Draft Scope for the
Draft Environmental Impact Statement

THE PRESERVE AT INDIAN HILLS SUBDIVISION APPLICATION
TOWN OF HUNTINGTON, NEW YORK

August 14, 2018

1.0 INTRODUCTION

This document is the Draft Scope for the Draft Environmental Impact (DEIS) in connection with the proposed action *"The Preserve at Indian Hills."* The Scoping process will be completed in conformance with the standards and procedures set forth in 6 NYCRR Part 617, State Environmental Quality Review (SEQRA), specifically, §617.8 Scoping. This Draft Scope includes identification of the subject site and a brief description of the proposed project as well as the proposed content and extent and quality of information to be included in DEIS. The DEIS will include a Description of the Proposed Action, Existing Environmental Conditions, Anticipated Environmental Impacts, and other required sections including Mitigation Measures and reasonable Alternatives to the proposed action including the No Action Alternative.

The information to be included in the DEIS is responsive to the Positive Declaration issued for the proposed project and is intended to provide the framework and information to allow the Planning Board as lead agency to take a "hard look" at potential adverse environmental impacts from the project and to provide information to enable the Board to issue an informed decision. The SEQRA process also provides a forum for public input and interagency review to ensure that issues and concerns are addressed through an organized process leading to the completion of a Final EIS (which responses to substantive comments on the DEIS) and issuance of a Statement of Findings based on the EIS record. Once the Findings are adopted, the Planning Board will be in a position to render a decision on the subdivision.

2.0 SITE LOCATION AND DESCRIPTION OF THE PROPOSED PROJECT

2.1 Location

The subject site is 154.56 acres in size and is located in the hamlet of Fort Salonga, on the existing Indian Hills Golf Club, with additional parcel holdings south of the Indian Hills Golf Club. The subject site is generally south of Long Island Sound, east of Mystic Lane and east of Hayes Hill Road, west of Fresh Pond Road and both north and south of Breeze Hill Road, with a parcel extending west to Makamah Road.

The site is more particularly described as Suffolk County Tax Map (SCTM) numbers:

District 0400; Section 014; Block 04; Lots 1 and 2, and
District 0400; Section 015; Block 01; Lots 3.1, 3.2, 11, 12, 16, 19 and p/o 22

2.2 Background

The proposed preliminary subdivision application was submitted to the Town of Huntington Planning Board on December 22, 2017. A coordinated review was completed and the Planning Board assumed lead agency in review of the project. This application was reviewed by the Town planning staff and Planning Board and a Positive Declaration issued by Planning Board on March 28, 2018. The Positive Declaration included a Part 2 and Part 3 Environmental Assessment Form (EAF) documents that were prepared by the Planning Staff. The proposed project was found to result in a number of potential significant adverse environmental impacts, in large part due to some design features related to excavations in the Coastal Erosion Hazard Area (CEHA) that was intended to improve geologic conditions as related to erosion control. This plan also located one golf hole in the CEHA, required access across an existing driveway that traversed a freshwater wetlands, and involved certain drainage handling methods resulting in conveyance of stormwater from the south parcel to the north parcel. Based on the Part 3 EAF, the applicant modified the design to remove the golf hole and grading from the CEHA area, relocate the driveway to avoid the freshwater wetlands area, and provide for more localized stormwater management methods. An additional 3.21 acre parcel which connects Makamah Road to the subdivision was added to the project site to provide improved access and avoid traversing the freshwater wetlands. No additional density is proposed with the addition of this land, therefore, the density of development is reduced as a result of the amended subdivision. The amended subdivision was filed on June 15, 2018.

The amended subdivision plan avoids many of the potential impacts identified in the Part 2 and 3 EAF. Nevertheless, all of the potential adverse impacts identified in the Part 2 and 3 are intended to be addressed in the DEIS through environmental analysis of the amended subdivision plan. The following subsection provides a more detailed description of the proposed project based on the amended plan.

