

2000-661

RESOLUTION ADOPTING SEQRA FINDINGS PURSUANT TO 6 NYCRR 617.11 AND ORDERING FILING OF FINDINGS FOR APPLICATION #99-ZM-#324, S.B.J. ASSOCIATES (AKA THE GREENS AT HALF HOLLOW), REQUESTING REZONING FROM R-80 RESIDENCE TO PLANNED UNIT DEVELOPMENT (R-PUD) DISTRICT

Resolution for Town Board Meeting Dated: September 12, 2000

The following resolution was offered by **COUNCILMAN ISRAEL**
SUPERVISOR PETRONE

and seconded by **COUNCILWOMAN SCARPATI-REILLY**

WHEREAS, S.B.J. Associates, LLC, 377 Oak Street, Garden City, NY, 11530, submitted application #99-ZM-324 to amend the Zoning Chapter of the Town Code to include a Planned Unit Development (R-PUD) law, and to change the zone to the new R-PUD zoning classification for approximately 382 acres of the former LIDC property located on the northwest corner of Half Hollow Road and Old South Path in the Melville-Dix Hills area, designated 0400-260-01-p/o 001.5 and 260-01-p/o 002; on the Suffolk County Tax Map, and

WHEREAS, the action to amend the Town Code and to rezone to the new zoning classification involves the subsequent development of 75 non-age restricted single-family homes and 1250 senior citizen age-restricted housing units and a public hearing was held on July 25, 2000 thereon; and

WHEREAS, the Town Board having been established as Lead Agency per SEQRA section 617.6 has caused a review of the proposed rezoning to be made, pursuant to the New York State Environmental Conservation Law, Article 8, State Environmental Quality Review Act (SEQRA), and Part 617 of the implementation regulations (6 NYCRR 617), and

WHEREAS, the Town Board issued a positive declaration and accepted a Draft Generic Environmental Impact Statement (GEIS), in lieu of a Supplement to the Melville-Route 110 Corridor GEIS, as complete for the purpose of commencing public review on June 20, 2000, and

WHEREAS, the Town Board, by the same resolution scheduled simultaneous public hearings on the Draft GEIS and requested rezoning, held on July 25, 2000, at which and during the ensuing review period that closed on August 4, 2000 comments were received from interested persons, and all comments received were forwarded to the applicant for response;

WHEREAS, substantive comments received response in the Final Generic Environmental Impact Statement (FGEIS) adopted by the Town Board on August 29, 2000, and notice of completion of the FGEIS and copies of the FGEIS were filed in accordance with SEQRA (6 NYCRR 617.9 (a)(6) and 617.12(b); and

WHEREAS, the Huntington Department of Planning and Environment drafted a findings statement, as directed by the Town Board, and

GREENS Findings Res1.doc/msm

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TOWN OF HUNTINGTON

WHEREAS, the agency comment period having come to a close, and the Town Board having had ample opportunity to consider the merits of the S.B.J. Associates requested rezoning, to evaluate compatibility with the Town's policies that comprise the Comprehensive Plan, to deliberate the FGEIS, and having taken a hard look at the social, economic, and environmental aspects of the matter pursuant to SEQRA;

NOW THEREFORE BE IT

RESOLVED, that the Town Board of the Town of Huntington hereby adopts the findings statement on file in the office of the Town Clerk and the Town Department of Planning and Environment and orders filing of the findings by the Director of Planning and Environment in accordance with 6 NYCRR 617.11 and 617.12;

AND BE IT FURTHER

RESOLVED, that this decision to adopt the findings completes the SEQRA process and in no way commits any agency of the Town of Huntington to an approval of the requested rezoning, nor the size, design or uses of the proposed project as any determination related thereto shall follow by separate resolution.

VOTE: AYES: 5 NOES: 0 ABSTENTIONS: 0

Supervisor Frank P. Petrone	
Councilwoman Marlene L. Budd	AYE
Councilman Mark A. Cuthbertson	AYE
Councilman Steve J. Israel	AYE
Councilwoman Susan J. Scarpati-Reilly	AYE

THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

SEORA FINDINGS:

THE GREENS AT HALF HOLLOW, R-PUD ZONING AND MASTER PLAN

Environmental Findings presented herein are based upon the Draft Generic Environmental Impact Statement (DGEIS) and Final Generic Environmental Impact Statement (FGEIS) for The Greens at Half Hollow development located on 382 acres of the former Long Island Developmental Center site in the Town of Huntington, New York. The Town Board accepted the DGEIS on June 20, 2000. The Town Board accepted the FGEIS, which addressed all substantive comments on the DGEIS, on August 29, 2000.

A. DESCRIPTION OF THE PROPOSED ACTION

The Greens at Half Hollow Master Plan has been designed to create a golf course/retirement community with five different housing types: single-family homes, golf course villas, townhomes, condominiums and rental housing units. All but 75 of the maximum of 1,325 dwelling units would be age-restricted and specifically designed for seniors. The development plan has been designed to include several neighborhood areas that are linked together with a common open space system which includes small parks, pedestrian walkways, streetscape amenities and a landscape plan designed to create a fully integrated community. The open space focuses on a community center and adjacent golf course club house, both of which function as the symbolic and functional center of the retirement community. The proposed plan is a refinement of the C-1 plan recommended in 1995 by the LIDC Task Force (the "Task Force") in a lengthy document issued after years of study (i.e., the **Preliminary Master Plan for the Long Island Developmental Center** or the "LIDC Master Plan"). The Task Force, comprised of State, County and Town officials, as well as local community leaders, was charged with the duty of determining a use of the property that would be beneficial while minimizing negative impacts on the established community and its infrastructure, including schools and roads.

Approximately 245 acres, or more than 64 percent of the site, will be preserved as open space (including the golf course, parks, lawns and landscaped buffers). Approximately 31 acres of the property located on the southwest side of Old South Path Road will be offered for dedication to the Town for parkland suitable for soccer fields. The Applicant will upgrade the existing sewage treatment facility and the approximately 15.5-acre site will be dedicated to the Suffolk County Department of Public Works to operate and maintain the facility.

The 18-hole executive golf course, for use primarily by residents of The Greens at Half Hollow, will be organically maintained in accordance with a natural turf management and monitoring program.

The proposed development meets all Federal and State requirements for handicapped accessibility including provisions of the Americans with Disabilities Act. It is also consistent with the Federal Fair Housing Act and the Housing for Older Persons Act.

