

**Appendix D-2**  
**Positive Declaration**  
*August 8, 2018*

HUNTINGTON TOWN PLANNING BOARD

MEETING OF AUGUST 8, 2018

The following resolution was offered by L. Cernava  
and seconded by K. Casey

WHEREAS, Fort Slongo, LLC and The Preserve at Indian Hills, LLC, c/o Demetrius A. Tsunis, 1 Rabro Drive, Suite 100, Hauppauge, NY 11788, the Maude D. Roberg Revocable Living Trust, Michael J. Cahill, Trustee, 325 Woodland Drive, Brightwaters, NY 11718, and Bruce Roberg, 2 Breeze Hill Road, Northport, NY 11768, the owners, have submitted a subdivision map known as **The Preserve at Indian Hills** prepared by Thomas C. Dixon, PE, Nelson & Pope, and indicated as parcels 0400-014.00-04.00-001.000 and 002.000, and 0400-015.00-01.00-003.003, 011.000, 012.000, 016.000, 019.000 and part of 022.000 on the Suffolk County Tax Map; and

WHEREAS, 154.56 acre subject property is contiguous to the Long Island Sound in the northeast region of the Town of Huntington, and is located on the northwest corner of Breeze Hill Road and Fresh Pond Road, the south side of Breeze Hill Road, approximately 1,162 feet west of Fresh Pond Road and the east side of Makamah Road, 752 feet south of Breeze Hill Road; and

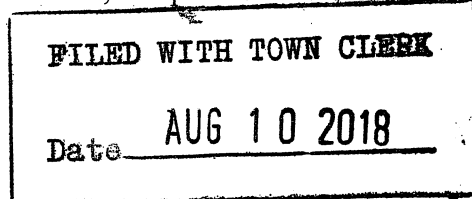
WHEREAS, at their regular meeting held on July 26, 2017, the Huntington Town Planning Board approved the 151.08 acre Pre-Application Yield Map, dated June 2017, revised July 13, 2017 and received on July 18, 2017, depicting ninety-eight (98) residential lots in compliance with the R-40 Residence Zoning District, one (1) 5.84 acre lot including the existing clubhouse, golf shop and parking areas, 20.72 acres in parkland dedication, 11.26 acres in road dedication, 10.05 acres in recharge basin dedication, an additional 0.39 acre in drainage reserve area intended to collect a small tributary area of 3.30 acres, and a one hundred foot (100 ft.) boundary from the New York State designated freshwater wetlands; and

WHEREAS, the Yield Map dated June 2017, revised July 19, 2017 and included in the preliminary application for subdivision received on December 28, 2017, was substantially the same as the previously approved Yield Map, however, as an alternative to widening the existing thirty (30) foot right-of-way from Breeze Hill Road by twenty (20) feet, the revised Yield Map depicted the existing thirty (30) foot right-of-way to be utilized as an emergency access to the site and the proposed road terminating in a cul-de-sac, which resulted in an additional 0.17 acres in roadway and 0.17 acres less in drainage reserve area; and

WHEREAS, the Department of Planning and Environment coordinated the EAF Part 1, received on December 28, 2017, with all involved agencies and as there were no objections received, the Huntington Town Planning Board was established as Lead Agency and issued a Positive Declaration pursuant to SEQRA at their regular meeting held on March 28, 2018; and

WHEREAS, revised Preliminary Maps and a revised EAF, Part 1 including an additional 3.44 acres of land were received on June 15, 2018; and

WHEREAS, the Preliminary Map, Overall Plan, Sheet 1 of 35, dated December 2017, revised June 15, 2018 and received on June 15, 2018 depicts a 154.56 acre proposed cluster development in order to maintain the existing 18-hole private golf course, maintain accessory buildings, replace the existing clubhouse with a new clubhouse, renovate the existing golf shop for use as a fitness center for the residents of the Homeowners Association and construct ninety-eight (98) residential units/lots, which requires modifications of the zoning regulations in accordance with Town Code, Chapter 198-114, Cluster developments; and



WHEREAS, the applicant has submitted a revised Environmental Assessment Form (EAF) Part 1 in connection with the application, and the Environmental Review Division of the Department of Planning and Environment has reviewed the information provided within and has determined that this action is classified as a **Type I Action** pursuant to SEQRA, 6 NYCRR Part 617.4 (b)(5)(ii), as the applicant proposes ninety-eight (98) residential lots/units which would not be connected to an existing public sewer system; and

WHEREAS, the Department of Planning and Environment has coordinated the revised EAF Part 1 with all involved agencies, and since no objections have been received and thirty (30) days has elapsed since the coordination of the document, the Huntington Town Planning Board, 100 Main Street, Huntington, New York 11743 will continue to serve as Lead Agency; and

WHEREAS, the Environmental Review Division of the Department of Planning and Environment has prepared the EAF Parts 2 and 3, dated August 8, 2018, **attached hereto and made part hereof**, which analyzes the planning and zoning issues relative to the subject application, as well as consistency with the Horizons 2020 Comprehensive Plan Update, and evaluates potential impacts in accordance with the SEQRA regulations; and

WHEREAS, additional information concerning the SEQRA process can be obtained from the Department of Planning and Environment, Room 212, 100 Main Street, Huntington, New York 11743, Office: (631) 351-3196, Email: [Planning@HuntingtonNY.gov](mailto:Planning@HuntingtonNY.gov); and

WHEREAS, upon due deliberation of the completed Environmental Assessment Forms, the Huntington Town Planning Board has found that the action has the potential for significant adverse environmental impacts based upon the reasons stated in the EAF, Parts 2 and 3, prepared by the Environmental Review Division of the Department of Planning and Environment, including but not limited to impacts on steep slopes, geological features, surface water, groundwater, and critical environmental areas; now therefore be it

RESOLVED, that the Huntington Town Planning Board hereby:

- (1) Issues a Positive Declaration based upon the impacts identified in the Environmental Assessment Forms, Parts 2 and 3, prepared in accordance with Article 8 of the Environmental Conservation Law; and
- (2) Directs the project sponsor to submit a draft scope to the lead agency in accordance with 6 NYCRR 617.8 (b); and
- (3) Directs the Director of the Department of Planning and Environment to file the Notice of the Determination of Significance pursuant to 6 NYCRR 617.12; and be it further

RESOLVED, that the applicant shall prepare a Draft Environmental Impact Statement (DEIS) that identifies and analyzes the impacts of the subdivision application and alternatives in accordance with the standards listed in 6 NYCRR 617.9.

VOTES: 5

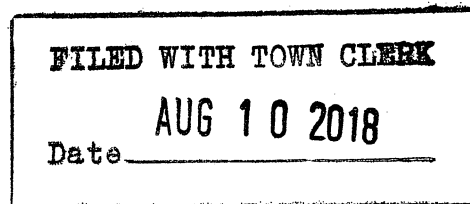
AYES: 5

NOES: 0

ABSENT: 1

P. Mandelik, Chairman	Not Voting
P. Ehrlich, Vice Chairman	Aye
J. Devine	Aye
K. Casey	Aye
L. Cernava	Aye
D. Pennetta	Aye
D. Walsdorf	Absent

The resolution was thereupon declared duly adopted.



**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

<b>Agency Use Only [If applicable]</b>	
Project :	The Preserve at Indian Hills
Date :	August 8, 2018

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☐ NO☒ YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ Bluff, Cretaceous sediment deposits, Maritime bluff	E2g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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1. Other impacts: <u>Fertilizer use for Golf Course and New Residential Landscaping</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**4. Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If "Yes", answer questions a - h. If "No", move on to Section 5.*

☐ NO ☒ YES

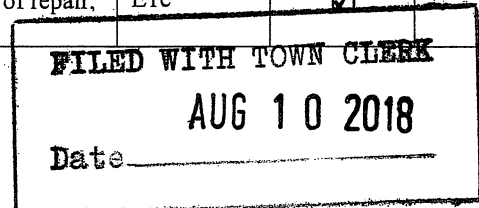
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: <u>SCWA Distribution Area 9</u>	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other impacts: <u>Fertilizer use for Golf Course and New Residential Landscaping</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding.  
(See Part 1. E.2)  
*If "Yes", answer questions a - g. If "No", move on to Section 6.*

☐ NO ☒ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>



g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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## 6. Impacts on Air

The proposed action may include a state regulated air emission source.  
(See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO

☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

## 7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☐ NO

☒ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

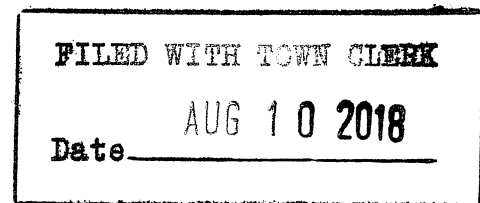
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ Successional Southern Hardwood and Coastal Oak Hickory (Edinger et al. 2014)	E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Other impacts: Fertilizer use for Golf Course and New Residential Landscaping _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>





**9. Impact on Aesthetic Resources**

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. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO☒ YES

*If "Yes", answer questions a - g. If "No", go to Section 10.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