2.3 Project Description

The proposed action involves a clustered subdivision of 99 lots (98 dwellings and 1 clubhouse/fitness center lot) on an existing golf course and several adjoining properties totaling 154.56 acres. The 98 units will be located in 49 duplex buildings and will be age-restricted (55 and over) senior townhomes. The 98 residences will generally be sited in three (3) areas of the site where there is existing road access and clustered to preserve open space pursuant to New York State Town Law, Section 278 and Town Code §198-114 Cluster Development. Forty-eight (48) senior townhomes will be located south of Breeze Hill Road with access provided via a new private driveway on a 3.21 acre parcel extending east from Makamah Road. No residential access from Breeze Hill Road will be used. Access will also be provided from Fresh Pond Road for 12 townhomes and from Mystic Lane for 38 townhomes.

The site is zoned R-40 in the Town of Huntington, which has a yield based on 43,560 square foot (SF) lots. The 99-lot yield is supported by a yield map prepared to Town specifications and approved by the Planning Board for yield purposes, and is less than what would be permitted as-of-right under current zoning if each property were developed independently; a residential yield of 0.64 units per acre is proposed. The yield will also be in conformance with Suffolk County Department of Health Services (SCDHS) yield requirements under Article 6 of the Suffolk County Sanitary Code (SCSC) and General Guidance Memorandum #17 for Agricultural and Golf Course Density.

The existing 18-hole Indian Hills Country Club will be modified and maintained as an 18 hole course as part of the site redevelopment plan. A new golf course clubhouse will be constructed on the site in a location north of the existing clubhouse, after which, the existing clubhouse will be demolished (pursuant to a site plan application to be submitted at a future date), and in conformance with the Agreement and Release dated April 14, 2003 between the: Town of Huntington, IHCC, Inc.; and, the Fort Salonga Property Owners Association, Inc. The existing golf pro-shop building will be retained and used as a fitness center for the residents of the subdivision, and the existing golf course maintenance area will remain as it currently exists.

The subdivision will be served by low-nitrogen, Innovative/Alternative On-site Wastewater Treatment Systems (I/A OWTS) in conformance with SCDHS requirements, review and approval. Golf course management will be addressed in terms of turf management, nitrogen controls, pesticide handling and spot application techniques, irrigation controls and updated golf management techniques. Public water from the Suffolk County Water Authority (SCWA) will be provided for potable/domestic water supply. An existing on-site irrigation well that is currently used for golf course irrigation will remain in use, and supplemental systems to re-use water from existing and enlarged ponds on the site will be installed to provide storage and recycling of irrigation water. The site has a series of existing ponds that are groundwater fed and currently receive runoff from the golf course. This pond system flows through the site and discharges through an outlet on the east side of the property, then flows north along the west side of Fresh Pond Road, then is conveyed under Fresh Pond Road to outflow at Fresh Pond; this is an existing condition. The proposed project will install a new drainage system for new development and existing golf course conditions that will retain stormwater from a 9-inch design storm (including catch basins, leaching pools, recharge basins and detention areas, and expanded ponds). This will effectively capture all runoff from the site based the design storm, and will decrease the flow of stormwater from the site that currently occurs. All units will be for-sale, ownership dwellings, and the site will be managed by a Homeowners Association (HOA). The existing groundskeeping staff for the golf course will remain and be used to maintain landscaping on the site internally, thus reducing impact of off-site landscape vendors coming to the site.

3.0 POTENTIALLY SIGNIFICANT ADVERSE IMPACTS

The following is a description of the potential significant adverse impacts that may occur as a result of the proposed project, as listed in the Parts 2 and 3 prepared by the Town of Huntington that accompanied the Positive Declaration filed with the Town Clerk on August 10, 2018.

Impact on Land

1. Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site.

Impact on Geological Features

2. The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site.

Impact on Surface Water

3. The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes).

Impact on Groundwater

4. The proposed action may result in new or additional use of groundwater, or may have the potential to introduce contaminants to ground water or an aquifer.

Impact on Flooding

5. The proposed action may result in development on lands subject to flooding.

Impact on Plants and Animals

7. The proposed action may result in a loss of flora or fauna.

Impact on Aesthetic Resources

9. The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.

Impact on Historic and Archaeological Resources

10. The proposed action may occur in or adjacent to a historic or archaeological resource.

Impact on Open Space Recreation

11. The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

Impact on Critical Environmental Areas

12. The proposed action may be located within or adjacent to a critical environmental area (CEA).

Impact on Energy

14. The proposed action may cause an increase in the use of any form of energy.

Impact on Noise, Odor and Light

15. The proposed action may result in an increase in noise, odors, or outdoor lighting.

Consistency with Community Character

18. The proposed project is inconsistent with existing community character.

4.0 PROPOSED FORMAT AND CONTENT OF DEIS

The proposed content of the DEIS is provided in outline form below, with a general description of the content of each section of the document.