The proposed development requires rezoning by the Town Board of the Town of Huntington from its current R-80 zoning designation, which allows single-family homes on two-acre lots, to a new Planned Unit Development District (PUD) specifically designed for, and limited to, the

subject site. The PUD and its accompanying The Greens at Half Hollow Master Plan establish overall design and density parameters for The Greens at Half Hollow. Individual site plans and subdivision plans will then follow the PUD and Master Plan guidelines, both of which will be adopted by the Town Board at the culmination of the SEQRA process.

B. SEQRA PROCEDURES

The review of the Proposed Action by the Town Board of the Town of Huntington followed all applicable SEQRA procedures.

The Town Board determined that the Proposed Action was a Type I Action pursuant to SEQRA and declared its intent to become lead agency. After being established as lead agency, the Town Board issued a positive declaration calling for the preparation of a Draft Generic Environmental Impact Statement (DGEIS).

The DGEIS was prepared by the Applicant and submitted to the Town on January 27, 2000. It was reviewed, and based on the Town's comments, it was resubmitted on June 2, 2000 and officially accepted by the Town Board on June 20, 2000. The accepted DGEIS was distributed to all involved agencies pursuant to SEQRA.

A public hearing was held on July 25, 2000. Although the hearing was closed that evening, the comment period was extended for 10 days for written submissions. A Final Generic Environmental Impact Statement (FGEIS) was subsequently prepared, responding to all written and verbal comments on the DGEIS. The FGEIS was submitted on August 21, 2000. It was accepted by the Town Board on August 29, 2000 and was circulated to all involved agencies pursuant to SEQRA.

The subject Environmental Findings Statement is based on the DGEIS the FGEIS and the written and verbal comments received by the lead agency on the Proposed Action.

Affordable Housing Issues Raised During the SEQRA Process

During the SEQRA review period, a substantial number of comments addressed the issue of affordable housing. Many of these comments expressed a general opinion regarding affordable housing issues in the context of regional and the local needs. Virtually no comments demanded that the zone change application for the project be denied for reasons pertaining to affordable housing. Rather, the overwhelming majority of affordable housing comments requested that a substantial component of the project, ranging from 20 percent to 30 percent, be mandated to include affordable family housing. Although the term "affordable" was not subject to a uniform definition by the various speakers, the term generally included a spectrum of affordability ranging from "starter homes" to non-age restricted housing for individuals with "very low incomes" and "low incomes" as defined by HUD.

These opinions and policy positions, for SEQRA purposes, are properly viewed as comments regarding "existing patterns of population concentration, distribution or growth" and "existing community or neighborhood character". See SEQRA regulations, section 617.2 (l). Relatedly,

these comments can also be viewed as requests to mitigate what the commentators view as a negative environmental impact. However, it is clear that the project does not have any adverse impacts on housing patterns or the existing character of the community. To the contrary, the project has been carefully designed to minimize impacts, while at the same time providing for a substantial public benefit in the form of critically needed senior citizen housing, including low-cost senior ownership units and senior rental units to be developed under HUD's Section 202 program or by the Applicant (using the same parameters as the HUD 202 program) as part of the entire project. Moreover, the project includes a responsible contribution to off-site affordable housing issues in the form of a \$2.5 million contribution to a housing trust fund. All these public benefits pertaining to affordable housing would not be available if the property were developed according to its present two-acre zoning classification. Under that existing zoning classification, the property would be limited to 125 very large and very expensive luxury homes, with no affordable housing component for seniors, families or others. Consequently, the project enhances the affordable housing inventory of the Town by providing for critically needed affordable housing for seniors. Indeed, existing senior housing in the Town of Huntington is all occupied and waiting lists are long. This project will greatly alleviate this significant deficiency in Huntington's housing inventory.

Additionally, it is important to note that this is not a case where a proposed project has the effect of displacing an existing low income community or eliminating affordable housing stock. Quite the contrary, this project involves recycling a vacant blighted site for the purpose of providing much needed senior housing, including affordable senior housing, in connection with creating a community where none currently exists.

Under such circumstances, it is clear the project does not have any adverse environmental impacts on any environmental issue reasonably associated with public policy concerns regarding affordable family housing.

Additionally, those policy concerns, regardless of their merit on a regional basis, are incompatible with the senior community proposed by the Applicant. The societal need for the type of senior community proposed by the Applicant has been specifically recognized by the U.S. Congress when enacting the Fair Housing Act and the Housing for Older Persons Act of 1995. Similarly, the municipalities of the State of New York have recognized the societal need for senior citizen housing by adopting "golden age" and retirement community zoning districts. The resulting planned retirement communities, as well as the ordinances under which they were created, serve the laudatory purpose of ensuring that the population group intended to be served (i.e., seniors 55 years of age and older) have a place to live and are granted exclusive use of such communities.

A number of properties on which affordable housing can be constructed in accordance with recommendations contained in the Town's Comprehensive Plan Update of 1993 exist in the vicinity of the project. For example, an 8.5-acre property is located on Ruland Road in Melville in an area, which is recommended for high density housing for Town residents of "more modest means" (FGEIS for Melville Route 110, April 11, 1989, p.11). An application to rezone that property from R-40 to R-3M was filed on August 29, 2000. The application proposes 122 affordable residential units containing a mix of one bedrooms and studios in accordance with the recommendations of Comprehensive Plan Update of 1993. The application is separate from the Proposed Action and will be the subject of its own environmental review and public hearing. If

the application is approved, at least 100 units of affordable housing, consisting of one bedroom units and studios are possible. As mentioned, such a rezoning would be considered separately from the current project, and necessarily would be subject to its own environmental review.

C. SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES AND SPECIFIC TOWN BOARD FINDINGS

1. Land Use

The Town Board finds that the Proposed Action is generally consistent with a majority of the applicable plans and policies of the Town of Huntington.

The Greens at Half Hollow proposes a residential density of 3.6 dwelling units per acre. Although considered medium density, the proposal is for a greater density than contemplated in the Town's Comprehensive Plan and Zoning Ordinance, the latter of which calls for single-family homes on two-acre lots. The proposed senior housing is consistent, however, with the Comprehensive Plan's housing policies that particularly support higher density housing where public benefit is derived. In this regard, the Town Board finds that the Proposed Action represents an opportunity to meet local housing goals and achieve other benefits.

a. Affordable Housing

The proposed plan provides for an affordable housing component which would be greatly reduced, or perhaps unavailable, if the property were developed according to its existing R-80 zoning. Existing zoning would result in approximately 125 large and expensive luxury homes without any affordable housing for families or seniors. The project offers the following affordable housing features:

- 400 condominium units offered at a price of \$175,000 and under.
- 100 of those condominium units reduced in price from \$175,00 to \$125,000.
- \$2.5 million contributed to the Town's affordable housing trust fund to be used to assist first-time buyers of homes in the Town of Huntington.
- 100 units of low income rental housing will be developed under the HUD's Section 202 program or by the Applicant as part of the entire project.