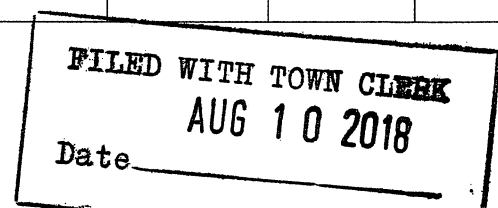
**10. Impact on Historic and Archeological Resources**

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO☒ YES

*If "Yes", answer questions a - e. If "No", go to Section 11.*

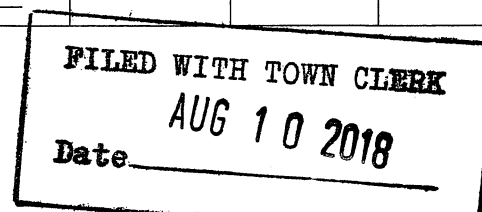
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. Other impacts: <u>The subject site adjoins two Town Designated Historic Sites - Breeze Hill Stock Farm and the Booker T. Washington House</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> 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. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>



**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

☒ NO☐ YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

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

☐ NO☒ YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**

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

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 16. Impact on Human Health

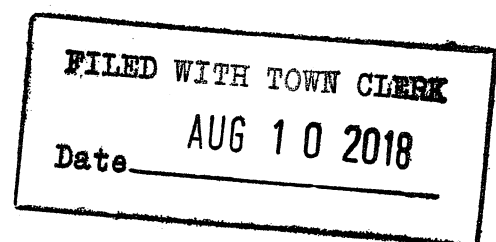
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☒ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: <u>Storage and use of pesticides, herbicides and other chemicals for maintenance of golf course and proposed residences</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>



**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

☒ NO☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

☐ NO☒ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: The proposed action will open/extend tap streets (Mystic Lane and "Lee's Court") to accommodate 38 units and 48 units respectively.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

**PRINT FULL FORM****FILED WITH TOWN CLERK**Date **AUG 10 2018**

Project : The Preserve at Indian Hills

Date : August 8, 2018

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

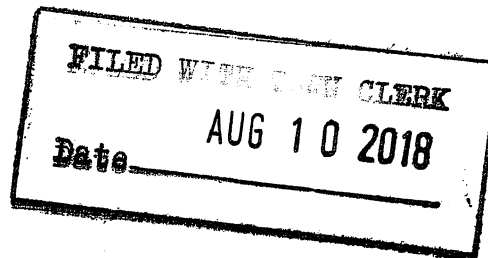
Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached sheets



**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Submitted Plans, Site Visit

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town of Huntington Planning Board as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☒ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: The Preserve at Indian Hills

Name of Lead Agency: Town of Huntington Planning Board

Name of Responsible Officer in Lead Agency: Paul Mandelik

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency: *Paul Mandelik* Date: August 8, 2018

Signature of Preparer (if different from Responsible Officer) *Christian Truelli* Date: August 8, 2018

**For Further Information:**

Contact Person: Anthony Aloisio, Director, Department of Planning and Environment

Address: Town of Huntington, 100 Main Street, Room 212, Huntington, NY 11743

Telephone Number: 631-351-3196

E-mail: [planning@huntingtonny.gov](mailto:planning@huntingtonny.gov)

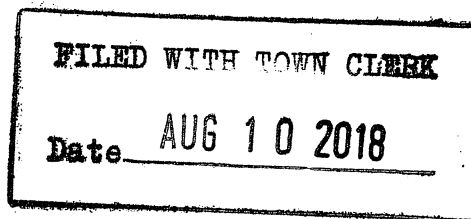
**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



**PRINT FULL FORM**

# ENVIRONMENTAL ASSESSMENT FORM

## PARTS 2 & 3

### The Preserve at Indian Hills Subdivision (D-17-005-P)

SCTM #0400-014.00-04.00-001.000 & 002.000 and  
SCTM #0400-015.00-01.00-003.003, 011.000, 012.000, 016.000 & 019.000 and p/o 022.000  
(Fort Salonga)

#### PROJECT DESCRIPTION

The 154.56 acre subject property is contiguous to the Long Island Sound in the northeast region of the Town of Huntington, located on the northwest corner of Breeze Hill Road and Fresh Pond Road, the south side of Breeze Hill Road, approximately 1,162 feet west of Fresh Pond Road, and the east side of Makamah Road, 752 feet south of Breeze Hill Road. The site is situated within the Census Designated Place of Fort Salonga and is comprised of seven tax parcels and part of one tax parcel indicated as Lot 22, a private right-of-way. Five parcels have been associated with the addresses 40 and 42 Makamah Road, and 2, 21 and 42 Breeze Hill Road, Northport, New York 11768.

The proposed action is for the development of a ninety-nine (99) lot cluster subdivision located entirely within the R-40 Residence Zoning District (Minimum Lot Area 43,560 s.f./ 1.00 acre).

The proposed cluster development would allow for the continued operation of an eighteen (18)-hole golf course known as Indian Hills Country Club, and the construction of ninety-eight (98) age-restricted (55 and older) residential units in duplex structures with vehicular access via four (4) 26-foot wide private roadways. (By resolution on July 26, 2017 the Planning Board made a preliminary yield determination not to exceed ninety-eight (98) lots in full compliance with the R-40 Zoning District and one (1) additional lot to contain the clubhouse, golf shop and parking area, however the resolution states *"that this Yield Map will be subject to further review and possible modification as a result of the full consideration of environmental factors as a result of the State Environmental Quality Review (SEQR) process and findings."*)

The "North Parcel" (SCTM #0400-014.00-04.00-001.000 and 002.000) contains two new (2) private roadways; a circular road gaining access from the easternmost end of Mystic Lane and a cul-de-sac gaining access from the west side of Fresh Pond Road. The circular road from Mystic Lane within "HOA Lot 1" provides access to Lots 1-38. The cul-de-sac from the west side of Fresh Pond Road within "HOA Lot 2" provides access to Lots 39-50. The remaining area on the North Parcel is depicted as "Golf Association Lot 1". Existing structures including the maintenance garage, office and storage building (which are accessed from Thornton Drive) and the half-way house will remain within "Golf Association Lot 1". Existing and proposed ponds, as well as a proposed recharge basin are located within "Golf Association Lot 1".

The "South Parcel" (SCTM #0400-015.00-01.00-003.003, 011.000, 012.000, 016.000, 019.000 and part of 022.000) contains two new (2) connecting private roadways; the first road gaining access from the east side of Makamah Road and the second road gaining access from the first road and terminating in a cul-de-sac. Both private roads are within "HOA Lot 3". The first road from Makamah Road provides access to Lots 91-98. The cul-de-sac from the first road provides

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access to Lots 51-90. Lot 99 contains the existing private clubhouse which will be demolished and replaced by a new clubhouse located north of the current location. The existing golf shop will be renovated for use as a fitness center for the HOA residents. The storage building, parking areas, and driveway access to Breeze Hill Road will remain within Lot 99. The remaining area on the South Parcel is depicted as "Golf Association Lot 2" and "Golf Association Lot 3".

According to the Overall Plan for The Preserve at Indian Hills, the "North Parcel" has a total area of 126.14 acres; Golf Association (113.60 acres), Homeowners Association (7.05 acres), and 50 residential units/lots (5.49 acres). The northwest portion of the property includes 38 residential units/lots and the northeast portion includes 12 residential units/lots. The "South Parcel" has a total area of 28.42 acres; Golf Association (5.43 acres), Homeowners Association (12.32 acres), 48 residential units/lots (4.82 acres), Lot 99 containing the existing/proposed clubhouse located nearest to Breeze Hill Road (5.84 acres), and road widening dedication to the Town of Huntington (0.01 acres). The southwest portion of the property includes 8 residential units/lots and the southeast portion includes 40 residential units/lots.

Section D.2.e.iii of Part 1 of the EAF states that *"Existing golf course pond/drainage feature overflow occurs to Fresh Pond; this will continue, however, at a reduced volume due to the increase in stormwater retention on the subject site"*. Town Code requires that all drainage shall be maintained on the subject property. Drinking water would be supplied by the Suffolk County Water Authority via mains and service lines.

### **SURROUNDING LAND USE AND ZONING**

The subject parcels are located on the north and south side of Breeze Hill Road and the east side of Makamah Road in Fort Salonga. The "North Parcel" is bordered by residences to the west, residences and the clubhouse, maintenance building and driving range to the south, residences and Fresh Pond Greenbelt (largely controlled by the Suffolk County Parks Department) to the east, and the Long Island Sound to the north. A private homeowners association open space property and the Town's Geissler's Beach are also to the west of the "North Parcel". Fresh Pond Greenbelt is east of the "North Parcel" and is designated as a CEA by the Suffolk County Legislature with the purpose of benefiting human health and protecting drinking water. The north portion of the "North Parcel" is located in a Coastal Erosion Hazard Area (CEHA).

The "South Parcel" is bordered by residences and the golf course to the north, residences to the south and east and residences and the Suffolk County Makamah Nature Preserve to the west. The Town's Davis Brickmaker Preserve and private conservation easements are also located to the west of the "South Parcel". The Town's Jerome Ambro Memorial Wetlands Preserve is located to the northwest of the "South Parcel".