COVER SHEET
TABLE OF CONTENTS
EXECUTIVE SUMMARY (*a brief narrative statement outlining the: project description, significant beneficial and adverse environmental impacts, mitigation measures proposed, alternatives considered; issues of controversy (if any); and matters to be decided, including a listing of each permit or approval required from every involved agency as defined by SEQRA*).

1.0 DESCRIPTION OF PROPOSED ACTION

- **1.1 Introduction** *(Provide the purpose of the Draft EIS and the general content of such documents, and introduce the project to the reader.)*
- **1.2 Application History** *(Provide information on golf course and project site history; identify past history of decisions and settlements applicable to the site; provide summary of procedures, actions since the application was filed.)*
- **1.3 Project Benefits** *(Provide discussion of the benefits to accrue from the project; evaluate the proposed project in terms of Town goals as expressed in the zoning of sites and relevant subdivision or land development requirements; discuss applicant's goals in pursuing the project.)*
- **1.4 Project Location** *(Using appropriate text, mapping, and/or tables, describe locations of the project site, in terms of roadway access and adjacent/nearby land uses; provide listing of zones, districts, services, etc.)*
- **1.5 Existing Site Development** *(Describe current development conditions on the subject property.)*
- **1.6 Project Description**
  - 1.6.1 Overall Subdivision Design *(Brief description of the project's layout; identify any existing structures to be removed and those that will remain; provide a table summarizing services, utilities, access points, parking, and site coverage quantities; describe lot areas, widths, and configurations, conceptual residential square footages, and buffers/setbacks provided.)*
  - 1.6.2 Conformance to Zoning and other Development Regulations *(Discuss conformance to applicable requirements of Town Code and Chapter A202 Subdivision and Site Plan Regulations.)*
  - 1.6.3 Grading and Drainage *(using text and appropriate mapping and/or tables, describe the grading program and associated areas to be cleared and disturbed, volume of soil excavated, the balance of cut to fill; the quantity of any excess or import material, maximum depths of cut/fill; describe site drainage and proposed drainage systems and provide capacities and function information, as necessary; discuss conformance to regulations including the assessment retention of all stormwater generated by the proposed project within the subject property.)*

1.6.4 Driveways and Site Access *(Using appropriate text, mapping and/or tables, describe/discuss ownership of adjacent roads, vehicle access points, existing roadway features [i.e., lane width, traffic circulation, physical conditions, jurisdiction, etc.] for Breeze Hill Road, Fresh Pond Road, Mystic Lane and Makamah Road.)*

1.6.5 Utilities *(Provide descriptions of water supply, method of sanitary waste disposal and design flows; describe sizes and locations of systems; describe electricity/gas supplies.)*

1.6.6 Site Landscaping and Amenities *(Provide information on the type, amount and location of landscaping proposed; provide list of species and information on maintenance requirements such as irrigation and fertilization quantities.)*

1.7 Construction Schedule and Operations *(Brief description of anticipated construction schedule and processes; include discussion of demolition of existing structures and proper handling of solid waste, and leaching pool closures, safeguards and permitting; measures to properly control and dispose any hazardous materials that must be removed from the site during the demolition phase of development; construction materials storage/staging area deliveries and construction schedule/estimated duration; workers' parking, hours of construction operations, construction vehicle routes; impacts due to construction traffic, including frequency of vehicle trips, vehicle size, hours and days of operation, travel routes, effect on physical condition of roadways along these travel routes, actions that will be taken to mitigate any impacts that are identified); in addition to erosion and sediment control measures, the proposed development will require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP)).*

1.8 Permits and Approvals Required *(Brief discussion of the SEQRA process and review stages, required permits, reviews and approvals for the project; list of expected permits/involved agencies for the project.)*

2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Topography and Erosion Hazard

