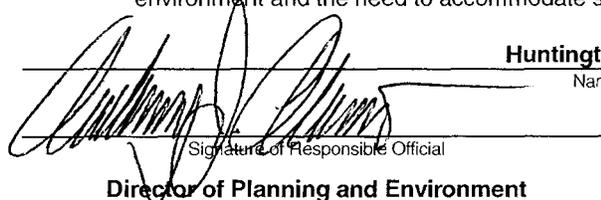
Identification Number Town of Huntington Resolution #2008-697

Name of Action Adopt Town of Huntington Horizons 2020 Comprehensive Plan Update

CERTIFICATION OF FINDINGS TO APPROVE/FUND/UNDERTAKE

Having considered the Draft and Final EIS, and having considered the preceding written facts and conclusions relied upon to meet the requirements of 6 NYCRR 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met.
2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives thereto, the action approved is one which minimizes or avoids adverse environmental effects to the maximum extent practicable; including the effects disclosed in the environmental impact statement, and
3. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided by incorporating as conditions to the decision those mitigative measures which were identified as practicable.
4. (and, if applicable) Consistent with the applicable policies of Article 42 of the Executive Law, as implemented by 19 NYCRR 600.5, this action will achieve a balance between the protection of the environment and the need to accommodate social and economic considerations.

		Huntington Town Board
_____ Signature of Responsible Official		_____ Name of Agency
Director of Planning and Environment	Anthony J. Aloisio	_____ Name of Responsible Official
_____ Title of Responsible Official	December 10, 2008	_____ Date
100 Main Street, Huntington, New York 11743		
_____ Address of Agency		

OR

CERTIFICATION OF FINDINGS TO DENY

Having considered the Draft and Final EIS, and having considered the preceding written facts and conclusions relied upon to meet the requirements of 6 NYCRR 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have not been met;
2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives thereto, the action denied is one which fails to adequately minimize or avoid adverse environmental effects to the maximum extent practicable; and/or
3. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process cannot be adequately minimized or avoided by the mitigation measures identified as practicable.
4. (and, if applicable) Consistent with the applicable policies of Article 42 of the Executive Law, as implemented by 19 NYCRR 600.5, this action will not adequately achieve a balance between the protection of the environment and the need to accommodate social and economic considerations.

_____ Name of Agency	
_____ Signature of Responsible Official	_____ Name of Responsible Official
_____ Title of Responsible Official	_____ Date
_____ Address of Agency	

2008-697.

RESOLUTION ADOPTING SEQRA FINDINGS AND HORIZONS 2020
HUNTINGTON COMPREHENSIVE PLAN UPDATE

Resolution for Town Board Meeting Dated: December 9, 2008

The following resolution was offered by: Supervisor Petrone
Councilman Cuthbertson

and seconded by: **COUNCILWOMAN BERLAND**
COUNCILWOMAN JACKSON

WHEREAS, the Town Board, having been established as Lead Agency for review of the subject Type I action, issued a Positive Declaration and accepted a Horizons 2020 Huntington Comprehensive Plan Draft Generic Environmental Impact Statement (DGEIS) as complete for the purpose of commencing public review pursuant to the State Environmental Quality Review Act (SEQRA) on August 28, 2008; and

WHEREAS, simultaneous public hearings were held on the Horizons 2020 Huntington Comprehensive Plan Update and DGEIS pursuant to New York State Town Law and to Environmental Conservation Law (SEQRA) on September 23, 2008, at which and during the ensuing review period that closed on October 10, 2008 comments were received from interested persons; and

WHEREAS, all substantive comments received were compiled and responded to in a Final Generic Environmental Impact Statement (FGEIS) that was adopted as complete on November 5, 2008 and notices and copies of the FGEIS were filed in accordance with SEQRA; and

WHEREAS, the agency comment period having come to a close, and the Town Board having considered the merits of the Horizons 2020 Huntington Comprehensive Plan Update, and having taken a hard look at the social, economic, and environmental aspects of the matter pursuant to SEQRA; and

WHEREAS, a draft Findings Statement was prepared by the Department of Planning and Environment as directed by the Town Board's resolution of November 5, 2008; and

WHEREAS, pursuant to SEQRA [6 NYCRR 617.9(c)]:

- (1) the Town Board, as lead agency, has given consideration to the FGEIS;
- (2) the requirements of this Part have been met;
- (3) consistent with the social, economic, and other essential considerations from among the reasonable alternatives thereto, the action to be carried out, funded, or approved is one which minimizes or avoids adverse environmental effects to the maximum extent practicable, including the effects disclosed in the relevant environmental impact statement;
- (4) consistent with social, economic, and other essential consideration, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided by incorporating as conditions to the decision those mitigative measures which were identified as practicable; and

- (5) contains the facts and conclusions in the EIS relied upon to support its decision and indicates the social, economic, and other factors and standards which formed the basis of its decision;

NOW THEREFORE

THE TOWN BOARD

HEREBY ADOPTS the Findings Statement, annexed hereto and made a part of this resolution, pursuant to 6 NYCRR §617.9 and directs its filing by the Director of Planning and Environment in accordance with SEQRA 6 NYCRR §617.9 (a)(6), and §617.12(b); and

HEREBY FINDS that the Horizons 2020 Huntington Comprehensive Plan Update is a "comprehensive master plan for the development of the entire area of town..." indicating "...features existing and proposed as will provide for the improvement of the town and its future growth, protection and development, and will afford adequate facilities for the public housing, transportation, distribution, comfort, convenience, public health, safety and general welfare of its population" in accordance with §272-a of Town law; and

HEREBY ADOPTS the Horizons 2020 Huntington Comprehensive Plan Update, hereinafter referred to as the Town of Huntington Comprehensive Plan, as the plan that meets all applicable sections of law based on the facts and conclusions contained in the DGEIS, FGEIS and Findings; and

HEREBY RECOGNIZES that pursuant to New York State Town Law §272-a, "All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section" and "all plans for capital projects of another governmental agency on land included in the town comprehensive plan adopted pursuant to this section shall take such plan into consideration;" and

HEREBY DIRECTS that the Huntington Comprehensive Plan shall be kept on file in the Department of Planning and Environment and the Director of Planning and Environment shall file certified copies in the office of the Town Clerk and Suffolk County Planning Department, as required by §272-a of Town law, as well as in the Department of Engineering Services and office of the Highway Superintendent.

VOTE: AYES: 5 NOES: 0 ABSTENTIONS: 0

Supervisor Frank P. Petrone	AYE
Councilwoman Susan A. Berland	AYE
Councilman Stuart P. Besen	AYE
Councilman Mark A. Cuthbertson	AYE
Councilwoman Glenda A. Jackson	AYE

THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

**HORIZONS 2020
TOWN OF HUNTINGTON COMPREHENSIVE PLAN UPDATE**

SEQRA FINDINGS STATEMENT

Proposed Action

The proposed action is adoption of the Horizons 2020 Town of Huntington Comprehensive Plan by the Huntington Town Board as lead agency. It is a municipal land use plan that also serves as a comprehensive resource management plan and its adoption is a Type I action.

Location

The area of the Town of Huntington, excluding the incorporated villages, is subject of the Horizons 2020 Comprehensive Plan.

SEQRA Process

A Generic Environmental Impact Statement was prepared pursuant to 6 NYCRR 617.10 (a)(4) [State Environmental Quality Review Act] and New York Town Law section 272-a. Findings presented herein are based on a Final Generic Environmental Impact Statement (FGEIS) accepted by the Town Board as complete on November 5, 2008 and filed in accordance with SEQRA. The FGEIS is comprised of the Draft Generic Environmental Impact Statement accepted by the Town Board on August 28, 2008, all comments presented thereon at the September 23, 2008 public hearing and during the ensuing comment period that closed on October 10, 2008, and responses thereto. *The Town Board finds* that the process for development and review of the Comprehensive Plan has been open, inclusive, and involved a wide representation of stakeholders throughout Huntington.

Alternatives and Comprehensive Plan Amendment

Acceptance of the proposed Horizons 2020 Comprehensive Plan Update is not a rezoning action. It will not result in any direct physical change in the environment. It is an alternative to a full development scenario as might have been achieved pursuant to the 1993 Comprehensive Plan for the Town of Huntington.