The area in the vicinity of both the "North Parcel" and "South Parcel" is characterized by low to medium density residential development, privately held open space, Town and County parkland and the Long Island Sound. The zoning immediately adjacent to the "North Parcel" is R-40 to the south, east and west, with R-80 to the north. The zoning immediately adjacent to the "South Parcel" is R-40 to the north, south, east and west. The subject property has been zoned R-40 since September of 1947, prior to that time it was zoned R-10 since 1934.

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**NATURAL RESOURCES DESCRIPTION**

The subject property has been used as a golf course since the early 1960s. A private 18-hole golf course would continue to operate on the "North Parcel". The elevations on the "North Parcel" range from between 0 feet above mean sea level (MSL) to 157 feet above MSL in the area just south of the ridgeline that divides the north portion of the parcel. The Coastal Erosion Hazard Area line extends for the length of this ridge. The elevations on the "South Parcel" range from between 22 feet above MSL to 120 feet above MSL in the area of the existing clubhouse. The Steep Slope Analysis, dated April 2017, states that approximately 69.71 acres of the site are located in areas with slopes of greater than 10%, with an average slope of the steep slope areas of 22.02%. Section E.2.f of Part 1 of the EAF states approximately 45.4% of the site has slopes ranging between 0 to 10%, 22.6% has slopes ranging between 10 to 15%, and 32% has slopes that exceed 15%. The revised proposal includes the addition of an approximately 3.44 acre parcel (SCTM# 0400-015.00-01.00-003.003) located on Makamah Road that contains steep slopes. An updated steep slope analysis that includes the new parcel should be submitted. Section E.2.f of Part 1 of the EAF is identical to the previous submission. The addition of the 3.44 acre sloped parcel may alter the percentages of the steeply sloped areas. The applicant should update this information and include an accurate description of the steeply sloped areas in an expected Draft Environmental Impact Statement (DEIS).

According to Section E.2.c of Part 1 of the EAF soils for the site consist primarily of Carver & Plymouth Sands, 15 to 35 percent slopes (CpE), covering an area of 29.2% of the site, Cut and fill land, sloping (CuC), covering an area of 14.7% of the site, and Scio silt loam, sandy substratum, 2 to 6% slopes (SdB), covering an area of 11.4% of the site. The soil on the parcel with frontage on Makamah Road is composed primarily of Carver & Plymouth Sands, 15 to 35 percent slopes (CpE). The percentage of CpE in Part 1 of the EAF is identical to the percentage included on the previous EAF. The predominant soil types should be updated in the DEIS to include the new parcel and reflect the accurate percentage of CpE soils. The hazard for erosion for the soils listed above ranges from slight to moderate on SdB soils to moderate to severe on CuC and CpE soils.

The Town of Huntington Beach Erosion Study (TOHBES), completed by Ocean and Coastal Consultants Engineering and dated August 30, 2006, describes the north portion of the "North Parcel" as follows: *"The area historically known as Broken Ground, which is currently occupied by the Indian Hills Golf Course, has a history of substantial slope failures most likely related to a saturated and weak underlying clay layer. The visible evidence of a deep seated failure plane is a scarp about 2000 feet long that extends inland about 500 feet at its maximum. There is on-going differential soil movement along the scarp, with up to 4 feet of vertical displacement since 2002."* The TOHBES further states, *"the highest bluff erosion rates are concentrated in the eastern portion of the study area including the bluffs at Broken Ground (Indian Hills)..."*, and *"The Broken Ground area, including the bluff at Indian Hills Golf Course is expected to continue to have soil movement issues. The observed scarp is likely the result of a deep seated failure along a clay layer. While there are both structural and non-structural measures that can be implemented to reduce or mitigate the likelihood or rate of soil movement, an engineering solution to provide long term stability may not be feasible."* The Suffolk County Department of Economic Development and Planning (SCDEDP) letter dated July 18, 2018 states the applicant should provide,

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*“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.’”*

According to Section E.1.b of Part 1 of the EAF 58.3 acres of the subject parcels are forested (including groupings of trees along fairways). The applicant should submit a plan depicting the full extent of the woodland canopy. All trees eight (8) inches in caliper and larger within and up to twenty (20) feet outside proposed clearing limits should be individually mapped and indicated for retention or removal on a separate plan entitled “Tree Preservation Plan” and within the accompanying table. The genus of each tree should be included in the table.

The habitats found on the property include Coastal Oak Hickory Forest, Successional Southern Hardwood Forest, Maritime Bluff and Red Maple Hardwood Swamp. The project site is located in the vicinity of the Jerome Ambro Memorial Wetlands Preserve, which was designated as a Park Preserve Preservation Area by the Huntington Town Board in 1993 and is a New York State Department of Environmental Conservation (NYSDEC) Significant Natural Community described as high salt marsh. The subject parcels are located in the primary focus area of the Crab Meadow Watershed and combined make up one of the largest privately held properties in the watershed. The Town has been working to finalize the Draft Crab Meadow Watershed Hydrology Study and Stewardship Plan (DCMWHSSP). The Town released the Draft Crab Meadow Watershed Hydrology Study and Stewardship Plan for public review, ([www.huntingtonny.gov/crab-meadow-watershed](http://www.huntingtonny.gov/crab-meadow-watershed)) and has received comments. The Crab Meadow Watershed CAC is in the process of providing a response.

There are a series of ponds extending from the northwest to the southeast of the “North Parcel”, two of which are NYSDEC designated freshwater wetlands (Identified as Wetland N-13). Fresh Pond Greenbelt, to the east of the “North Parcel”, is designated as a Critical Environmental Area pursuant to SEQRA (designated as such by the Suffolk County Legislature), and is NYSDEC Designated Freshwater Wetland N-2, a Class 2 wetland. The NYSDEC Environmental Resource Mapper shows that rare plants or animals are located on or near the “North Parcel”.

The westerly most portion of the “South Parcel” (SCTM# 0400-015.00-01.00-003.003) is located directly east, across Makamah Road, of Makamah Nature Preserve, which contains NYSDEC Designated Freshwater Wetland N-8, a Class 1 wetland. A NYSDEC letter dated August 14, 2017 describes a proposed amendment to the Freshwater Wetlands Maps for Suffolk County that includes the expansion of Wetland N-8 to include areas to the north and south of the existing right-of-way located immediately north and downgradient of the proposal. The “South Parcel” is also located to the southeast of the Jerome Ambro Memorial Wetlands Preserve.

The subject parcels are located in Suffolk County Groundwater Management Zone VIII which is described by the County as an area, *“Encompassing the North Shore area of the towns of Huntington, Smithtown and Brookhaven,”* that *“is also a shallow groundwater flow system.”*

### **COMPREHENSIVE PLAN**

According to the Horizons 2020 Comprehensive Plan Update Future Land Use Map the recommended future land use of the property is as Parks, Recreation & Conservation Land. In relation to recreational open space the Comprehensive plan states, *“Recreational open space*

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*includes day camps, golf courses, playing fields, and commercial recreational facilities. The continued operation of day camps, golf courses, and riding schools should be encouraged and they should be considered key priorities for acquisition by the Town should their continued use be threatened.*" The proposed use would maintain the operation of an 18-hole golf course, but would affect the course environment and holdings. Surrounding areas are recommended for Low Density Residential, such as the R-40 Residence Zoning District. The proposed ninety-eight (98) residential units/lots are based on the yield of the subject property in compliance with the R-40 Residence Zoning District and the Town of Huntington Subdivision Regulations. The proposed cluster development of the ninety-eight (98) residential lots requires modifications of the zoning regulations in accordance with Town Code, Chapter 198-114, Cluster developments.

### **SEQRA CLASSIFICATION**

**Type I.** The proposed action involves a ninety-nine (99) lot cluster subdivision located entirely within the R-40 Residence Zoning District (Minimum Lot Area 43,560 s.f./ 1.00 acre) consisting of seven tax parcels and part of one tax parcel indicated as Lot 22 with an overall area of 154.56 acres for the subsequent development of a total of 98 age restricted units (55 and older). The proposal is considered a Type I action pursuant to 6 CRR-NY 617.4 (b) *The following actions are Type I if they are to be directly undertaken, funded or approved by an agency: (5) construction of new residential units that meet or exceed the following thresholds: (ii) 50 units not to be connected (at the time of commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works.* While the proposed development would be connected to public water it includes 98 residential units that would not be connected to public sewers.

### **SEQRA RECOMMENDATION**

It is recommended that the proposed subdivision be issued a Positive Declaration pursuant to SEQRA as the action may result in one or more significant adverse environmental impacts. The proposal requires the need to further evaluate the extent of impacts identified herein and in comments from other involved agencies (i.e. NYSDEC), potential mitigation and possible alternatives. Upon issuance of a Positive Declaration the lead agency should direct the project sponsor to submit a draft scope in accordance with 6 NYCRR 617.8(b). The scope will focus the DEIS.

This report has been prepared to serve the Planning Board review of the specific project's environmental consequences. This review is based on an EAF Part I prepared by the applicant's environmental consultant, a proposed Preliminary Subdivision plan and site visits.

