

APPENDIX E

WRITTEN AGENCY COMMENTS



TOWN OF HUNTINGTON

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SEP 11 2019

Department of Engineering Services
Daniel Martin, Director

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

INTER-OFFICE MEMORANDUM

TO: Antony J. Aloisio, Director of Planning and Environment
FROM: James J. Ahrens, P.E., Deputy Director of Engineering Services
DATE: September 11, 2019
RE: Review of APPENDIX H Geotechnical Engineering Reports – Indian Hills DEIS

Tony,

In response to your request for review of Appendix H related to the DEIS for Indian Hills CC, I regret to inform you that the Geotechnical Reports are based upon a specialty engineering discipline/expertise that our department does not have and therefore cannot comment upon.

E-1
Sec. 2.7

Should you wish to pursue the accuracy of this report and proposed buffer zone further, I recommend reaching out to any number of firms who are experts in this field, such as Mueser Rutledge Consulting Engineers, Hardesty & Hanover, or Tectonic. I have had personal experience with Mueser Rutledge who I consider top in the field.

From a general engineering point of view, and assuming the 120 ft buffer is correct, the report prepared does not look at the rate of erosion and indicate based on that rate, how long it would be before the surcharge load from the proposed construction will enter into the 120 ft buffer area. All the report is stating is that at the current time, with this 120 ft buffer, the surcharge load will not have an impact on the rate of erosion – but realize this erosion is an on-going issue and there will come a time when the 120 ft buffer will no longer exist.

tim

Director	
Deputy Director	
	CW
	VC
Agenda	
File	

CC: D. Martin

D-17-005-P.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY at Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (516) 444-0365 F: (516) 444-0360
www.dec.ny.gov

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OCT 23 2019

NELSON & POPE

October 16, 2019

Christian Granelli
Town of Huntington Planning & Environment
100 Main Street
Huntington, NY 11743-6991

Re: Comments on the DRAFT/FINAL EIS
Preserve at Indian Hills/ Demetrius Tsunis/ Northwind Group LLC
(File #D-17-005-P)
1-4726-00666

Dear Mr. Granelli,

Thank you for your August 22, 2019 Notice which offers the NYS Department of Environmental Conservation the opportunity to comment on DRAFT/FINAL EIS for the proposed cluster condominium development on the existing Indian Hills Golf Course.

The proposal to construct 98 condominiums & 1 clubhouse, reconfigure the existing golf course and expand the associated ponds will require Freshwater Wetland (Article 24) permits from this agency. NYSDEC Freshwater Wetland jurisdiction extends 100 linear feet landward of the Freshwater Wetland Boundary Line. Each of the 4 areas of proposed condos comes close to or is located within Article 24 jurisdiction. The project is located near of the Coastal Erosion Hazard Boundary Line (Article 34) and regulated Tidal Wetlands (Article 25) are present at the north end of the property along the Long Island Sound.

The following comments apply Wetlands, Plants and Animals, and Coastal Resources.

- NYSDEC regulated Freshwater Wetlands are located near each area of the proposed condo development. The January 9, 2017 and the September 4, 2018 letters from this department state that all work, including clearing and grading must be kept greater than 100 feet from regulated freshwater wetlands. However, plans associated with the EIS including sheet C-112 show clearing, grading and construction of retention basins within 100 feet of the freshwater wetland areas adjacent to Makamah Path and Fresh Pond Court development areas. **Alternatives outlined in section 1.4.2 of the EIS do not include an alternative in which no disturbance is proposed within the NYSDEC wetlands jurisdiction.** Alternatives which provide a setback of more than 100 feet must be evaluated. Clearing of the existing vegetative buffer must be minimized, especially in the wooded area adjacent to the Makamah Path development and the vegetated areas adjacent to the wetlands along Fresh Pond Court. Any vegetation which is removed will require justification and mitigation.
- Figure 2-4 NYSDEC Wetlands Map does not include the proposed map amendment as per the August 14, 2017 letter to the Town Supervisor (enclosed)
- Figure 2-8 Habitat Map does not include the parcel to the south west immediately adjacent to Makamah Road.
- The New York Natural Heritage Program database indicates that endangered or