The FGEIS contrasted alternative scenarios for adoption of the proposed Horizons 2020 Comprehensive Plan Update:

- No Action Alternative = Retain 1993 Comprehensive Plan;
- Immediate vs. Long-Range Actions Alternative
- Selective Policy/Mitigation Adoption Alternative
- Potential New or Modified Recommendation Alternative

In response to input received during the Comprehensive Plan and DGEIS review, *the Town Board finds* that subpolicy C.4.4 on Page 5-9 of the Horizons 2020 Comprehensive Plan Update shall be amended to read: Identify opportunities to strategically locate selected facilities where they can serve local needs and strengthen community and neighborhood ties (e.g., the new cultural center *and proposed youth center* in Huntington Station).

To clarify that the Comprehensive Plan has significance to all the Town's reviewing boards, Principle #3 on page 11-2 shall be revised to read: The Town's boards shall consider consistency with the Comprehensive Plan as a factor in making decisions on proposed programs, projects and initiatives.

From among alternatives considered in the FGEIS, *the Town Board finds* that adoption of the proposed Horizons 2020 Comprehensive Plan Update with the aforementioned minor subpolicy amendments, provides mitigation to existing and anticipated trends/impacts, while presenting the policies, goals and action strategies to achieve the community objectives expressed in the Townwide Vision Statement.

Impacts and Mitigation/Elements and Constraints in Natural and Cultural Environment

The proposed Comprehensive Plan presents an existing conditions overview, identifies trends and pressures, and lays out a set of recommendations across eight topic areas (environmental resources and open space, community character, community facilities, land use, economic development, transportation, housing and geographic focal areas). *The Town Board finds* that these policy goals work together as a mitigating framework to meet existing and projected needs, thus diminish impacts, beyond what would likely be achieved by continuing with the current 1993 Comprehensive Plan. Together the goals provide a means to balance development pressures that involve needs and values. With the Town of Huntington nearly built-out to existing zoning, the coming decades will see turnover, evolved response to market selection and demands, and adaptive reuse of structures, properties, and areas. How that change is managed will depend on the careful implementation of the strategies in the plan. The economic viability of Huntington's hamlet centers, commercial nodes and corridors, office and industrial base, and residential neighborhoods must be gauged carefully.

Land Use and Zoning

The overall goal of the plan is to enable new development where it is best supported by existing infrastructure and least impacts traditional land use patterns to insure continuation of a high quality of life in Huntington. Generalized established zoning patterns will be retained. The plan provides guidelines to insure that existing commercial, retail and industrial areas continue to be centers of focused economic growth and adaptation and that new development is directed to hamlet centers, corridors and nodes where it can be best accessed and poses the least potential adverse traffic impact. New residential growth will be carefully planned to protect the natural and cultural environment and further contain sprawl, while meeting expected housing demand. With demographic patterns anticipated to stabilize, but diversify, zoning and site improvement regulations will be fine-tuned to support more compact development accessible to necessary support services. Land uses will be monitored to evaluate needs and adequacy of standards.

Adoption of the Comprehensive Plan is not anticipated to cause growth-inducing impacts, but to focus careful growth where it can be reasonably sustained. The plan will reduce impacts in areas experiencing growth without potential for infrastructure and roadway capacity enhancement.

For consistent reviews to follow the adoption of the Comprehensive Plan, SEQRA allows for the definition of "elements and constraints present in the natural and cultural environment that may bear on the conditions of an agency decision on the immediate project." *The Town Board finds* that such elements and constraints for future consideration of land use actions with potential to have localized impacts are ecological resources, community resources, transportation and infrastructure. If a

proposed site-specific action is deemed to pose a significant adverse environmental effect on any of these, a supplement to the Comprehensive Plan GEIS will be required.

Ecological Resources

The proposed Comprehensive Plan identifies initiatives to conserve land and water resources, including a green infrastructure agenda with key environmental quality, community health and sustainable economy objectives. Enhanced protection and management of natural areas; wetlands; ground, and surface waters; air resources; are key components to be accomplished through programs, studies, infrastructure improvements and regulations. New programs, projects and development activity should balance and minimize impacts on the physical environment.