The project includes 500 units (i.e., 400 condominiums, plus 100 senior rental units) which can be considered affordable under various affordable housing formulas, including the formulas previously used by the Town's Planning Board in connection with the approval of previous projects containing an affordable component in Melville. This affordable inventory constitutes 36 percent of the total number of units proposed for the site. Coupled with affordable housing credits that will be availed to other developments in the Town, at the Town Board's future discretion, by virtue of the \$2.5 million voluntary contribution to the Town's housing trust fund, the project contains a clear affordable program. To meet the identified need for affordable

senior housing, the Town Board finds that affordable housing units must be constructed during the first start-up stage of the proposed development project.

While not a directly linked action, in response to the demand expressed during the public comment period, the Applicant voluntarily revised the pending application to rezone another parcel located in the general vicinity of the subject site, on the north side of Ruland Road, to provide all affordable family housing. This application will be subject of a separate SEQRA review and therefore, this potential mitigation can not be considered an outcome of this review.

b. Additional Public Benefits

The Town's Comprehensive Plan calls for an evaluation of public benefits with regard to proposed rezonings that are designed to achieve greater housing densities. In addition to the affordable housing program described above, the Proposed Action offers other public benefits, including the following:

- The project has an open space design that preserves over 64 percent of the site, or 245 acres, as open space.
- The project includes a mix of housing types and prices that will appeal to seniors with various income levels. The provision of senior housing addresses needs for the fastest growing segment of the population, identified by the Town Comprehensive Plan, for which a critical shortage of this type of housing exists.
- The project includes the offer of a 31-acre parcel in the southwest corner of the property for dedication to the Town as parkland to mitigate for the loss of the existing soccer fields on the property. In addition, the Applicant will create a firefighters' recognition park in the northwestern corner of the site along Old East Neck Road, and will replace existing playground equipment next to the former LIDC administration building with new equipment on Small Residential Unit sites, subject to the consent and wishes of the SRU community.
- The proposed construction of a new fire station on the triangular-shaped parcel formed by New York Avenue, Old South Path and Old East Neck Road just west of the existing site entrance onto North Road as mitigation for the demolition of an existing on-site station (currently used by the Fire Department for storage only).
- The proposed upgrade of the existing sewage treatment plant to more effectively service the proposed development, as well as the existing SRU's and Sagamore Children's Psychiatric Center and to maximize SGPA protection as mitigation recommended in the 1993 Long Island Comprehensive Special Groundwater Protection Area Plan.
- The proposed replacement and/or upgrade of existing water, stormwater, and sanitary sewer systems serving the site to ensure that these systems are sufficient to accommodate the proposed development.
- Proposed residential units have been clustered to maximize the amount of open space on the site and to maximize SGPA protection as recommended in the 1993 Long Island Comprehensive Special Groundwater Protection Area Plan. The extensive proposed

open space system, which includes an organically maintained (in conformance with the recommendations of the Long Island Neighborhood Network-Organic Golf Project) 18-hole executive golf course, an interconnected system of common greens, parks and lawns, and the 31-acre parcel to be dedicated to the Town for parkland, will ensure that the existing open space character of the site will not only be maintained, but enhanced.

- The golf course will operate with a natural turf management and monitoring program (incorporating recommendation of the Long Island Neighborhood Network-Organic Golf Project) that focuses on organic pesticides. This exceeds the recommendation of the **Long Island Comprehensive Special Groundwater Protection Area Plan** and further protects water resources.
- The Applicant proposes and will voluntarily pay for on- and off-site road improvements to mitigate potential traffic impacts to the surrounding community and to address existing roadway problems.
- The proposed development will generate significant tax revenues, particularly to the local school district, far outweighing costs to educate the limited number of school-age children generated by the project.
- The Greens at Half Hollow development will mitigate the potential adverse influence to the surrounding community of the existing vacant, obsolete, deteriorating, unattractive buildings on the property.

c. **Smart Growth**

Although it is recognized by the Town Board that a number of the Principles for Smart Growth and Livability adopted by the Town Board in 1999 are not met with the proposed action, including those dealing with the inclusion of on-site affordable housing for families, many of the Smart Growth Principles are fully or partially met. The open space and pedestrian aspects of the project's Master Plan and the broad based community planning for the site which began in 1994 are key areas where the proposed action is consistent with the Town Board's principles.

Although The Greens at Half Hollow will not be a traditional neighborhood design, it will offer a variety of housing types, open spaces, active and passive recreation and community facilities and services that are similar to, but more expansive than, those available in typical residential neighborhoods throughout Long Island.

The linked open space or greenway system ensures the development of a pedestrian-friendly environment. The proposal includes a number of traffic calming techniques to further enhance opportunities for walking, biking and jogging through the site.

d. **Other Plans and Policies**

The Greens at Half Hollow Master Plan is patterned after the Master Plan for the Long Island Developmental Center, which was prepared in 1995 with the assistance of a Task Force comprised of State, County and Town officials and local area residents, though never adopted. The 1995 Task Force plan included two development options: plan B-1 was based on a

community center concept and; plan C-1 was based on a golf course. Both plans proposed 1500+ units of predominantly senior housing, within a Planned Unit Development approach for rezoning the site. They are considered alternatives in the FGEIS.

The proposed development differs from the C-1 plan in that it reduces the maximum density, increases the amount of open space and alters the mix of the type of senior housing units, all in response to the LIDC Master Plan recommendations which provide for developer modifications to the plan based upon market conditions.

The Greens at Half Hollow plan addresses a number of the recommendations of the Special Groundwater Protection Area Plan including the provision for tertiary sewage treatment and the maintenance of approximately the same intensity of development that existed when the LIDC was fully operational. A golf course is recognized in the SGPA plan as a means to protect open space. The Greens at Half Hollow golf course, as an organic golf course, further implements groundwater protection objectives.

With regard to the Town Comprehensive Plan, an issue raised during the GEIS process was the need to amend the Comprehensive Plan to reflect The Greens at Half Hollow Master Plan and PUD Zoning. As part of its resolution of approval, the Town Board will address this issue, indicating that the subject Master Plan and PUD reflects the Town's official land use policy for the LIDC site. Having been adopted by the Planning Board prior to the enactment of Section 272-a of the Town Law, the Comprehensive Plan Update need not be amended.