E-2
Sec.
2.10

E-3
Sec. 2.10

E-4,
Sec. 2.24

E-5
Sec. 2.10



Department of
Environmental
Conservation

↑

threatened species could be present in the project area and vicinity including the long-eared bat. In 2.5.1 Existing Conditions, the DEIS indicates that there is potential summer roosting habitat for northern long eared bat (NLEB) on the site. It also states that NLEB's were not identified during the site visits, however it is unlikely that NLEB would be seen and identified by site visits alone. Section 2.5.1- Anticipated Impacts, indicates that precautions could be taken to limit tree clearing to the winter months when the species is not present on Long Island. However, Section 2.5.3 Proposed Mitigation, indicates that tree clearing will be limited to the period August 1 through May 31, and will avoid the period June 1 through July 31. NYSDEC has determined that the site appears to provide potential habitat for northern long-eared bats. However, the subject property is currently not located within 1.5 miles of a known summer occurrence. Therefore, at this time, the associated tree clearing would not be considered a take. **No tree clearing should occur between April 1 and October 31 to avoid impacting roosting bats.**

Please forward any further correspondence regarding SEQRA reviews of this project to my attention at the above address.

Sincerely,


Susan Ackerman
Regional Permit Administrator
cc: NP&V

RECEIVED

OCT 23 2019

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NELSON & POPE

Regional Director, Region 4
SUNY at Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P (631) 444-0345 | F: (631) 444-0349
www.dec.ny.gov

August 14, 2017

Huntington Town Supervisor
Honorable Frank P. Petrone
Town Hall (Room 200)
100 Main Street
Huntington, NY 11743

Dear Supervisor Petrone:

In 1975, the New York State Freshwater Wetlands Act (Act) was passed to preserve, protect and conserve our valuable wetlands and the benefits they provide to the environment and citizens of the State. Permits are required to undertake certain activities in or within 100 feet of wetlands 12.4 acres (5 hectares) in size or larger, or certain smaller wetlands determined to be of "unusual local importance." To help landowners, local officials and other interested parties determine where protected wetlands are located, the Act requires the New York State Department of Environmental Conservation (NYSDEC) to prepare maps and to file copies of those maps with the affected local government clerks.

NYSDEC originally filed final Freshwater Wetlands Maps for Suffolk County in 1993 and provided your office with copies of the maps for your jurisdiction. Since then, NYSDEC staff has identified an inaccuracy on those maps. NYSDEC now proposes an amendment to Map 13 of 39 to adjust the boundary of an existing wetland, Wetland # N-8, on the Northport Quadrangle, to include additional wetlands. These additional wetlands are located at the southeast corner of Makamah Road and Breeze Hill Road on both sides of the existing extended driveway.

A copy of the map showing the proposed amendment is included and is being provided to the affected landowners, local clerks' offices. In addition, copies of the map are



Department of
Environmental
Conservation

available for inspection at the NYSDEC regional office in Stony Brook. The maps show the approximate location of the actual wetland boundaries. They are not intended to represent legal land survey boundaries.

Besides being a repository of official wetland maps, Huntington Town is also a landowner affected by this map amendment. As such, you will be receiving a separate letter written for impacted landowners. That letter has been included in this mailing.

Landowners and other interested parties may submit written comments on the accuracy of the proposed amendments through September 15, 2017 to Daniel Lewis, DEC Region 1 Biologist at the above address, or contact him at 631-444-0278. All comments received before the close of the comment period will be considered.

Regulations implementing the Freshwater Wetlands Act (6 NYCRR Part 664) state that once the announcement of a proposed amendment has been made, no activity subject to regulation under the Freshwater Wetlands Act may be initiated without a permit from NYSDEC within the area that is the subject of the proposal (including the 100 foot wetland adjacent area) until the Commissioner has either amended the map or denied the amendment.

Occasionally, landowners need to determine precisely where the wetland is on their property in order to conduct a regulated activity near the wetland. At that time they can request a delineation, and a NYSDEC biologist will "flag" the wetland in the field (at no charge) and discuss the proposed project with the landowner.