Community Resources

The Town's visual character and identity are linked closely to its historic and cultural resources. Its desirability is tied to the quality school, medical, fire and emergency services and facilities provided throughout the Town's taxing districts. Quality planning and design can complement the established visual character of the Town. New development should be compatible with an area's visual resources, cultural heritage, and community service capacity.

Transportation and Infrastructure

A multi-modal transportation system that serves to relieve traffic congestion and facilitate movement and accessibility throughout the Town will only be achieved with cautious incremental actions to enhance capacity or modes of movement. Adequate service infrastructure, such as sewer hook-up, stormwater recharge and energy availability, will be necessary to enable some intensification of use. New growth should be accommodated by project borne enhancements, conservation measures, and related infrastructure improvements.

Action Plan Implementation

The GEIS includes an action schedule that identifies five different action types – capital, outreach, partnership, planning and regulation. *The Town Board finds* that outreach efforts, planning and assessment of issues, and development of regulations and enforcement measures that are consistent with the Horizons 2020 Comprehensive Plan shall not require further SEQRA review. New capital and partnership actions that involve potential to pose physical land impacts may require further SEQRA review.

The plan provides the Town Board reasonable flexibility to implement measures in a phased manner to continue to monitor growth, study specific areas and assess potential new standards. The Comprehensive Plan is a dynamic document that will be reevaluated periodically and updated, as necessary, to continue to provide direction for positive change and cautious growth.

SEQRA Criteria – Conditions and Thresholds

Since the Horizons 2020 Comprehensive Plan Update was presented in a Generic Environmental Impact Statement, it has a bearing on future implementation of regulatory and zoning actions that will follow. However, the implementation of several site-specific action steps is likely to require further review pursuant to SEQRA. Much of the success of the Comprehensive Plan and the vision it proposes to achieve will be dependent on market-driven actions – division or consolidation of land holdings, availability of financing, and feasibility of investments. Because the Comprehensive

Plan will not immediately cause changes, but such changes are likely to follow its acceptance and their timing can not be fully anticipated at this stage, individual site-specific actions that comprise the implementation program will require further SEQRA reviews and mitigation.

Pursuant to SEQRA 6 NYCRR 617.10(d), "When a final generic EIS has been filed under this part:

- (1) No further SEQRA compliance is required if a subsequent proposed action will be carried out in conformance with the conditions and thresholds established for such actions in the generic EIS or its findings statement;
- (2) An amended findings statement must be prepared if the subsequent proposed action was adequately addressed in the generic EIS but was not addressed or was not adequately addressed in the findings statement for the generic EIS;
- (3) A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action will not result in any significant environmental impacts;
- (4) A supplement to the final generic EIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts.

Verifying Comprehensive Plan Consistency

Since October of 1999 land use actions proposed in the Town of Huntington have been reviewed against Town Board-adopted Principles of Smart Growth and Livability. The Smart Growth Principles have been embraced in the policies and recommendations contained in the Comprehensive Plan update. *The Town Board finds* that the Department of Planning and Environment shall create a checklist to be incorporated in SEQRA reviews for the applicable actions. This shall assure that the intent of New York State Town Law embodied in the policies, strategies, and action steps defined in the comprehensive plan is upheld.

The Town Board finds that upon adoption of this Findings Statement, Verification of Comprehensive Plan Consistency (VCP) shall be a required component of future land use decisions by all the Town's boards. The verification shall identify the elements of the Horizons 2020 Comprehensive Plan Update that are achieved by the proposed land use change. It will be an addendum to the EAF Part 1 in the Town of Huntington. Included will be the three principles for consistency identified in the implementation section of the Horizons 2020 Comprehensive Plan Update, as amended, which shall determine the applicability of the Comprehensive Plan:

Principle #1: Zoning and related development regulations shall be revised to maintain consistency with the Comprehensive Plan.

Principle #2: Rezoning requests shall be reviewed for consistency with the Comprehensive Plan and shall not be approved if found contrary to the Comprehensive Plan.

Principle #3: The Town's boards shall consider consistency with the Comprehensive Plan as a factor in making decisions on proposed programs, projects and initiatives.

Conditions and Thresholds

The Town Board finds that the major policies of the Comprehensive Plan shall be considered the conditions and the individual topic area subpolicies, strategies and action steps shall be recognized as thresholds for consistency determination pursuant to SEQRA.