In the future, when the Comprehensive Plan is updated by the Town, language can be added to the plan, outlining existing conditions, land use planning factors, community facilities and infrastructure issues relating to The Greens at Half Hollow.

2. Zoning

The entire property is zoned R-80 Residence, a single-family zoning district that permits residences on minimum two-acre (87,120 square feet) lots. Properties in the immediate vicinity of the site are predominantly located in R-40 Residence (one-acre lots) and R-20 Residence (one-half acre lots) districts.

The proposed zoning for the site is a Planned Unit Development (PUD) district with use, lot and bulk controls specifically designed to implement The Greens at Half Hollow Master Plan. The proposed PUD zoning text outlines procedural requirements and sets certain overall standards for The Greens at Half Hollow including the maximum number of dwelling units, the maximum number of single-family homes, the maximum building coverage over the entire site and the minimum acreage for major open space areas.

The Town Board finds that due to the unique set of environmental and planning factors posed by the former public institutional use, PUD is the preferable zoning for this site. The proposed development has been designed as an integrated whole, with overall approval focused at the Town Board level where the authority to rezone rests in any case. The Town Board finds that by establishing maximum densities for the overall plan of development, the PUD zoning provides assurances to neighborhood residents that the development will occur as planned. The PUD approach also provides some flexibility for the developer, who may need to adjust certain senior

housing product types (like condominiums, townhouses and villas), responding to market conditions that may change during project build-out. Any such change, however, would be subject to the Planning Board's approval, since that Board has jurisdiction over site plans and subdivisions. The Planning Board will evaluate the impacts of any change in the mix of senior units prior to granting any approval(s).

3. Visual Resources

Although once an attractive, albeit institutional campus, the character of the site has deteriorated since the former LIDC was decommissioned and buildings were vacated. Notwithstanding the deteriorating conditions of existing buildings and grounds, the characteristics of existing vegetation and topography screen most views of the site from off-site locations.

The Town Board finds that the applicant's proposal to remove obsolete and deteriorating institutional buildings is appropriate for the site. The proposed development will contain a fully integrated open space system, attractively designed residential units and community facilities, and a comprehensive landscape plan. A landscaped buffer will be maintained at the perimeter of the property and existing mature vegetation will be reserved as much as possible. During site plan approval, the Planning Board will review setbacks, fencing and landscaping to ensure proper buffers between proposed development and abutting uses, including existing off-site residences, the Sagamore Children's Psychiatric Hospital and the State's Small Residential Unit complexes.

4. Geology, Soils, Topography and Slopes

The project site slopes up from the western, southwestern and southern property boundaries, where elevations vary from approximately 135 feet to 150 feet, to a high point of 191 feet in the northeastern corner of the site. The majority of the site is relatively flat with approximately 367 acres or 96 percent of the site having slopes of less than 10 percent. The dominant soil types on the project site are the Riverhead and Haven series. Previous construction activities have disturbed most of the site.

The Town Board finds that the proposed Master Plan will disturb approximately 271 acres of the 382-acre site (area within the limit of disturbance). Impacts to surface soils, topography and slopes will occur as a result of demolition, clearing and grading activities to construct the proposed project. It is anticipated that these impacts will be minimal since most of the site is currently developed with former LIDC facilities. During site plan approval, the Planning Board will review a detailed Erosion and Sediment Control Plan and Grading Plan.

5. Vegetation

The vegetative communities on the site are divided into four broad categories: (1) maintained lawns and landscaped areas (the dominant community); (2) stands of coniferous trees; (3) woodlands; and (4) successional and disturbed areas. Maintained lawns and landscaped areas are associated with existing on-site development. Stands of Norway spruce and white pines are located throughout the site. Woodlands exist primarily along the periphery of the property. Successional/disturbed areas exist throughout the site but are most notable in the central-western section and along the northeastern edge, adjacent to Carman Road. No rare, endangered, or threatened plant species were observed on the site.

The Town Board finds that much of the existing vegetation will be removed from the site as a result of construction activities. Significant trees at the perimeter of the property will be preserved to the greatest extent possible. A detailed landscape plan for the site based on concepts presented in the DGEIS, will be reviewed by the Planning Board as part of site plan approval. The plan will include a considerable number of shade, flowering and evergreen trees and shrubs and ground covers. Landscaped buffers will be planted at the perimeter of the property to screen off-site views. In addition, trees and other important vegetation will be relocated and replanted as part of the site development process.

6. Wildlife

Most of the species inhabiting the site are comprised of those species adapted to maintained lawns and landscaped areas such as common birds and small mammals (e.g., robins, sparrows, red fox and chipmunks). Wooded areas on site support a wider variety of species (e.g., common flickers, downy and hairy woodpeckers, crows, blue jays, nuthatches, brown creepers, cardinals, opossums, rabbits, skunks, and mice). No wildlife species identified as threatened, endangered, or rare were identified on the site.

The Town Board finds that temporary impacts to existing on-site wildlife are expected to occur during construction where increases in human activity and noise levels will drive species to undisturbed areas on- and off-site. It is anticipated that some of wildlife species will return to the site after construction activities are complete and the proposed landscaped plan is implemented and established.

An exception would be in the area in the vicinity of the existing sanitary disposal facility, which will include a 31-acre recreation site, replacing a wooded area and sand beds formerly used for sewage treatment with soccer fields. Some wildlife species in the wooded area may not return given the proposed park and recreation use. This may be an unavoidable impact that can not be mitigated.

7. Population and Housing

No people currently live on-site. During its peak period of operation approximately 3,000 persons (residents and staff at the largest shift) populated the former LIDC facility. The Town Board finds that the Comprehensive Plan projected that the senior population is rapidly increasing, with significant growth projected for the 55-64 age cohort as the "baby boom" generation reaches retirement age.

It is anticipated that the total on-site population at The Greens at Half Hollow will be 2,885 persons, less than the peak population at the former LIDC campus. The proposed 75 single-family non-age-restricted homes will have population characteristics similar to the Dix Hills neighborhood immediately east. All other housing in The Greens at Half Hollow will be age-restricted to those over 55, resulting in smaller household sizes.

8. Community Facilities and Services

a. Open Space and Recreation

Currently, the only recreation facilities located on the site are a number of soccer fields, which surround the existing school building, and the remains of some playground equipment next to the

former LIDC administration building. Local soccer leagues use the soccer fields. Additional open space areas on the site include lawn areas between buildings and wooded buffer areas on the perimeter of the property.