Once the maps are completed, you and all affected landowners will be notified that the maps are finalized and a copy of the final revised maps will be filed with you.

We do not expect you to answer questions about the Article 24 Freshwater Wetland maps or Article 24 regulatory program, so please feel free to refer questions to the NYSDEC Region 1 office in Stony Brook. However, if at any time you should have

Map Amendment to NYS Regulated Freshwater Wetland N-8

Northport, NY

- Existing Wetland N-8
- Additional Wetlands to be added to N-8
- 100 foot buffer from additional wetlands
- Approximate SCTM lots
- Local Roads
- Driveway

BREEZE HILL RD

MAKAMAH RD

Lot 400-14-3-21

Lot 400-14-3-20

Lot 400-15-1-5

Lot 400-15-1-6

Lot 400-15-1-11

Lot 400-15-1-4

Lot 400-15-1-2.001

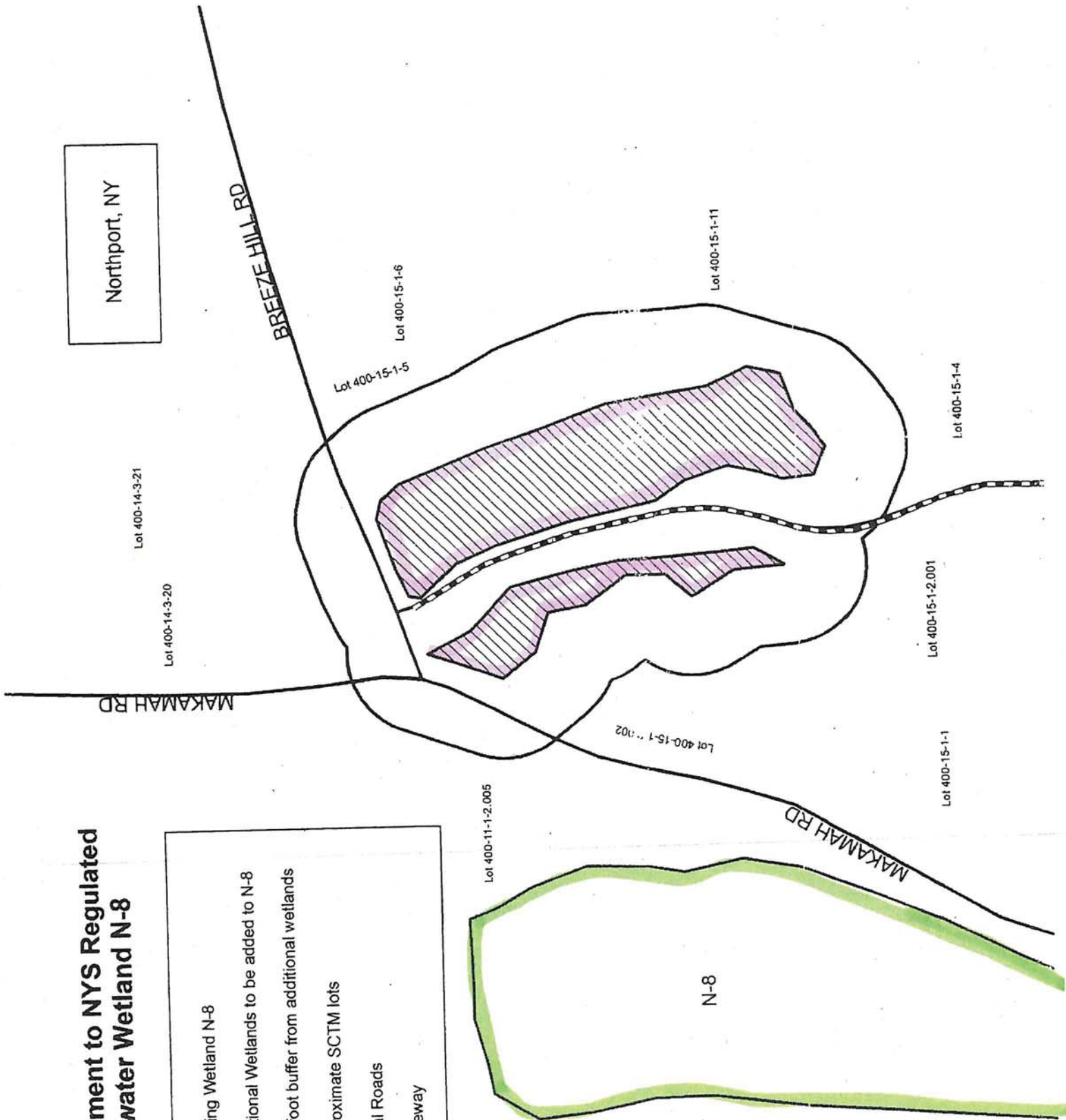
Lot 400-15-1-1

Lot 400-15-1-1.002

Lot 400-11-1-2.005

MAKAMAH RD

N-8



**Comments on the
Draft Environmental Impact Statement
THE PRESERVE AT INDIAN HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK**

*December 6, 2019
By Christian Granelli, Senior Environmental Planner*

EXECUTIVE SUMMARY

- | | |
|---|--------------|
| <ul style="list-style-type: none"> ○ The proposal will be required to go to the Zoning Board of Appeals pursuant to Town Code §198-109. (ES-1) | E-6
2.3 |
| 1.1 Project Location and Description | |
| <ul style="list-style-type: none"> ○ The project includes six (6) tax parcels south of Breeze Hill Road. (ES-1) | E-7
2.3 |
| 1.2 Significant Beneficial and Adverse Environmental Impacts | |
| <ul style="list-style-type: none"> ○ The proposal would contain 98 units (99 lots). (ES-1) | E-8
2.3 |
| 1.3 Mitigation Measures Proposed | |
| 3. Water Resources | |
| b) Stormwater Management | |
| <ul style="list-style-type: none"> ○ Briefly describe the likelihood of a storm event producing runoff volumes that would exceed the capacity of the proposed drainage infrastructure. (ES-4) | E-9
2.3 |
| c) Wastewater and Groundwater Resources | |
| <ul style="list-style-type: none"> ○ Clarify if any domestic water will be consumed at the fitness facility. If so adjust the design flow calculation accordingly. (ES-4) | E-10