2.1.1 Existing Conditions *(Using appropriate text, surveys, mapping and/or tables, describe current topographic character of subject site; indicate high and low points, indicate and quantify slopes including those on the newly added parcel which connects to Makamah Road and conformance with Town Zoning Code, Chapter 198/ Article X, The Steep Slopes Conservation Law, (Section 198-60 to 198-65; identify the location of the Coastal Erosion Hazard Area [CEHA] on or adjacent to the property and depict these features on maps; identify applicable laws and adopted plans that regulate or control development activities in this area. describe erosion history.)*

2.1.2 Anticipated Impacts *(Discuss changes to topography of Subdivision site due to grading and fill programs; discuss whether sites are balanced in terms of cut/fill or if there is net import or export of material based on calculations by project engineer and describe impacts; identify potential impacts from topographic alterations including the potential for slope destabilization, erosion, and sedimentation; determine location of CEHA with respect to proposed*

development and assess potential impact of development as related to the CEHA areas.)

2.1.3 Proposed Mitigation

- *The proposed drainage, recharge and ponding areas on the Subdivision property will be designed to help accommodate stormwater from the applicable design storm pursuant to Town drainage and engineering requirements.*
- *Erosion control measures will be incorporated into project construction methods for mitigating off and on-site runoff and sedimentation, particularly in regard to protecting the Long Island Sound and off-site wetlands. The Subdivision will comply with the NYSDEC SPDES General Permit requirements for preparation of an erosion and sedimentation control plan, preparation of a Stormwater Pollution Prevention Plan (SWPPP) and proper maintenance of erosion control measures throughout the construction period.*
- *Both freshwater and tidal wetlands exist on the subject property and on neighboring properties. The project is designed to have all activity occur outside of the jurisdiction of on-site Article 24 and Article 25 wetlands as regulated by NYSDEC. Appropriate NYSDEC and/or Town permits will be obtained for all activity that is located within the jurisdiction of off-site wetlands*
- *A Coastal Erosion Hazard Area (CEHA), regulated by the Town of Huntington Coastal Management Erosion Management Law is present on the site. No development, activity or use is proposed within the CEHA area.*
- *Confirmation that the most landward limit of the Coastal Erosion Hazard Line on the subject property has been updated in the field due to the on-going differential soil movement along the escarpment.*
- *Confirmation by cut and fill analysis regarding balanced site conditions or soil import/export, dependent upon this analysis.*
- *Determine potential impact of irrigation as related to added burden on underlying clay, slippage and slope failure.*
- *Determine potential impact of development south of the bluff as related to a change in drainage patterns that would increase potential for bluff erosion.*
- *Provide site reclamation goals and plan.*
- *Soils excavated for foundations, utilities and drainage structures will be reutilized on-site in accordance with Town of Huntington regulations.*
- *All graded slopes will be developed or stabilized by appropriate grade transition and surface soil stabilization using topsoil and groundcover seeding.*
- *Existing vegetation to remain on the subject site outside of developed areas will be protected and will remain undisturbed during the site preparation and construction processes to retain existing topography in undeveloped areas.*

- *Landscaping at the site shall include species that are well adapted for site soil conditions to promote species survival and maintain soil and slope stability.*

2.2 Surface and Subsurface Soils

2.2.1 Existing Conditions (*Using appropriate mapping and/or tables, describe subsurface geologic conditions; past, current and projected surficial movements based upon a Geotechnical Evaluation of critical areas of the site in proximity to proposed development; describe extensive test boring information and sub-surface soil characteristics and suitability; describe surface soils found on site based on the Suffolk County Soil Survey; discuss characteristics including range of slopes and limitations or constraints of each soil type which may have an effect on the projects; quantify coverage of each soil type; discuss Phase I and II Environmental Site Assessments (ESAs) and Pesticide Report performed on the Subject site; determine the presence of any existing floor drains, drainage structures, above and below ground fuel storage tanks, sanitary systems; and any pesticides; discuss findings as they relate to soil contamination and environmental health and any recommendations of the Phase II ESA.)*

2.2.2 Anticipated Impacts *(Discuss details of the proposed grading programs, potential for impacts due to subsurface and surface soil conditions; project designs for subsurface soils with respect to grading, drainage and sanitary waste handling.)*