The Town Board finds that The Greens at Half Hollow will provide a variety of recreational opportunities for residents of the development including the 18-hole executive golf course, swimming pools, tennis courts, pedestrian/bike trails, games tables and a fitness center. The Master Plan currently calls for two tennis courts. During site plan review the Planning Board may consider additional tennis courts. Other social and recreational activities will be available at the community centers planned for the development. The main community center will contain a wellness center, activity rooms, computer facilities, a movie screening room, beauty parlor, ATM banking facility, coffee bar and other amenities for the senior population.

The Town Board finds that the SRC community building shall not exceed 35,000 square feet and that the SFD community building shall not exceed 7,000 square feet as indicated in the PUD zoning. These on-site recreational amenities will minimize potential impacts to surrounding park and recreation facilities.

The existing on-site soccer fields will be eliminated as a result of the proposed development. However, the Applicant proposes to offer for dedication to the Town approximately 31 acres in the southwest portion of the site for parkland to replace these soccer fields. A consultant to the Huntington Youth Soccer Club will design the soccer fields with Town input. The Applicant will develop the fields in accordance with the requirements of the Town and Soccer Club. Prior to development and dedication, the Applicant will undertake a detailed study of environmental conditions of the site and remediate any conditions necessary to make the site suitable for recreation. The existing playground equipment adjacent to the Administration Building will also be replaced with new equipment at the SRU sites, the equipment will be specified by the State OMRDD.

The Town Board recognizes that the proposed dedication is less than 10 percent of the gross site area of The Greens at Half Hollow. The Town Board finds that while the proposal will meet the majority of the recreation needs of the proposed community, there may be some additional demand on existing local park facilities.

Approximately 64 percent of the site will be left as open space after development of The Greens at Half Hollow. In addition to the golf course and soccer fields, there will be a community park that winds its way through the older age oriented housing development leading to the proposed community center and golf course clubhouse complex. A second community center is proposed within the single-family subdivision area. Other green areas will include perimeter buffers, lawn areas and landscaped median dividers. A landscape plan has been devised to include a variety of shade, flowering and evergreen trees, shrubs and groundcovers to provide shade, seasonal interest and screening, to frame and enhance views of the proposed golf course, and to create a park-like setting for the entire development. The Town Board finds that the filing of an open space covenant will be consistent with other rezonings to higher density and will reinforce that this mitigation shall be permanent and appropriately maintained.

b. Police and Fire Services

The Suffolk County Police Department Second Precinct, headquartered on Park Avenue, north of

Jericho Turnpike, provides protection for the Town of Huntington, including the project site. The site is located within the Melville Fire District, an area of 14 square miles, which includes the Route 110 business corridor and a residential population of approximately 30,000. The district contains four stations, including the North Road Station on the project site (which is currently used for storage only) and is served by approximately 108 volunteer fire fighters including 35 emergency medical technicians, advanced medical technicians and paramedics. According to the Melville Fire District Manager, it was estimated that in 1999 the department will respond to approximately 1,900 calls:

The Town Board finds that The Greens at Half Hollow will have security personnel on site on a 24-hour basis to patrol the development and to respond to minor calls for assistance. Impacts to the department will be further reduced since the golf course and on-site community facilities will be privately owned and operated, and generally available to residents of The Greens at Half Hollow only. It is likely, however, that an additional sector car will be assigned to patrol the project area. This cost will be offset by tax revenue generated by the proposed project.

The Melville Fire District Manager estimates that the proposed project will increase calls to the department by approximately 35 percent (increasing total calls from 1,900 to approximately 2,565). The primary concern of the fire department, however, is the potential for increased traffic as a result of the development and the need to maintain a fire station in the vicinity of the site.

The Town Board finds that the Proposed Action includes several measures that address fire safety issues. These include funding the construction of a new fire station on a site owned by the Fire Department to the immediate west of The Greens at Half Hollow; the development of a Firefighters' Recognition Park at the North Road entrance to the site, including lands owned by the Fire District and lands owned by the Applicant; and the provision of sprinkler systems in the project's community center buildings, and in the kitchens of each of the rental apartments and condominium units. In addition, a comprehensive road and intersection improvement program is provided, addressing impacts for project generated traffic and resolving existing road problems.

c. School District

The project site is located within the Half Hollow Hills Central School District. During the 1998-99 school year K-12 enrollments totaled 7,857.

The Town Board finds that the proposed 75-unit single-family subdivision will generate approximately 63 to 85 new public school-age children with annual costs to educate these children, paid by local taxes, ranging from \$651,420 to \$878,900. These costs, however will be off-set by the approximately \$4,663,720 in annual tax revenues generated to the school district as a result of the proposed project. The additional enrollment from the proposed subdivision has been accounted for by the school district in their space needs planning.

d. Libraries

The site is located within the four-square-mile service area of the Half Hollow Hills Community Library which has one main library and one branch library which serve a population of approximately 43,500.

The Town Board finds that the proposed development will increase usage of the Half Hollow Hills Community Library. Tax revenues to the library generated from the proposed development will help off-set potential impacts to the library. A library and computer center proposed in The Greens at Half Hollow community center for use by residents of the development will further reduce impacts to the Community Library system.

9. Fiscal Conditions

Although the property had been state-owned, PILOT payments had been provided to the school district and library, with a total of \$906,101 paid in 1998-1999. The property is currently owned by the Applicant and will be assessed as vacant land with taxes based on existing improvements and current zoning.

Based on estimates made in conjunction with the Huntington Tax Assessor, it is anticipated that the proposed project will generate approximately \$7.6 million in annual taxes, \$6.7 million more than the total 1998-99 PILOT payment. The Half Hollow Hills Central School District would receive the largest share (\$4,663,720) of these taxes.

The Town Board finds that the costs to service the proposed development would be significantly less than projected revenues given the nature of the senior population and the extensive on-site amenities proposed.

10. Traffic and Transportation

Vehicular access to the project site is currently from Old East Neck Road, Carman Road, and Old South Path. The key intersections that are part of the surrounding area's roadway network and that have been evaluated for this DGEIS include:

- Old South Path – Half Hollow Road
- Old South Path – Old East Neck Road
- Half Hollow Road – LIE N. Service Road
- Half Hollow Road – LIE S. Service Road
- Bagatelle Road – LIE N. Service Road
- Bagatelle Road – LIE S. Service Road
- Bagatelle Road – Half Hollow Road
- Half Hollow Road – Carman Road
- Carman Road – Wolf Hill Road
- Wolf Hill Road – Caledonia Road
- Wolf Hill Road – Melrose Road
- Wolf Hill Road – Northern State Parkway Eastbound Ramps
- Wolf Hill Road – Northern State Parkway Westbound Ramps
- Wolf Hill Road – Old Country Road
- Old Country Road – New York Avenue
- Old South Path – Old East Neck Road

A comprehensive survey of existing conditions indicated that for the AM and PM peak periods, the network of roads and intersections studied operate at levels-of-service A, B, or C. Carman Road at Half Hollow Road, southbound, however, operates at a Level of Service D.