### **IMPACT ON LAND:**

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

\*Yes. The proposed action involves the alteration of the land surface of the subject site. The proposal may involve the construction on land where the depth to water table is less than three feet. While Section E.2.d of Part 1 of the EAF indicates the average depth to water table on the site is 20-75 feet "*in the areas proposed for development*" it is unclear if there are areas on-site where

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the depth to groundwater is shallower than 20 feet and if any grading or alterations would occur in these areas. The applicant should indicate areas on-site with a depth to groundwater shallower than is depicted on Part 1 of the EAF.

The action poses potentially large physical impacts as a consequence of clearing of woodland, grading and construction on steep and erodible slopes. The proposal may result in the construction on slopes of 15% or greater. Section E.2.f of Part 1 of the EAF states approximately 45.4% of the site has slopes ranging between 0 to 10%, 22.6% has slopes ranging between 10 to 15%, and 32% has slopes that exceed 15%. The addition of SCTM# 0400-015.00-01.00-003.003 to the "South Parcel" will likely change these percentages as it contains steep slopes. The applicant should clarify the breakdown of the steeply sloped areas in the DEIS.

The development of the 154.56 acre site would result in substantial grading. According to Section D.2.a.ii of Part 1 of the previous EAF submitted to this Department the proposal would result in the removal of 300,000 cubic yards of material. The same section of the revised EAF Part 1 submitted to this Department states that the proposal would not result in the removal of material from the site. The applicant should address this discrepancy in the DEIS. The removal of material from the site could lead to increased erosion. If the applicant intends to remove material from the site the DEIS should include the nature and characteristics of materials to be excavated. The NYSDEC should determine whether a mined land reclamation permit will be necessary for the magnitude of material to be removed. If material is to be removed from the site the applicant should indicate in the DEIS if it will be sold and/or disposed of.

Grading and excavation are proposed for the construction of the units and associated grounds and roadway, the expansion of existing ponds, the creation of a new recharge basin, new drainage catchment areas and changes to the layout of the golf course. Grading would take place directly adjacent to an area that *"has a history of substantial slope failures most likely related to a saturated and weak underlying clay layer. The visible evidence of a deep seated failure plane is a scarp about 2000 feet long that extends inland about 500 feet at its maximum."* Section D.2.a.ix of Part 1 of the EAF does not include a summary of the site reclamation goals and plan, which are necessary for review.

Alterations to the property, such as the addition of impermeable surfaces, construction of units located within close proximity to coastal bluffs, removal of vegetation and watering of new lawns may result in increased erosion. Section D.2.e.1 of Part 1 of the EAF states the project would result in the creation of at least 12.9 acres of impervious surface. According to Section E.1.b of Part 1 of the EAF the proposal would also result in the loss of 10.88 acres of forested area, or approximately 19% of the total forested area currently in existence on the parcels. Section E.1.b of Part 1 of the EAF also indicates there will be an 11.9 acre increase in residential landscaping which will likely require irrigation. Irrigation can add a burden to underlying clay and can lead to slippage. Irrigation may need to be restricted in areas of the site. This should be addressed in the DEIS.

The construction of 42 units and the associated roadway and improvements and reconfiguration of the golf course in the northwest portion of the "North Parcel" would result in clearing and grading directly adjacent to the Coastal Erosion Hazard Area. As stated in the July 18, 2018 SCDEDP letter

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the applicant should provide, "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'." According to Section D.1.e.i of Part 1 of the EAF the anticipated period of construction is 24 months.

### **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.

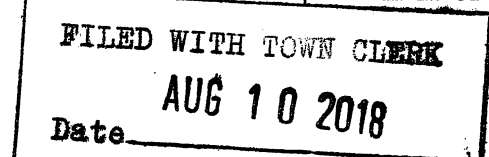
\*Yes. The proposed action may result in the alteration of unique or unusual land forms found on the site. According to the TOHBES, *"The geology in the area known historically as "Broken Ground", including the Indian Hills Golf Course and immediately adjacent areas, differs substantially from the surrounding geologic units. This area is underlain by Cretaceous sediment deposits, which may have been reworked by glacial ice sheet and incorporated into the moraine deposits (Bennington et al., 1999). The exposed portion of clay on the beach and bluff base appears to be the clay member of the Raritan Formation or a clay rich layer of the Magothy Formation, which acts as a confining unit over the lower Lloyd sand member. This clay unit effectively separates the surficial unconfined aquifer from the underlying Cretaceous aquifer and, thus, limits vertical groundwater movement. The lack of downward connectivity to underlying aquifers creates a situation that favors oversaturation and high pore pressures in the surface aquifer and slippage (landslides) along bedding planes."* The TOHBES further states, *"This area has a history of substantial slope failures (Nelson & Pope, 1990; Fuller, 1914; USACE, 1969) most likely related to a saturated and weak underlying clay layer. The visible evidence of a deep seated failure plane is a scarp. The scarp is about 2000 feet long and is visible in historic aerial photographs dating back to at least the 1940s. The scarp is semi-circular in plan, with the ends extending to the shoreline to the east and west of the Indian Hills Golf Course. The scarp extends about 500 feet inland at its maximum."* Substantial clearing and grading is proposed directly adjacent to the area described above. In the public workshop session held in 2016 to assist in drafting the DCMWHSSP numerous concerns were raised over coastal shoreline issues including bluff slumping at Indian Hills Golf Course.

Additionally, the northerly most portion of the site includes an area considered maritime bluffs. In Ecological Communities of New York State (Edinger et al. 2014), maritime bluffs are described as *"sparsely vegetated community that occurs on vertical exposures of unconsolidated material...that is exposed to maritime forces, such as water, ice, or wind."* Due to the instability of the substrate and the resulting lack of vegetation the bluffs are vulnerable to erosion. The proposal includes grading in the area south of the bluffs and could change drainage patterns in this area that may result in the increased erosion of the bluffs.

### **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).

\*Yes. The proposed action will affect one or more wetlands or other surface water bodies. Section D.1.h of Part 1 of the EAF states the construction would result in the impoundment of



any liquids such for stormwater storage, irrigation and golf course water features. The proposed plan depicts catchment areas and a recharge basin and Section E.1.b of Part 1 of the EAF indicates the proposal includes a 1.74 acre expansion of existing on-site water bodies from 2.76 acres to 4.4 acres, which represents a 63% increase in the surface area of ponds. The creation of additional pond area would require dredging/removal of material from existing water bodies. According to the February 13, 2018 NYSDEC comment letter, *"The DEC Mined Land Regulations require that created ponds which total over 2 acres may need permits."* The expansion of existing ponds may result in the dredging of more than 100 cubic yards of material from a wetland or water body.

The substantial grading of the site and expansion of ponds may create turbidity in a water body, either from upland erosion or by disturbing bottom sediments. Grading on the "North Parcel" could lead to erosion and the runoff of sediment into the Long Island Sound as well as into on-site and off-site wetlands and as a result could increase turbidity in each water body. Grading on the "South Parcel" could lead to erosion and the runoff of sediment to off-site wetlands located directly west across Makamah Road from the parcel and to the north of the parcel and could result in an increase in turbidity in the wetlands. Additionally, while Section D.2.b.iii of Part 1 of the EAF indicates the proposed action would not result in the disturbance of bottom sediments, the expansion of on-site ponds will disturb bottom sediments. Section D.2.b.iv of Part 1 of the EAF states the action would not result in the removal of aquatic vegetation. Further assessment can help clarify whether or not any aquatic vegetation would be removed, and provide answers to the additional questions in this section. Section D.2.b.v of Part 1 of the EAF does not include a description of any proposed reclamation/remediation following the disturbance of the water body(ies), which needs to be considered and mitigated.

The proposed action may involve construction adjoining a freshwater or tidal wetland and may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of the quality of water bodies on and surrounding the subject parcels.

Grading and construction on the "North Parcel" would take place upgradient of NYSDEC Designated Freshwater Wetland N-13, a Class 2 wetland consisting of two ponds located immediately south of the northwest grouping of dwelling units. According to a NYSDEC letter of February 20, 2018, the *"The January 9, 2017 letter from the department (NYSDEC) states all work must be kept greater than 100 feet from regulated freshwater wetlands. However, recently submitted plans show substantial amounts of grading within 100 feet of each of the wetland areas."* The applicant has since revised their proposal and it appears that grading will no longer take place within 100 feet of the wetland, but will take place immediately north and east of the wetland boundary. The NYSDEC letter also states, *"Plan C-114 shows a very large septic system which appears to be located within 100 feet of the new ponds and quite close to existing ponds and regulated wetlands. This septic system should be relocated well away from all ponds."* The applicant revised the plan to move the wastewater treatment systems greater than 100 feet (approximately 102 feet at its nearest point to the designated wetland) from the regulated wetlands and existing/proposed ponds. The DCMWHSSP offers a description of possible impacts to pond health as follows: *"Ponds tend to become receptacles for all that flows above and below the ground within the tributary watershed by their very nature of occupying*

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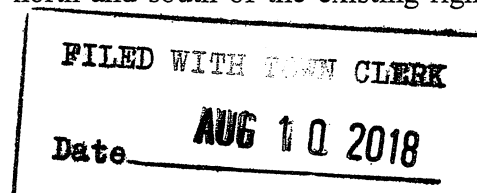
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*low-lying positions in the landscape. As such, these receiving water bodies tend to accumulate pollutants from both point and non-point sources, including: soluble chemicals, sediments, oils, grease and salts from road wash; sanitary wastes from domestic as well as wild sources; nitrogen and phosphorous loading; and floatable debris. In addition to anthropogenic sources, excessive water bird concentrations in the pond and adjacent areas will exacerbate nutrient loading in pond systems. Stagnant water conditions, excess nutrient inputs and reduced dissolved oxygen levels in ponds will also contribute to algal blooms."*

The construction on the "North Parcel" would also be upgradient of Fresh Pond Greenbelt which is a Critical Environmental Area and NYSDEC Designated Wetland N-2, also a Class 2 wetland. Section D.2.e.iii of Part 1 of the EAF states that *"Existing golf course pond/drainage feature overflow occurs to Fresh Pond; this will continue, however, at a reduced volume due to the increase in stormwater retention on the subject site"*. Town regulations require that all stormwater runoff including water from irrigation and golf course drains be maintained on the subject property. While the proposal now includes on-site storage ponds designed for a 9-inch storm, the applicant should provide further information related to the volume of runoff that will escape the site and enter Fresh Pond.