2.2.3 Proposed Mitigation

- *Proper demolition and construction management techniques will be observed, and exposed soils will be graded and stabilized as soon as possible after site disturbance, building removal, and construction on the site. Methods of erosion and sedimentation control for the project include: silt fencing, inlet protection, stabilized construction entrances, slope stabilization, stockpile protection, and dust control measures.*
- *The Subdivision will comply with the NYSDEC SPDES General Permit requirements for preparation of an erosion and sedimentation control plan, preparation of a Stormwater Pollution Prevention Plan (SWPPP) and installation and maintenance procedures in accordance with these plans during construction.*
- *If necessary, a Soil Management Plan will be prepared to manage soils affected by past pesticide use; this plan will be consistent with Suffolk County Department of Health Services (SCDHS) protocols and reviewed by the Town pursuant to established procedures.*
- *Identification of recommendations for remediation of soils identified in the Phase II ESA documentation.*
- *Design of drainage and sanitary systems to address soil constraints identified in soil borings including expanded retention areas and location of suitable leaching soils for stormwater and wastewater management.*

- *Existing vegetation to remain on the subject site outside of developed areas will be protected and will remain undisturbed during the site preparation and construction processes to retain existing soils in undeveloped areas.*
- *Landscaping will include species that are well adapted for site soil conditions to promote species survival and maintain soil and slope stability as well as to lessen the need for fertilizers, pesticides, and irrigation.*

2.3 Water Resources

2.3.1 Existing Conditions *(Using appropriate text, mapping, tables and quantitative methods, characterize existing site conditions with respect to groundwater quality, elevation and flow direction of groundwater; discuss water budget and nitrogen loading; describe groundwater/surface water interrelationship and existing surface water overflow from the site to Fresh Pond; identify Groundwater Management Zone; describe water resource recommendations pertinent to the project and site in plans including the 208 Study, Non-Point Source Management Handbook, Crab Meadow Watershed Hydrology & Stewardship Plan, Suffolk County Comprehensive Water Resources Management Plan; 2005 Draft LWRP for All Unincorporated Areas, Fresh Pond Greenbelt CEA; identify flood zones, wetlands and surface waterbodies that are on or adjacent to the project sites; characterize surface water conditions.*

2.3.2 Anticipated Impacts *(Using quantitative and qualitative methods, discuss potential for impact to groundwater resources and characteristics, both quantity and quality; assess potential impacts from sanitary systems and stormwater management systems; identify existing golf course practices with respect to turf maintenance; evaluate consistency with Groundwater Management Zone; identify nitrogen loading impacts to groundwater using SONIR mass balance model; assess potential impacts to wetlands and surface water bodies and specifically the change in conditions with respect to the existing pond overflow to Fresh Pond; provide drainage analysis and description of compliance with applicable regulations; determine consistency with 208 Study, Non-Point Source Management Handbook, Crab Meadow Watershed Hydrology & Stewardship Plan, Suffolk County Comprehensive Water Resources Management Plan; 2005 Draft LWRP for All Unincorporated Areas, Fresh Pond Greenbelt CEA*

2.3.3 Proposed Mitigation

- *Confirmation or evidence shall be provided demonstrating compliance Suffolk County Department of Health Services (SCDHS) yield requirements under Article 6 of the Suffolk County Sanitary Code (SCSC) and General Guidance Memorandum #17 for Agricultural and Golf Course Density.*
- *Use of Innovative/Alternative Onsite Wastewater Treatment Systems (I/A OWTS) for the proposed subdivision.*