The DGEIS estimated that The Greens at Half Hollow development will generate a total of 305 vehicle trips in the AM peak hour (139 entering, 166 exiting) and a total of 449 vehicle trips in the PM peak hour (249 entering and 200 exiting). Traffic generation figures account for a projected population with young seniors, many of whom will still be working. Some of these residents would be commuting during peak hours and others would be commuting during non-peak periods, reflecting pre retirement positions.

An analysis of future conditions with the proposed project (including traffic generated from the proposed project, traffic attributed to normal growth, and traffic generated from other potential developments in the area) indicates that the signalized intersections will operate at acceptable overall level-of-service during both the AM and PM peak hours.

The analysis for the unsignalized intersections, however, indicates significant existing delays during the AM and PM peak hours for traffic exiting the eastbound and westbound Northern State Parkway ramps at Wolf Hill Road. These intersections operate at a level-of-service F for the existing condition and it is anticipated they will continue to operate at a level-of-service F in both the no-build and build conditions. In order to mitigate this condition, it is proposed that traffic signals be installed at these intersections.

Although it is not anticipated that The Greens at Half Hollow development will result in significant adverse impacts to existing traffic patterns, the Town Board finds that mitigation measures proposed in the FGEIS will result in desirable general improvements to traffic and safety conditions on the roadways in the vicinity of the project area. The comprehensive traffic mitigation program, which the Applicant will fully fund, is described below. All improvements must be designed and developed to the satisfaction of the Planning Board with review and recommendations from the Town Directors of Planning and Environment and Engineering Services, as well as the Town Superintendent of Highways, and as applicable, the New York State Department of Transportation (NYSDOT) and Suffolk County Department of Public Works.

Traffic Signal Timing

Adjustments to the traffic signal timings will be made to result in improved levels-of-service for various roadway approaches at the following locations:

- Carman Road – Half Hollow Road
- Wolf Hill Road – Caledonia Road
- Wolf Hill Road – Melrose Road
- Bagatelle Road – Half Hollow Road
- New York Avenue – Old Country Road

Deceleration Lanes at Site Entrance Points

A short deceleration lane will be provided at the proposed site entrance points on Carman Road, Old South Path and Old East Neck Road, in order to accommodate vehicles slowing down prior to making a right turn to enter the property.

Intersection Widening

Minor widening will be undertaken at the Old Country Road/Old East Neck Road intersection,

including provisions for a westbound left turn lane and an eastbound right turn lane. These will serve traffic leading to the site. In addition, it is recommended that the northbound approach to the intersection be widened to provide two lanes – one for left turns and one for right turns onto Old Country Road. Appropriate signs, pavement markings and drainage structures should also be installed.

Old East Neck Road Entrance

Old East Neck Road will be widened at the site entrance to provide a left turn lane for vehicles entering the property. Appropriate signs, pavement markings and drainage structures should also be installed.

Pavement Markings

Raised centerline reflectors will be installed along Old East Neck Road, Old South Path and Carman Road, in order to provide improved guidance during nighttime and wet pavement conditions.

Roadside Shoulders

Roadside shoulders will be improved along Old East Neck Road, Old South Path and Carman Road to provide a minimum paved shoulder width of three feet. In addition, it is recommended that certain overgrown roadside vegetation be removed within the limits of the Town right-of-way (to be specifically identified during site plan review) in order to improve visibility and sight distance for motorists.

In addition, site entrance roads have been designed to provide for two exiting lanes -- one for right turns and one for left turns. A proposed jitney bus service will provide residents of the development access to the proposed clubhouse and nearby shopping centers and will further minimize traffic impacts in the area.

Traffic Monitoring

Future traffic conditions will be monitored at the intersection of Old Country Road/Old East Neck Road to determine if a traffic signal becomes warranted at this location.

The Town Board finds that detailed designs for road and intersection improvements will be reviewed by appropriate Town, County and State agencies having jurisdiction over the respective roadways. The Planning Board will review the internal circulation system, site access road designs and traffic calming measures as part of site plan approval.

11. Air Quality

Background air quality levels for the project area are below the National Ambient Air Quality Standards (NAAQS) for all pollutants, including ozone. However, Suffolk County is part of a region that has been designated by the USEPA as a severe nonattainment area for ozone. Compliance in New York State with the NAAQS for ozone must be achieved by the year 2007. Suffolk County is in compliance with carbon monoxide, nitrogen dioxide, lead, hydrocarbons,

particulates, and sulfur dioxide air quality standards.

The Town Board finds that the analysis of air quality under future conditions with the proposed project indicates that there will be no significant adverse impacts to ambient air quality as a result of vehicle volumes associated with The Greens at Half Hollow development. The proposed plan, therefore, is consistent with the State Implementation Plan.

12. Infrastructure and Utilities

An extensive underground utility system runs beneath the project site and includes water mains, sanitary sewers, storm sewers, high pressure hot water lines and electric, gas, and telephone lines.

a. Sanitary Sewers

An on-site sewage treatment plant (STP), located on the 46.5-acre portion of the site south of Old South Path, serves the project site (although no flows are currently generated from the site), as well as the SRUs and the Sagamore Children's Psychiatric Center. Existing flows to the STP are approximately 80,794 gallons per day.

The Town Board finds that the proposal to upgrade and modernize the existing STP and to locate all sewage treatment facilities on 15.5 acres in the eastern portion of the 46.5-acre parcel is appropriate, though subject to the review and approval of the Suffolk County Department of Health Services and Sewer Agency. The remaining 31 acres will be offered to dedication to the Town of Huntington for parkland. The STP will treat all wastewater generated from The Greens at Half Hollow development as well as from the SRUs and Sagamore Children's Psychiatric Center. The upgraded STP facility will be dedicated to the Suffolk County Department of Public Works.

b. Water Supply

Currently, an on-site water distribution system consisting of two supply wells and a network of transmission mains serves the project site. However, in 1995/1996, the existing supply wells were removed from service due to an inability to meet certain Suffolk County DHS standards and the site has been served by an emergency interconnection with the Dix Hills Water District. However, the site is not located within the service area of any established water district.