Grading and construction, including the installation of subsurface sanitary systems, in the northwest portion of the "North Parcel" would also take place upgradient of Geissler's Beach, the Jerome Ambro Memorial Wetlands Preserve and the Long Island Sound. The parcels are within the Long Island Sound Coastal Management Program Boundary. Since there is not an adopted Local Waterfront Revitalization Program (LWRP) for this area, it is subject to the policies of the Long Island Sound Study's conservation management plan. A main theme of the Long Island Sound Comprehensive Conservation and Management Plan 2015 (LISCCMP) is to *"Improve water quality by reducing contaminant and nutrient loads from the land and the waters impacting Long Island Sound."* One of the solutions to achieve this goal is to *"Reduce nitrogen from decentralized, on-site wastewater treatment systems and turf fertilizer applications."* One additional challenge of the LISCCMP is to address the issue that, *"Polluted runoff from developed lands contaminates waters with pathogens, which results in closed beaches and restrictions on shellfish harvest areas."* As the subject proposal may impact a marine resource a consistency determination by the New York State Department of State Coastal Resources Division will need to be provided.

Grading and construction on the "South Parcel" would take place upgradient of Jerome Ambro Memorial Wetlands Preserve, and Makamah Nature Preserve, which contains NYSDEC Designated Freshwater Wetland N-8, a Class 1 wetland. The addition of SCTM# 0400-015.00-01.00-003.003 will increase the impact on Wetland N-8 as the parcel is directly east across Makamah Road and upgradient from the wetland. A July 18, 2018 letter from the SCDEDP states, *"A drainage plan as part of the (revised) Overall Plan for the Preserve at Indian Hills that addresses and mitigates via retention methods all potential stormwater runoff from the proposed development that could flow over onto Suffolk County Park's Makamah Preserve, as well as all other on-site and/or adjacent NYSDEC designated wetlands."* Additionally, a NYSDEC letter dated August 14, 2017 describes a proposed amendment to the Freshwater Wetlands Maps for Suffolk County that includes the expansion of Wetland N-8 to include areas to the north and south of the existing right-of-way





that has frontage on Breeze Hill Road on SCTM parcels #0400-015.00-002.001, 002.002 and 004.000. While the proposal no longer includes access through this driveway from Breeze Hill Road, it is upgradient of this location and could impact the quality of the wetland. It is noted that freshwater wetland N-8 overlaps a section of State Regulated Tidal Wetlands (FM) as can be seen in Figure 7 of the DCMWHSSP.

The proposed action will require the construction of new wastewater treatment facilities. The NYSDEC considers private septic systems to be wastewater treatment facilities. According to the "Expanded Project Description" the applicant is proposing to install *"Innovative/Alternative On-site Wastewater Treatment Systems (I/A OWTS) in conformance with SCDHS requirements, review and approval."*

According to Section D.2.d.i of Part 1 of the EAF the proposed 98 residential units, clubhouse and existing maintenance building will produce 37,010 gallons of liquid waste per day. The applicant should clarify that the gallons per day calculation for the clubhouse is based on the proposed 24,750 square foot clubhouse and whether or not the pro-shop converted to a gym for residents of the subdivision will produce additional liquid waste. Any liquid waste produced by the fitness center should be included in the overall amount of liquid waste generated per day for the site.

The proposed action may involve the application of pesticides or herbicides in or around any water body. The proposal would result in the continued operation of an 18-hole golf course and according to Section E.1.b of Part 1 of the EAF an 11.9 acre increase in residential landscaping. The maintenance of the golf course and additional area of residential landscaping may result in the use of pesticides or herbicides in the vicinity of state regulated wetlands on and surrounding the site, non-regulated water bodies on the site and the Long Island Sound. A portion of stormwater would be directed to on-site ponds. According to the DCMWHSSP, *"Pesticides and their degradation products may enter the groundwater and surface waters in solution, in emulsion, or bound to soil colloids. Some types of pesticides are resistant to degradation and may persist and accumulate in aquatic ecosystems. Herbicides in the aquatic environment can destroy the food source for higher organisms. Herbicides can also reduce the amount of vegetative cover and can negatively affect egg-laying by aquatic species."*

An additional input that may have already and could continue to degrade surface water bodies on-site and on adjacent properties is the use of fertilizers on the 18-hole golf course and proposed residential landscaping areas. According to the DCMWHSSP, *"The three primary macronutrients used in fertilizers are nitrogen (N), phosphorus (P), and potassium (K). Of these three, nitrogen is generally the major groundwater contaminant. More fertilizer is often applied than can be used by the plants. Since nitrate-nitrogen is highly soluble, the nitrogen that is not taken up by plants and bacteria is often readily available to leach out of the root zone in sandy soils, and eventually reach the groundwater or adjacent surface waters."* In relation to the impact of fertilizers on surface water the DCMWHSSP further states, *"Nitrogen and phosphorus are essential plant nutrients, but excess amounts unbalance each nutrient cycle and create significant water quality issues. Nitrates are a form of nitrogen found in terrestrial and aquatic systems which include ammonia, nitrate, and nitrite. Higher levels of ammonia and nitrite (that are more toxic to aquatic life than nitrate) may indicate water that is heavily loaded with*

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*nitrogen rich organic matter because the decomposition of organic matter reduces DO, which slows the rate at which ammonia is oxidized to nitrite and then to nitrate. Monitoring phosphorous is challenging because it involves measuring very low concentrations, but it is important because even a minute increase at a very low concentration can have dramatic impacts on pond systems such as bacteria and plant growth.” According to the LISCCMP, “Controlling nitrogen pollution remains the top priority for the region,” and “Nitrogen from on-site wastewater treatment systems, residential turf fertilizer applications and stormwater runoff, however, have remained level or increased.”*

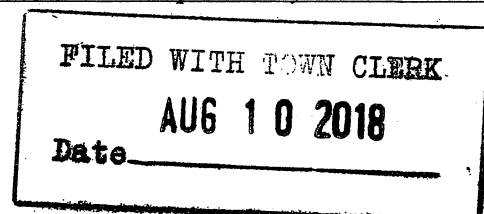
According to the DCMWHSSP water samples taken from Suffolk County Department of Health Services (SCDHS) wells on May 21, 2014, resulted in the following findings: Fresh Pond Creek, on the west side of Fresh Pond Road at Indian Hills Golf Course outflow, and Fresh Pond Tributary, on the east side of Fresh Pond Road, both showed total coliform levels and fecal coliform levels that exceed NYSDEC acceptable parameter values for fresh surface water; Fresh Pond, on the east side of Fresh Pond Road, opposite Claymore Road, showed levels of total coliform exceeding NYSDEC acceptable levels. The DCMWHSSP states, *“Total and fecal coliform counts are typically linked, because fecal coliform counts are a component of total coliform counts. Coliform bacteria are a form of pathogen that is known to cause severe illness in humans when ingested. Pathogens can be traced to sources such as improperly treated or untreated sewage, water fowl, animal waste, septic systems, and storm water runoff.”*

#### **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.

\*Yes. The proposed development has the potential to negatively affect groundwater. The proposal would create additional demand on supplies from existing Suffolk County Water Authority (SCWA) water supply wells. According to Section D.2.c.i of Part 1 of the EAF the 98 proposed residential units would create an additional demand for water of 29,400 gallons per day. It appears that the estimated additional demand for water in the EAF Part 1 does not include additional water usage for irrigation as it is equivalent to the anticipated liquid waste generation for the 98 proposed residential units. The February 13, 2018 comment letter from the SCWA states, *“While the anticipated potable water usage demand is not a concern at this time, there is no indication what the irrigation demand will be.”* Section E.1.b of Part 1 of the EAF indicates the landscaping that would be installed in association with the proposed residential structures would cover 11.9 acres.

According to SCDHS General Guidance Memorandum #17, *“Monitoring well data has shown that turf maintenance and agriculture can add significant nitrogen to the groundwater.”* The SCDEDP refers to this Memorandum in their letter dated July 18, 2018, which indicates that the application will not be reviewed until the following information is submitted: *“Confirmation or evidence which demonstrates compliance with Suffolk County Health Department Services’ Sanitary Code Standards for Article #6 and General Guidance Memorandum #17 for Agricultural and Golf Course Density, which later states that “In determining allowable density, consider as developable only that land which*



*will NOT be used for agricultural, golf course, or other recreational turf.*" This may impact the residential yielding of the subject property and should be addressed in the DEIS.