- *The proposed project will have significantly less sanitary wastewater than what is permissible under Article 6 of the Suffolk County Sanitary Code and I/A OWTS will be employed to reduce nitrogen load associated with site use.*
- *With regard to documented localized flooding in the area, potential drainage structure improvements and stormwater Best Management Practices shall be examined to reduce flow volumes and infiltrators and bioswales along Fresh Pond periphery to capture and treat the first flush of stormwater. The depth to groundwater in areas proposed for development will be in the range of 20-75 feet. Shallower areas shall be identified and avoided for addressing concerns regarding contamination from nitrate discharges.*
- *All stormwater runoff generated from developed surfaces on the Subdivision property will be captured, retained and stored on-site through a system of catch basins, recharge basins, leaching pools, and drainage ponding and storage areas. The stormwater system will be designed to accommodate runoff a 9-inch storm event. The drainage plans will not only accommodate site runoff from proposed on-site pervious surfaces but will also capture and retain runoff from some off-site adjacent private property.*
- *The existing flow of water from site ponds to Fresh Pond will be reduced as a result of the proposed project as a result of additional drainage capacity for proposed and existing conditions on the subject site. Information shall be provided regarding the proposed reduction in volume of runoff to Fresh Pond and its interrelationship with possible impacts identified in the Town's Draft Crab Meadow Watershed Hydrology Study and Stewardship Plan.*
- *A significant portion of the site (over 85 percent) is expected to remain as pervious vegetated ground that will promote direct stormwater infiltration and evapotranspiration of precipitation.*
- *All structures and sanitary systems on the site will be located outside of jurisdiction of all on-site wetlands and will meet setbacks and minimize impacts with respect to off-site wetlands.*
- *The I/A OWTS shall be located as far as practicable from all wetland/ponds on the subject site for meeting recommendations in NYSDEC's letter dated January 9, 2017.*
- *Best Management Practice will be used for the existing golf course; the current golf course uses a well for irrigation water supply; the proposed project will examine the re-use of drainage/golf pond water for irrigation in conjunction with the well.*
- *Data from the permanent groundwater pesticide well for the Indian Hills Gold Course shall be evaluated for potential impacts of pesticide use/storage on the subject site.*
- *Golf course management will be addressed in terms of turf management, nitrogen controls, pesticide handling and spot*

application techniques, irrigation controls and updated golf management techniques. The types, quantities and storage location of pesticides, herbicides and other chemicals will be addressed for mitigating potential impacts.

2.4 Ecological Resources

2.4.1 Existing Conditions *(Describe/list and map vegetation species; identify and describe trees; describe/list wildlife seen or known to be or likely to exist at the site; describe the habitat of the site and quality and quantity of each; contact NY Natural Heritage Program for site file information; identify any rare species or ecological communities that exist on the properties.*

2.4.2 Anticipated Impacts *(Discuss changes in ecology which may occur as a result of development and assess impacts associated with these changes; discuss changes in wildlife use/occupancy of the site, unique or significant trees, and changes to vegetation patterns, habitats, and on-site vegetative communities.)*

2.4.3 Proposed Mitigation *(Identify mitigation measures, if applicable.)*

- *Tree clearing will be minimized and if possible occur between November 1st and March 31st for minimizing impacts to habitat.*
- *Native plant species that provide food and shelter to wildlife will be utilized in target landscaped areas.*
- *Existing vegetation to remain on the subject site outside of developed areas will be protected and will remain undisturbed during the site preparation and construction processes to retain existing habitat.*
- *Disturbance will be minimized to the maximum extent practicable on both sites, by delineating tree-clearing limits at the site prior to construction so as to avoid inadvertent clearing.*
- *Identification of all trees eight (8) inches in caliper and larger within and up to twenty (20) feet outside proposed clearing limits individually mapped and indicated for retention or removal on a separate plan entitles "Tree Preservation Plan" with the genus of each tree identified in a table.*
- *An assessment shall be provided on whether or not any aquatic vegetation will be removed with the expansion of golf course water features and drainage ponds and the purpose, method and reclamation/mitigation, if any, required*
- *Plant species will be utilized, including those species listed in Town of Huntington Local Law Chapter A202, Subdivision and Site Plan Specifications, Appendix H, Street Trees and Plant Material.*

3.0 HUMAN ENVIRONMENTAL RESOURCES

3.1 Land Use, Zoning and Plans

3.1.1 Existing Conditions *(Using appropriate mapping and/or tables, describe current land use and zoning of the subject property and adjacent properties, and the pattern of land use and zoning in the vicinity; discuss existing zoning patterns, proposed development density, permissibility of land uses; existing special use permit or*

special exceptions; identify applicable land use policies of adopted land use and comprehensive plans other than water resource management plans which are addressed in Section 2.3.)