The Applicant is planning to make arrangements to extend the boundaries of the Dix Hills Water District to include the project site and The Greens at Half Hollow development will utilize the public water supply to obtain potable water required for the proposed residential units and community facilities. Water to irrigate the proposed golf course will be obtained from new on-site wells drawing from the shallow aquifer.

The Town Board finds that certain improvements, identified by a consultant for the Dix Hills Water District, will be necessary to effectively serve the property. The Applicant is working with the Water District to ensure that the demands of the proposed project can be met and has agreed to fund required improvements to be more specifically identified and depicted on the site plan during future review. This includes a water tank and new wells. The location of these facilities has not yet been determined, but will be reviewed by the Planning Board as part of site plan approval.

The Town Board also finds that water conservation measures, including the installation of water-efficient plumbing fixtures and appliances in proposed residential units and community facilities, are proposed.

c. Stormwater Management

The project site currently includes facilities for the collection and recharge of stormwater, which includes piping and three recharge basins. The Town Board finds that a Comprehensive Stormwater Management Plan for the proposed project which provides for the collection and disposal of runoff throughout the development is necessary and will be subject to Planning Board approval upon site plan review. All stormwater collection and recharge facilities will be designed in accordance with the Town of Huntington *Subdivision Regulations and Site Improvement Specifications*.

d. Solid Waste

Existing buildings on the project site have been vacated and the site does not currently generate solid waste. The Town Board finds that the proposed development will generate approximately 200 tons of solid waste per month (based upon a State DEC standard of 5 pounds per person per day). This is approximately the same amount of solid waste that would have been generated when the LIDC was fully operational in the early 1980's. Solid waste will be collected by private carter, licensed by the Town of Huntington. Solid waste in Huntington is transported to the Town of Huntington Resource Recovery Facility on Town Line Road in East Northport. Mandatory recycling, as required throughout the Town, will mitigate the disposal of a component of the solid waste stream. Disposal of defunct infrastructure on site will be conducted in accordance with all applicable regulations, with permits secured as appropriate, and the Applicant shall keep the Planning Board and Town Engineering Services Department fully informed of such work as it progresses.

e. Site Condition

While other former public properties have been excised into private ownership, including federal property and several schools, this site is the largest such opportunity presented. As a former state-owned developed institutional property, it contains substantial infrastructure that must be removed to enable residential use consistent with contemporary standards. The significant extent of present development on the site will require considerable mitigation prior to new construction. The proposed use will "recycle" the site into a functional senior-oriented community to meet a documented growing need in the Town of Huntington. Infrastructure to be removed includes over 100 buildings, miles of roadway, and an extensive supporting utility network (e.g., water, sewer, electric—piping, conduits, wiring). The applicant has already conducted testing and remediation specific to PCBs and asbestos. Environmental site reclamation for the entire property (including areas offered for dedication to outside agencies) shall be undertaken in accordance with County, State and Federal regulations and will be entirely borne by the applicant. Should the Planning Board so require during site plan review, a voluntary clean-up agreement may be forged with the Town of Huntington, with input from the Suffolk County Department of Health Services (SCDHS) and the New York State Department of Environmental Conservation (NYSDEC), to insure that all necessary specific site analysis and remedial action is carried out satisfactorily, reinforced by posting of a performance bond to insure compliance.

13. Groundwater

The groundwater system underlying The Greens at Half Hollow site is divided into several aquifers including (1) the Lloyd Aquifer; (2) the Magothy Aquifer; and (3) the Upper Glacial Aquifer. The Lloyd Aquifer is a deep artesian aquifer that extends under most of Long Island. The overlying clay member of the Raritan Formation is typically of low permeability and forms a confining bed above this aquifer. Currently, there is no withdrawal from the Lloyd Aquifer in the vicinity of the site, however, it supplies water to wells in other parts of Long Island. The Magothy Aquifer provides large supplies of water to wells throughout Long Island. A well search conducted for the 1995 **Preliminary Master Plan for the Long Island Developmental Center** revealed six private supply wells and two LIDC supply wells on and near the project site. The upper surface of the Magothy Aquifer is in contact with the overlying Upper Glacial Aquifer. The Upper Glacial Aquifer is the most permeable aquifer, resulting in high capacity wells, typically yielding as much as 1,700 gallons per minute.

The aquifers are recharged from precipitation that falls on Long Island. The Upper Glacial Aquifer is recharged directly by infiltrating precipitation and the deeper Magothy and Lloyd Aquifers are replenished by water moving downward through the groundwater system.

The Town board finds that the proposed development adequately addresses various groundwater concerns, as discussed below.

The Special Groundwater Protection Area (SGPA)

The Greens at Half Hollow site is located within the 6,708-acre West Hills- Melville Special Groundwater Protections Area (SGPA). This recharge watershed area is designated as such because of its importance in recharging the sole source aquifers beneath Long Island. The proposed action was assessed for plan compatibility with the Long Island Special Groundwater Protection Area (LICSGPA) Plan and reviewed for groundwater impacts. The Town Board finds the proposed action compatible with the SGPA Project Draft as follows:

- The LICSGPA Plan land use maps classify the major tax parcel of the subject site "institutional." In that a special population segment will be served by the development and amenities supporting such use, the use is similar to an institutional use. Additionally, the existing sewage treatment facility will be upgraded to exceed present standards and will continue to serve the adjoining Sagamore Children's Center and the New York State-owned SRU's, recognized institutional uses.
- The premises are to be developed in accordance with Best Management Practices established in the LICSGPA Plan resulting in maximization of natural area for recharge, restriction of fertilization, use of native plants in landscaping and elimination of pesticide use. The proposed clustered residential development reserves a major portion of the site as open space to serve as aquifer recharge area.
- The proposed overall site density exceeds allowable Suffolk County Sanitary Code (Article 6) density for conventional subsurface sewage disposal systems. While the LICSGPA Plan advises against the proliferation of new package plants in the SGPAs, an existing sewage

treatment plant (STP) will be reconstructed to meet and exceed present standards. The facility will be deeded to the Suffolk County Sewer Agency. The Town Board finds that overriding circumstances of social need (provision of market-rate and affordable senior housing) warrant such sewage collection and hookup to a treatment facility that maximizes SGPA watershed protection.

To evaluate potential impacts to groundwater from development of the property, a computer model was used to calculate projected nitrogen impacts to groundwater as a result of The Greens at Half Hollow development. The calculations indicate that The Greens at Half Hollow development will result in approximately 4.8mg/L of nitrogen in water recharging the shallow aquifer. This is below the 6.4mg/L baseline established in 1980-81 and below the 6.0mg/L target established in the 1995 Preliminary Master Plan for the Long Island Developmental Center, as well as the State health standard of 10.0 mg/L.