The units would be connected to the SCWA, but would not be connected to any sewer district. Section D.2.d.i of Part 1 of the EAF states that the anticipated liquid waste generation of the proposed 98 residential units, clubhouse and maintenance building is 37,010 gallons per day. The applicant should clarify that the gallons per day calculation for the clubhouse is based on the proposed 24,750 square foot clubhouse and whether or not the pro-shop converted to a gym for residents of the subdivision will produce additional liquid waste. The liquid waste produced by the proposal would be managed by I/A OWTS.

The proposed action may result in the discharge of wastewater into groundwater. According to the DCMWHSSP, *"Pollutants from on-site systems include: nitrogen, organic chemicals, metals, bacteria, and viruses. The nitrate found in the effluent from on-site systems is highly soluble and moves easily through the soil to groundwater. Nitrates discharged in shallow recharge areas can contaminate shallow aquifers and surface waters."* While Section E.2.d of Part 1 of the EAF states that the depth to groundwater *"in the areas proposed for development"* is 20-75 feet it is unclear if/where areas with a shallower depth to groundwater exist on the subject parcels. The applicant should indicate areas on-site with a depth to groundwater shallower than is included on Part 1 of the EAF.

The proposed on-site sanitary systems for the northwest grouping of residential units on the "North Parcel" is proposed in an area with Raynham Loam (Ra) soils, which according to the Suffolk County Soil Survey results in severe limitations for the installation of sanitary systems due to moderately slow permeability and seasonal high water table, and Cut and Fill Land, Sloping (CuC), soils which results in moderate limitations to sanitary systems due to slopes. The proposed sanitary system for the easterly grouping of units on the "North Parcel" is proposed in an area of Carver & Plymouth Sands, 15 to 35 percent slopes (CpE), which results in severe limitations to sanitary system placement due to slopes. The sanitary systems for the easterly grouping of residences on the "South Parcel" are depicted in an area consisting of Carver & Plymouth Sands, 15 to 35 percent slopes (CpE), which results in severe limitations to sanitary system placement due to slopes, and Riverhead Sandy Loam, 3 to 8 percent slopes (RdB), which results in slight limitations to the placement of sanitary systems. The sanitary systems for the westerly grouping of residences nearest to Makamah Road on the "South Parcel" are depicted in an area consisting of Carver & Plymouth Sands, 15 to 35 percent slopes (CpE), which results in severe limitations to sanitary system placement due to slopes

The proposed continued use of the 18-hole golf course may result in the storage and application of pesticides within 100 feet of potable drinking water or irrigation sources. According to the "Expanded Project Description" 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 property is located within the Nassau-Suffolk Sole Source Aquifer. According to the DCMWHSSP there is *"a permanent groundwater pesticide monitoring well for the Indian Hills Golf Course."* Data from this well may be useful in evaluating the possible impacts of pesticide use/storage on groundwater on the subject site. Additionally, the "North Parcel", where

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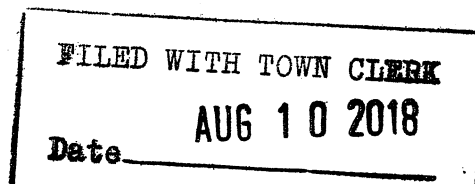
the 18-hole course would be located, is immediately west of the Fresh Pond Greenbelt, which is NYSDEC Designated Freshwater Wetland N-2, a Class 2 wetland, and designated as a Critical Environmental Area with the purpose of benefiting human health and protecting drinking water. An additional action that may affect groundwater quality is the use of fertilizer on the golf course and landscaping associated with the new construction. When not taken up by plants, nutrients used in fertilizers can leach into groundwater resources causing contamination.

#### **IMPACT ON FLOODING:**

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

\*Yes. The proposed development may affect lands that are subject to flooding. The substantial grading of the parcels would likely modify existing drainage patterns and may change flood water flows that contribute to flooding. (The previously submitted EAF stated the proposal would result in the removal of 300,000 cubic yards of material. The current EAF states the proposal would not result in the removal of material from the site. The amount of material to be removed from the site should be clarified by the applicant in the DEIS.) While the majority of the subject parcels are located in FEMA Flood Zone X, an area of minimal flood hazard, the northerly most portion of the "North Parcel" appears to extend into FEMA Flood Zone VE, which represents an area in the 100 year floodplain with additional hazards due to storm-induced velocity wave action. The Fresh Pond Greenbelt, immediately to the east of the "North Parcel", includes areas within FEMA Flood Zone AE, which represents the 100 year floodplain, and an area of shaded Zone X, which represents a 500 year floodplain. Section D.2.e.iii of Part 1 of the EAF states that *"Existing golf course pond/drainage feature overflow occurs to Fresh Pond; this will continue, however, at a reduced volume due to the increase in stormwater retention on the subject site"*. Town regulations require that all stormwater runoff including water from irrigation and golf course drains be maintained on the subject property. The "South Parcel" is immediately east, across Makamah Road, of Makamah Nature Preserve and in the vicinity of Jerome Ambro Memorial Wetlands Preserve which are both in FEMA Flood Zone AE, the 100 year floodplain.

With regard to flooding in the vicinity of the subject parcels the DCMWHSSP states, *"The pond (Fresh Pond) collects drainage from Indian Hills Golf Course and residential areas to the west and discharges through a narrow tidal outlet directly into Long Island Sound. This area was visited immediately following a significant rainfall event (e.g., 8"+ in 24 hours) on August 13, 2014, and found to be one of the worst flooding locations within the CMW. Portions of Juliet Lane, Cousins Street and Fresh Pond Road were almost impassable due to localized street ponding and the accumulation of significant sediment loads delivered from uphill areas to the west."* Furthermore the DCMWHSSP states, *"As discussed in the Groundwater section of this Report, total and fecal coliform levels were found to be elevated in surface water samples taken from Fresh Pond, Fresh Creek and its tributaries. This area warrants a closer look at potential drainage infrastructure improvements and stormwater control BMPs, such as installing additional catch basins and leaching pools higher up in the subwatershed to reduce flow volumes, and infiltrators and bioswales along the pond periphery to capture and treat the first flush of stormwater runoff before discharging into Fresh Pond."*



**IMPACT ON PLANTS AND ANIMALS:**

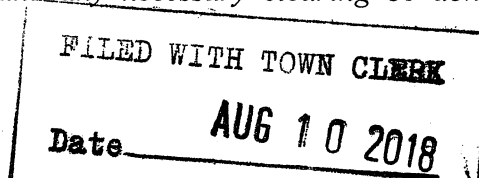
7. The proposed action may result in a loss of flora or fauna.

\*Yes. The proposed action may result in the loss of flora or fauna. The proposal may cause a reduction or loss of individuals of a threatened or endangered species, as listed by New York State or the Federal Government, that use the site or are found on, over or near the site, and the possible degradation of habitat used by rare, threatened or endangered species. According to the NYSDEC Resource Mapper the site is located in an area where rare plants or animals have been identified.

According to Section E.1.b of Part 1 of the EAF the proposal would result in the loss of 10.88 acres of forested area, or approximately 19% of the forested area that currently exists on the subject parcels. There are a series of ponds extending from the northwest to the southeast of the "North Parcel", two of which are NYSDEC designated freshwater wetlands (Identified as Wetland N-13). The "North Parcel" is within the primary focus area of the Crab Meadow Watershed and is east of Jerome Ambro Memorial Wetlands Preserve, designated as a Significant Natural Community, and east of Crab Meadow Wetlands and Beach (which includes Jerome Ambro Memorial Wetlands Preserve) which is designated by New York State as a Significant Coastal Fish & Wildlife Habitat and is one of the largest areas of undeveloped salt marsh on Long Island's North Shore. The "North Parcel" is immediately west of the Fresh Pond Greenbelt, which is NYSDEC Designated Freshwater Wetland N-2, a Class 2 wetland, and designated as a Critical Environmental Area with the purpose of benefiting human health and protecting drinking water and is largely controlled by the Suffolk County Parks Department. The northerly most portion of the north parcel contains Maritime Bluff habitat, which is a vulnerable habitat in New York State (Edinger et al. 2014).

The "South Parcel" is also in the primary focus area of the Crab Meadow Watershed, southeast of Jerome Ambro Memorial Wetlands Preserve and immediately east, across Makamah Road, of Suffolk County's Makamah Nature Preserve which contains NYSDEC Designated Wetland N-8, a Class 1 wetland. Additionally, a NYSDEC letter dated August 14, 2017 describes a proposed amendment to the Freshwater Wetlands Maps for Suffolk County that includes the expansion of Wetland N-8 into the area located to the west and east of the existing private right-of-way immediately north of the proposal.