3.1.2 Anticipated Impacts *(Discuss conformance of proposed project to land use pattern of the site and area; discuss retention of existing golf course; assess conformance with applicable zoning; identify conformance with subdivision and site development regulations; assess consistency of project with adopted land use plans including Town of Huntington Horizons 2020 plan.)*

3.1.3 Proposed Mitigation

- *The proposed project results in the retention of the existing Indian Hills Country Club.*
- *The proposed project results in a land use density of 0.64 units per acre, including the golf course.*
- *Development is divided between three (3) strategic areas of the site so that no one location has the burden of new development. This design also provides for maximum retention of the golf course which is an important part of the land use character of the site and area.*
- *The existing groundskeeping staff for the golf course will remain and be used to maintain landscaping on the site internally, thus reducing impact of off-site landscape vendors coming to the site.*

3.2 Community Character

3.2.1 Existing Conditions *(Using appropriate text, mapping and photographs, describe the visual community character of the area for observers along roadways and from other public vantage points.)*

3.2.2 Anticipated Impacts *(Using appropriate text, mapping and/or tables, discuss change in visual character of the site from the local area; describe changes in views from the adjacent residential properties, and public vantage points including roadways and from Long Island Sound; consider buffers, retention of vegetation, and screening as well as general landscaping and architecture.*

3.2.3 Proposed Mitigation

- *Development is divided between three (3) strategic areas of the site so that no one location has the burden of new development in terms of change in visual character. This design also provides for maximum retention of the golf course which is an important part of the visual character of the site and area.*
- *Existing vegetation will be retained to the maximum extent practicable on the subject site to provide vegetative screening, natural buffers, and maintain rural character and natural areas. Buffers, and screening will be augmented with the proposed landscaping.*
- *Compliance with requirements for outdoor lighting pursuant to Town Code Chapter 143.*

3.3 Community Services

3.3.1 Existing Conditions *(List/describe services available and districts properties are within. Obtain existing tax bills and provide a table of*

taxes paid and distribution to the various taxing jurisdictions. Using appropriate mapping and/or tables and consultations with community service providers, provide information on the current status of the following public/community services that serve the subject site and/or vicinity:

- *public schools*
- *police protection*
- *fire protection*
- *ambulance services*
- *water supply*
- *recreational facilities*
- *solid waste*
- *energy suppliers*

3.3.2 Anticipated Impacts *(Using estimated assessed value of project, estimate tax generation and distribution for project; list/compare to existing tax generation and distribution and cost to each taxing jurisdiction to serve project. Discuss potential for impact on the various community services available and necessary to serve the site and project; provide information on contact with service providers and/or letters of availability of services) and the creation and effect of cul-de-sac lengths greater than 900 feet in length on local emergency service providers.*

3.3.3 Proposed Mitigation

- *The proposed project will result in a significant increase in the amount of property taxes generated on the subject site. As a result, the project is expected to offset the increased cost of community services to serve the project.*
- *Consideration will be given to opportunities for public use of the golf course.*
- *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 fire/smoke alarms will assist in minimizing the incremental increase in the potential need for fire protective services.*
- *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.*
- *Use of landscaping species that are native and/or ornamental species that are well adapted to site conditions could help to reduce irrigation demands.*
- *Energy-conserving measures, including energy saving wall insulations, windows and energy efficient mechanical systems will be utilized, thereby reducing the anticipated increase in energy consumption.*
- *Adherence to the NYS Fire and Building Codes for all future homes in the area will increase the level of safety from fires and minimize the potential for use of ambulance services. In addition, use of fire/smoke alarms will assist in minimizing the incremental increase in the potential need for fire protective services.*

- *The project will facilitate the extension of natural gas street service to the area which will benefit the existing homeowners in the surrounding area.*

3.4 Transportation

3.4.1 Existing Conditions *(A Traffic Impact Study [TIS] will be prepared for this project, the TIS will be prepared by professional transportation engineers and will include the following: perform field inspection; determine road geometry; determine locations/geometries of driveways and intersections; review trip ends, speed and sight distance relative to the proposed ingress/egress from/to Makamah Road; conduct turning movement counts at key intersections; review traffic volume and accident data; describe existing roadway characteristics including level of service at the nearby intersections;; discuss existing traffic on adjacent roadways; identify planned projects in the area to be included in cumulative assessment; identify NYSDOT growth rates and/or applicable means of assessing growth. The following intersections will be analyzed for existing Level of Service [LOS] as part of a Traffic Impact Study to be prepared for the proposed project:*