Golf Course Irrigation

It is estimated that approximately 150 gallons of water per minute will be required to irrigate the golf course during the golf season. Groundwater will be withdrawn from the shallow aquifer in order to supply this need.

Discharge from the sanitary sewage collection system will be piped to the proposed on-site sewage treatment plant (STP). Discharge from the STP will be recharged on-site to the shallow aquifer system.

On-site recharge basins for stormwater runoff and treated effluent will facilitate the replenishing of groundwater withdrawn from shallow aquifers to irrigate the golf course and selected landscaped areas. Therefore, no significant adverse impacts to groundwater hydrology are anticipated as a result of golf course irrigation.

Golf Course Operations

A Natural Turfgrass and Pest-Management Program (NTPMP) will be prepared for the proposed golf course. The Long Island Neighborhood Network-Organic Golf Project will be consulted regarding the NTPMP. The NTPMP will strictly control the application of organic pesticides and fertilizers and identifies other maintenance practices for the golf course. The NTPMP will serve as the maintenance blueprint for the proposed golf course; it will describe materials to be used, rates of application and, where possible, an expected time of application. The NTPMP will rely heavily on environmental friendly practices including the use of natural organic fertilizers that suppress diseases, pest resistant grasses, biological control material as the first line of defense against pests and careful use of fertilizers and water for irrigation. The golf course superintendent will be responsible for implementing this program.

The basic philosophy of the NTPMP is to produce a healthy pest-resistant golf-playing surface that will have little or no impact on the surrounding environment. Selection and use of organic pesticides and fertilizers for The Greens at Half Hollow will be based on producing a healthy plant while not contaminating either surface water (via runoff) or groundwater (via leaching). The NTPMP will conform to the principles of sustainable resource management developed by Audubon International for golf courses.

A computer-controlled irrigation system will regulate the amount of water used to irrigate the golf course. The proper amount of irrigation will be applied to minimize any environmental impact, reduce the potential for pest problems, reduce the waste of water from excess irrigation and produce a healthy pest-resistant grass. Irrigation will only take place when wind speeds are below the maximum specified for this irrigation system (irrigation heads and operating pressure).

14. Cultural Resources

Stage 1A and Stage 1B Archaeological Surveys were conducted for the project site. Since no prehistoric occupation horizons, no prehistoric cultural materials or historic cultural materials were found on the site, the Town Board finds that the project will not have any cultural resource impacts.

15. Construction Impacts

The Town Board finds that short-term construction activity will likely result in several minor, temporary adverse impacts to the project site and surrounding area. These impacts will be associated with demolition, site clearing and grading activities; excavation of foundation areas; installation of utilities; and construction of roadways, residential buildings and recreational facilities. Proposed measures to mitigate and minimize these impacts are discussed in the DGEIS. The short-term construction impacts are summarized below.

Soils will be disturbed on the project site by grading, excavation and mounding activities during construction.

- Temporary increases in soil erosion will result from construction operations, and minor amounts of soil will be carried off site in surface runoff waters.
- Wildlife utilizing the project site and immediate adjacent areas will be temporarily displaced by construction activities onto adjacent wooded and open areas; and construction operations will discourage wildlife from feeding at or migrating through the project site during the construction phase of the Proposed Action.
- Operation of construction equipment and trucks, and worker vehicles, may temporarily impede traffic in the area of the project site during the construction period.
- Minor release of air contaminants will occur from construction equipment; and emissions of fugitive dust will occur during some construction operations.
- The visual quality of the area may be temporarily degraded by the presence and operation of construction equipment on the project site; and
- Temporary increases in noise levels at the site boundary may result from construction activities.

The demolition of existing buildings, roads and utilities, and the use of qualifying demolition debris as on-site fill will be undertaken in strict conformance with all local, State and Federal laws and requirements to ensure the safety of construction workers and compliance with all

applicable environmental regulations. The Town Engineering Services Department must insure that specific mitigation measures will be consistently adhered to, and appropriately monitored in the field, to minimize potential impacts to surrounding sensitive receptors.

The Planning Board will further examine construction impact issues in detail during the site plan approval process, including impacts on abutting uses, including off-site residences, the Sagamore Children's Hospital, the two Small Residential Unit complexes, and the James E. Allen Junior/Senior High School, which will involve contact to the administrators thereof. The Town Board finds that it will be necessary to maximize separation of the more noise-intensive activities (e.g., crushing of concrete) from these identified sensitive receptors.

The first phase of development will include demolition, site preparation, utility installation, construction of at least some of each housing type, and the development of indoor and outdoor recreation facilities, including the golf course and soccer fields. The affordable condominiums and the funding of the housing trust fund program will be undertaken during the first phase. Federal approval of the rental housing project will be pursued during the first phase, with applications processed for Section 202 or similar Federal or State funding. The first phase of development will be reviewed by the Planning Board in accordance with its site plan and subdivision approval process.

16. Summary of Alternatives

A number of alternative development scenarios for the project site are discussed and compared to the proposed project in the DGEIS. Three of the alternatives (a conventional single-family subdivision at the existing R-80 zoning, a senior development with a village center and a senior development with a nine-hole golf course) were evaluated in the **Preliminary Master Plan for the Long Island Developmental Center** prepared by the LIDC Task Force in 1995. A No-build alternative and the proposed plan with a nine-hole golf course instead of the proposed 18-hole executive golf course are evaluated in the DGEIS as well. Additional alternatives address the location of the proposed soccer fields and alternative zoning approaches.

17. Future Planning Board Review

Any and all impacts identified in the FGEIS, which may be within the jurisdiction of the Planning Board (an involved agency to this review) to further mitigate, shall be addressed in the Planning Board's findings statement and identified mitigation thereof shall be imposed.

D. CONCLUSIONS

Having considered the DGEIS and FGEIS (collectively to "GEIS") and the entire record of the project before the Town, the Town Board of the Town of Huntington finds and concludes that:

The requirements of 6 NYCRR Part 617 have been met;

Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the Proposed Action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable, including the impacts disclosed in the GEIS;

Consistent with social, economic and other essential consideration, to the maximum extent practicable, adverse environmental impacts of the proposed action revealed in the environmental impact statement process will be minimized or avoided by incorporating as conditions to the Board's decision those mitigative measures which were identified as practicable;

These findings shall be filed in accordance with the requirement of 6 NYCRR Part 617.12(a).