The proposed action may result in a reduction of individuals or the reduction or degradation of habitat used by endangered species including but not limited to the short-eared owl, peregrine falcon, piping plover and roseate tern; threatened species including but not limited to the Northern long-eared bat, Northern harrier, pied-billed grebe, bald eagle, common tern, and least tern; and species of special concern including but not limited to sharp-shinned hawk, Cooper's hawk, osprey, common loon, black skimmer, common nighthawk, whip-poor-will, horned lark, seaside sparrow, marbled salamander, Eastern box turtle, and Eastern spadefoot toad. With regard to the Northern long-eared bat the February 13, 2018 NYSDEC comment letter states, "*A possible NYSDEC Wildlife concern in this area is the northern long-eared bat: Tree clearing within suitable habitat could be considered a take if bats are present. Therefore, NYSDEC recommends that tree clearing be minimized and any necessary clearing be done between*



*November 1<sup>st</sup> and March 31<sup>st</sup>.* ” Additionally, the removal of 10.88 acres of forested area, which includes primarily Successional Southern Hardwood and Coastal Oak Hickory habitats, and the increase of paved/impervious area by more than 12.9 acres may interfere with nesting/breeding, foraging or over-wintering habitat of predominant species that occupy/use the site.

The proposed continued operation of the 18-hole golf course and 11.9 acre increase in the area of residential landscaping may involve the use of herbicides and pesticides. The use of herbicides and pesticides could negatively impact terrestrial and aquatic habitats and the animals that use either habitat type on or surrounding the subject parcels including areas of public parkland and privately owned protected open space. As stated earlier herbicides and pesticides contaminate water resources, degrade slowly, result in bioaccumulation and negatively affect egg laying aquatic species. Additionally, fertilizers used on the 18-hole golf course and proposed residential landscaping areas could enter surface waters in runoff or by leaching out of the root zone and could degrade water quality. Fertilizers entering surface waters could cause stagnant water, nutrient loading, reduced dissolved oxygen, and algal blooms which could negatively impact fish and other aquatic species.

#### **IMPACT ON AGRICULTURAL RESOURCES:**

8. The proposed action may impact agricultural resources.

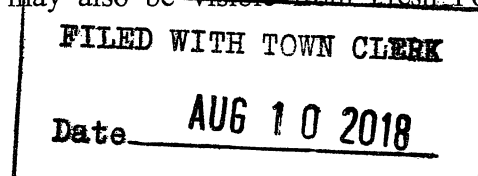
\*Yes. The proposed action may impact agricultural resources. The proposal will impact soil classified within soil group 1 through 4 of the NYS Land Classification System. The proposed grading would take place in areas, according to the Suffolk County Soil Survey and 2018 New York Agricultural Land Classification for Suffolk County, that are considered prime agricultural soils.

The proposed grading for the development of the residential units, utilities, roadways, recharge basin, drainage catchment areas and expansion of ponds in the “North Parcel” would take place in areas containing Sudbury Sandy Loam (Su), Soil Group 4, Scio Silt Loam (SdB), Soil Group 3 and Haven Loam (HaB), Soil Group 2. The proposed grading for the development of the residential units, utilities, roadways and drainage catchment areas on the “South Parcel” would take place in areas containing Sudbury Sandy Loam (Su), Soil Group 4, Scio Silt Loam (SdB), Soil Group 3, and Riverhead Sandy Loam (RdB), Soil Group 4. The areas of prime agricultural soils are located on the golf course and wooded residential area and are not currently used for agricultural purposes. The applicant should however include information describing the acreage of prime agricultural soils that will be disturbed/removed from the site as a result of the proposal.

#### **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.

\*Yes. The proposed action is in sharp contrast to the current land use of the property. The proposed action may be visible from publicly accessible vantage points along Fresh Pond Road, Breeze Hill Road, Hayes Hill Road, Mystic Lane, Makamah Road and Green Knoll Court both seasonally and year round. The proposed structures may also be visible from Fresh Pond



Greenbelt, the Long Island Sound and Makamah Nature Preserve. The proposal may be viewed during routine travel and recreational/tourism based activities.

While the applicant is proposing to retain an 18-hole golf course on the "North Parcel", the current open vistas of the course, from the area along Fresh Pond Road, may be partially obstructed by the 12 proposed dwelling units nearest to Fresh Pond Road on "Jack's Court". These 12 dwelling units may also partially obstruct views of the property from the Fresh Pond Greenbelt. The 38 proposed dwelling units in the northerly part of the "North Parcel" would result in the removal of portions of forested area and be located partially in an area that is currently part of the golf course, both aesthetic resources on the property, that may be visible from Breeze Hill Road, Fresh Pond Road, Hayes Hill Drive, Mystic Lane and the Long Island Sound. These 38 units may also obstruct views of the Long Island Sound from Breeze Hill Road.

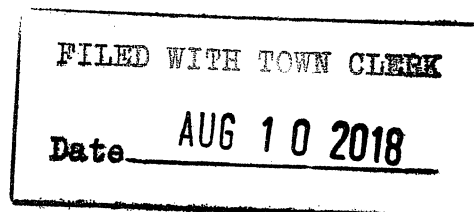
The proposed construction of the residential units and associated improvements on the "South Parcel" would result in the removal of portions of forested area and would create a new private right-of-way (Lee's Court) from Makamah Road running through what is currently a sloped and wooded parcel directly east across Makamah Road from Suffolk County's Makamah Nature Preserve which contains NYSDEC Designated Wetland N-8, a Class 1 wetland. Additionally, a NYSDEC letter dated August 14, 2017 includes a proposed amendment to the Freshwater Wetlands Maps for Suffolk County that would result in the expansion of Wetland N-8 into the area to the west and east of the existing right-of-way to the north of the parcel containing Lee's Court. Lee's Court would contain 8 dwelling units with the remaining 42 units on the "South Parcel" located on Phil's Court. The forested area and wetlands are scenic resources that could be diminished by the development and may be visible from Breeze Hill Road, Makamah Road, Green Knoll Court and Makamah Nature Preserve.

#### **IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES:**

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

\*Yes. The proposed action may occur in or adjacent to a historic or archaeological resource. The proposal is located in an area designated on the New York State Historic Preservation Office archaeological site inventory as sensitive for archaeological sites. The proposal may result in the alteration of all or part of the site/property. The proposal would result in the substantial grading of the parcels. (The previously submitted EAF stated the proposal would result in the removal of 300,000 cubic yards of material. The current EAF states the proposal would not result in the removal of material from the site. The amount of material to be removed from the site should be clarified by the applicant in the DEIS.)

The addition of 98 residential units and the associated improvements to the subject property would introduce visual elements which are out of character with the site and would alter the current setting. The subject site adjoins two Town designated historic sites, which are Breeze Hill Stock Farm and the Booker T. Washington House. It is not expected that the proposal would have a significant impact on either historical site, but a cultural resource assessment



should be provided to determine potential impact to archaeological resources and the need for mitigation.

### **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.

\*Yes. While the proposal would alter the layout of the existing golf course, an 18-hole course is proposed to remain thereby reserving the recreational resource. The quality of the recreational resource and experience would be diminished by the addition of the proposed residences. The quality of the recreational resource and experience of public parks and private open spaces in close proximity to the site may also be diminished by the proposal.

Section C.2.c of Part 1 of the EAF incorrectly states the proposed action is not located wholly or partially within an area listed in an adopted municipal open space plan. The "North Parcel" is designated as Town of Huntington Open Space Index (OSI) Parcel #NE-6 and is classified in the index as a Priority 1 property. Priority 1 properties *"Require affirmative action. The action may be public acquisition, in whole or part, a protective easement or agreement, or simply enforcement of laws and ordinances applicable to the situation. Thus the action may conserve a particular feature or part of the property or may preserve the entire property."*

The "South Parcel" is designated as Town of Huntington OSI Parcel #NE-9 and is classified in the index as a Priority 4 property. Priority 4 properties *"Include some segment worthy of preservation although the property as a whole is only of average interest for ecological review. The action to be recommended in these cases is expected to focus on the impact of the development on the specific segments of the property worthy of preservation."* (Appendix C, 1974 Open Space Index)

The proposal may also result in the impairment of natural functions, or "ecosystem services", provided by the site including but not limited to stormwater storage, nutrient cycling and wildlife habitat. According to Section E.1.b of Part 1 of the EAF the proposal would also result in the loss of 10.88 acres of forested area, or approximately 19% of the total forested area currently in existence on the parcels and the increase of impervious area by more than 12.9 acres. The proposal would result in the substantial grading of the parcels. (The previously submitted EAF stated the proposal would result in the removal of 300,000 cubic yards of material. The current EAF states the proposal would not result in the removal of material from the site. The amount of material to be removed from the site should be clarified by the applicant in the DEIS.) The proposal may negatively impact surface waters due to stirring of bottom sediments, dredging and/or stormwater runoff and the use of pesticides, herbicides and/or fertilizers. The proposed development may also negatively impact groundwater as a result of the installation of sanitary systems for the proposed 98 residential units and the possible use of pesticides, herbicides and/or fertilizers.

In relation to the preservation of the site the DCMWHSSP states, *"The Town should continue efforts to protect parklands and acquire additional contiguous open space parcels within the CMW. Residents expressed concerns about further development in the watershed. Sites of*

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*particular interest identified were the Veterans Administration Medical Center that may seek to release surplus property; the future status of the National Grid site; and preserving open space on the Indian Hills Golf Course.” The DCMWHSSP further states, “A combination of best management practices can reduce watershed impacts of new construction on land resources including, but not limited to maintaining steep slopes, avoiding sensitive habitat, reserving natural buffer, reducing impervious surfaces, retaining mature trees, implementing green infrastructure for optimized stormwater management, expanding native plantings, and adhering to low impact landscape practices.”*

The applicant should identify whether the future use of the golf course will remain private or whether there will be the opportunity for public use.