- *NYS 25A (Fort Salonga Road) at Makamah Road*
- *NYS 25A ((Fort Salonga Road) at Fresh Pond Road/c and Cheese Hollow Road*
- *Makamah Road and Breeze Hill Road*
- *Makamah Road and Makamah Beach Road/Mystic Lane*
- *Fresh Pond Road and Breeze Hill Road*
- *Fresh Pond Road and Claymore Road*
- *Breeze Hill Road and Indian Hills Country Club Access*

3.4.2 Anticipated Impacts *(The TIS will determine anticipated traffic generation to/from the proposed project and ability of roads and nearby intersections to accommodate anticipated traffic; consider existing conditions in conjunction with background growth and pending projects; directional distribution of trips; LOS/capacity analysis will be prepared for the identified intersections.)*

3.4.3 Proposed Mitigation

- *The TIS will identify mitigation that may be required based on the LOS/capacity analysis.*
- *Improvements will be made to the intersection of Makamah Road and NYS Route 25A as part of the project.*

3.5 Cultural Resources

3.5.1 Existing Conditions *(A Stage IA/IB Cultural Resources Assessment [CRA] will be prepared for this project, the CRA will be prepared by a qualified archaeologist and will include the following information: review and describe the New York State Office of Parks, Recreation and Historic Preservation [OPRHP] information on historic and archaeological sensitivity and regulatory evaluation of property; request input from OPRHP regarding the existence of cultural resources on or near the two project site; provide a map depicting state and nationally registered landmarks and areas having of*

archaeological sensitivity in the area; provide a discussion of existing cultural resource conditions.)

3.5.2 Anticipated Impacts *(The CRA will determine potential impacts to historic/archaeological resources and will identify the physical and spatial relationships of the project sites and proposed developments to identified cultural features and identify any impacts to the integrity of these resources.*

3.5.3 Proposed Mitigation

- *Avoid or mitigate potential impact to archaeological resources if encountered. Mitigation will depend on the findings of the CRA.*

4.0 OTHER IMPACTS EVALUATED

4.1 Construction Impacts *(Describe the impacts related to construction activities, noise, dust, erosion and sedimentation, area receptors, applicable agency oversight and safeguards, phasing of construction, staging areas, worker and equipment parking and staging areas, anticipated duration, hours of operations, and related mitigation measures to reduce construction related impacts).*

4.2 Cumulative Impacts *(Describe other pending projects in vicinity; determine potential for impacts due to implementation of current or proposed projects in combination with others in the neighborhood and discuss/analyze impacts.)*

4.3 Adverse Impacts That Cannot Be Avoided *(Provide brief listing of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be completely mitigated.)*

4.4 Irreversible and Irretrievable Commitment of Resources *(Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.)*

4.5 Growth-Inducing Aspects *(Provide brief discussion of those aspects of the proposed project which will or may trigger or contribute to future growth in the area.)*

4.6 Effects on the Use and Conservation of Energy *(Provide a brief discussion on those aspects of the proposed projects that would contribute to an increase in energy including any pumping of wastewater or stormwater as well as potential options for conservation.)*

5.0 ALTERNATIVES

5.1 No Action Alternative (*Alternative where the site remains in its current condition.)*

5.2 Standard Subdivision with No Golf *(Alternative standard subdivision plan involving development according to existing zoning and the yield map for the proposed project with removal of the golf course; no acquisition of additional adjoining land.)*

5.3 Cluster Subdivision with No Golf *(Alternative cluster subdivision plan involving development of the number of lots according to existing zoning and the yield map, in a clustered subdivision with removal of the golf course; no acquisition of adjoining adjacent land.)*

5.4 Cluster Subdivision with Golf January 2018 Submission Plan *(Alternative cluster subdivision plan involving development of the number of lots according to existing zoning and the yield map which includes retaining the golf course; alternative access to Breeze Hill Road for southern units and no access direct to Makamah Road.)*

5.5 Cluster Subdivision with Golf Pre-Application Submission Plan
(Alternative cluster subdivision plan which includes retaining the golf course; alternative access to Breeze Hill Road for southern units and no access direct to Makamah Road.)

6.0 REFERENCES

7.0 FIGURES, TABLES, AND APPENDICES TO BE INCLUDED

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This document is intended to fulfill the lead agency requirements to facilitate issuance of a Final Scope in accordance with SEQRA Part 617.8. The document will assist the lead agency in evaluating the DEIS for content and adequacy for public review, assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project, and allows the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the project.