#### **IMPACT ON CRITICAL ENVIRONMENTAL AREAS:**

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

\*Yes. The property is located immediately west and upgradient of Fresh Pond Greenbelt which was designated as a CEA by the Suffolk County Legislature with the purpose of benefiting human health and protecting drinking water. Fresh Pond is also a NYSDEC Designated Wetland (N-2), a Class 2 wetland. Impacts on attributes or resources that led to the CEA designation are to be addressed in any required EIS. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA. Section D.2.e.iii of Part 1 of the EAF states that *“Existing golf course pond/drainage feature overflow occurs to Fresh Pond; this will continue, however, at a reduced volume due to the increase in stormwater retention on the subject site”*. The applicant should discuss the expected volume of runoff from the golf course that would continue to flow to Fresh Pond. Town regulations require that all stormwater runoff including water from irrigation and golf course drains be maintained on the subject property.

Any runoff from the site flowing into Fresh Pond could have a detrimental impact on the quality of the resource. As was discussed above, samples taken at SCDHS wells on May 21, 2014 showed total coliform and fecal coliform levels exceeding DEC standards at Fresh Pond Creek and Fresh Pond Tributary, and total coliform levels exceeding DEC standards at Fresh Pond. As stated earlier total and fecal coliform counts are linked, coliform can cause illness in humans when ingested, and coliform can be traced to sewage, animal waste, septic systems and runoff.

Ponds are receptacles for runoff and accumulate pollutants. An additional input that may have already and could continue to degrade the quality of the CEA is the use of herbicides, pesticides and fertilizers on the 18-hole golf course and proposed residential landscaping areas. As stated earlier herbicides and pesticides contaminate water resources, degrade slowly, result in bioaccumulation and negatively affect egg laying aquatic species. Fertilizers contain nutrients like nitrogen and phosphorous, that can runoff or leach out of the root zone and enter surface waters resulting in a deleterious effect on pond systems. Stagnant water, nutrient loading, reduced dissolved oxygen, and algal blooms are all possible indicators of poor pond health.

#### **IMPACT ON TRANSPORTATION:**

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13. The proposed action may result in a change to existing transportation systems.

\*No. While it is not expected that the proposal will exceed the existing roadway capacity, the proposed access from Makamah Road should be studied to ensure safe ingress and egress for current and future residents. A July 18, 2018 letter from the SCDEDP states, *"Allowing for creation of a new ingress or egress along Makamah Road should only be considered after it has been determined that access can safely and adequately accommodate vehicular trips generated by proposed uses on the property. This could involve a traffic impact study as well as the monitoring of traffic generated (over time). Speed and sight distance along Makamah Road will likely be a considerable factor. Please provide to the Suffolk County Planning Commission any traffic impact study prepared by the applicant."* The applicant should prepare a traffic impact study and include the results in the DEIS.

#### **IMPACT ON ENERGY:**

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

\*Yes. The proposal to construct 98 residential units would require the extension of an energy transmission or supply system to more than 50 residences. The proposed residences and clubhouse may utilize more than 2,500 MWhrs per year of electricity. The proposed action would result in the heating/cooling of greater than 100,000 square feet of building area when completed. The floor plan provided to this department shows a total living area of 2,469 square feet per unit. The total living area to be heated and cooled for the residential units would therefore be approximately 241,962 square feet. The applicant is also proposing to construct a 24,750 square foot clubhouse. The total combined area to be heated and cooled for the residential units and the clubhouse is 266,712 square feet. The construction of NY Rated Energy Star/LEED Certified residences and a LEED Certified clubhouse would likely mitigate the impact on energy of the proposal as the surrounding area is residential and contains much of the infrastructure required to provide energy to the proposed structures. Any pumping of wastewater or stormwater may increase energy demand and must also be considered.

#### **IMPACT ON NOISE, ODOR AND LIGHT:**

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

\*Yes. During the 24 months estimated to complete the project the use of machinery for tree removal, grading and construction may produce noise above ambient noise levels. The construction of units in the northwest portion of the "North Parcel" would require the removal of a substantial amount of trees that would likely act as a natural noise barrier. The construction of units on the "South Parcel" would also require the removal of trees that would likely act as a natural noise barrier. The grading of the property and subsequent removal of material would likely require many trucks to come and go from the site, resulting in additional noise. (The previously submitted EAF stated the proposal would result in the removal of 300,000 cubic yards of material. The current EAF states the proposal would not result in the removal of material from the site. The amount of material to be removed from the site should be clarified by the applicant in the DEIS.) The applicant should include a description of the number of trips that will be generated in order to remove the material. The use of machinery for tree removal, grading and

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construction and the use of trucks to remove material from the site may also result in routine odors for more than one hour per day.

The lighting for the proposed development may result in light shining onto adjacent properties and a sky-glow brighter than existing conditions in the area. The construction of units in the northwest part of the "North Parcel" would require the removal of a substantial amount of trees that would likely act as a natural light barrier. The construction of units on the "South Parcel" would also require the removal of trees that would act as a natural light barrier. All proposed exterior lighting will be required to comply with Town requirements for outdoor lighting found in Chapter 143 of Town Code. Section D.2.n.i of Part 1 of the EAF states that lighting will also comply with setbacks of Town Code §198-21.3(E). This section of Town Code does not apply to the R-40 Zoning District and therefore is not relevant to the application. In accordance with Dark Sky recommendations all street lighting should be 3,000K or warmer and should be noted as such on the photometric plan.

#### **IMPACT ON HUMAN HEALTH:**

16. The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

\*Yes. The continued operation of the golf course would result in the continued storage and use of pesticides, herbicides and/or other chemicals for the maintenance of the course and proposed residential landscaping that if applied/stored improperly could negatively impact human health. The applicant should describe in detail the types, quantities and storage location of all pesticides, herbicides and other chemicals that will be kept on the property.

Additionally, according to Section E.1.h.i of Part 1 of the EAF and the NYSDEC Spills Incidents Database there are five (5) completed spill incidents that occurred on the subject property. The applicant included a note in this section of the EAF that states, "*NP&V has performed a Phase I Environmental Site Assessment, dated 2/4/14 in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI standards. No historic recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review. All five (5) spill incidents noted above have been closed by NYSDEC.*"

#### **CONSISTENCY WITH COMMUNITY CHARACTER:**

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

\*Yes. The proposed action is inconsistent with the character of the existing natural landscape. While the applicant is proposing to retain an 18-hole golf course, the addition of residences and the associated improvements would alter the existing open space and other landscapes on the subject parcels.

The construction of 12 dwelling units on the "North Parcel" in the area nearest to Fresh Pond Road on "Jack's Court" would alter the open space provided by the golf course. The 38 proposed dwelling units in the northwest part of the "North Parcel" would result in the removal

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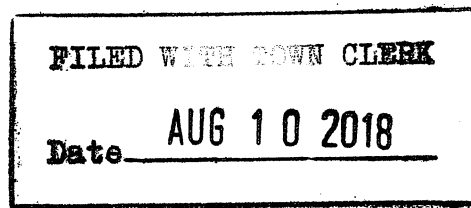
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of portions of forested area and be partially located in an area that is currently part of the golf course, both valuable landscape features on the property.

The proposed construction of the 8 residential units and the associated improvements on the westerly most portion of the "South Parcel" (SCTM# 0400-015.00-01.00-003.003) would result in substantial grading and tree clearing in an area that is located directly east, across Makamah Road, of Makamah Nature Preserve, which contains NYSDEC Designated Freshwater Wetland N-8, a Class 1 wetland. The forested area and wetlands are valuable landscapes that would be disrupted by the development. The construction of 40 residential units and the associated improvements further east on the "South Parcel" will also result in substantial grading and clearing that will alter the natural landscape.

The proposed action would open/extend an existing tap street (Mystic Lane). The proposed extension of Mystic Lane would accommodate 38 residential units in the northwest portion of the "North Parcel" and result in the creation of one (1) new circular roadway, having an overall length of approximately 1,540 linear feet, with its farthest length from the west property boundary being 635 feet and approximately 1,060 feet from the nearest cross street to the west (Hayes Hill Drive).

The proposed construction of private-rights-of-way "Lee's Court" and "Phil's Court" would accommodate 48 residential units and result in the creation of one (1) new cul-de-sac with a length of approximately 1,715 linear feet from the intersection of "Lee's Court" and "Phil's Court" and 2,275 linear feet from the intersection of "Lee's Court" and Makamah Road. Pursuant to the Town of Huntington Subdivision and Site Plan Regulations section 4.3 General Requirements for Subdivision Design (4) "*Cul-de-sacs shall not exceed 900 feet in length.*" Typically, cul-de-sac length would be measured to the nearest cross street, which could result in longer lengths than those listed above. The applicant should address the impact of the proposed cul-de-sac on local emergency service providers.



August 8, 2018

Huntington Town Department of Planning and Environment