2.3 |
| <ul style="list-style-type: none"> ○ Discuss if irrigation for residential landscaping will be provided from the existing irrigation well or by Suffolk County Water Authority (SCWA). If residential irrigation will be provided by the SCWA adjust the design flow calculation accordingly. (ES-4) | E-11
2.3 |
| 5. Ecology | |
| <ul style="list-style-type: none"> ○ The Tree Preservation Plan (Appendix B-4) does not depict trees that are to be removed or are to remain or include a chart containing this information. Revise the plan to include this information. (ES-6) | E-12
2.10 |
| <ul style="list-style-type: none"> ○ The 55" copper beech (<i>Fagus sylvatica</i> 'Purpurea') (shown as 53" on the Tree Preservation Plan) has the potential to be a State champion tree. The applicant should contact the New York State Department of Environmental Conservation (NYSDEC) Region 1 Forester to assess the tree. Prior to any construction tree protection should be installed around this tree as far beyond the drip line as possible. (ES-6) | E-13
2.10 |
| 6. Land Use, Zoning and Plans | |
| <ul style="list-style-type: none"> ○ The "development of the site under current zoning" could include up to 98 residences based on the approved yield. (ES-6) | E-14
2.12 |
| 7. Community Character | |
| <ul style="list-style-type: none"> ○ The proposal is compared to a single-family development with 99 units or more of single-family dwellings. The property was yielded for a maximum of 98 units. (ES-8) | E-15
2.14 |
| <ul style="list-style-type: none"> ○ Height, Area and Bulk Regulations for the R-40 Zoning District allow for a maximum building height of 2 stories. (ES-8) | E-16
2.14 |
| 9. Transportation | |

○ No roadway improvements are proposed. The Town Department of Transportation and Traffic Safety and/or Highway Department may require right-of-way improvements as part of Subdivision/Site Plan review. (ES-9)	E-17 2.16
11. Cultural Resources	
○ Correspondence from the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP), dated October 4, 2019, “requests clarification regarding all proposed ground disturbances, in the vicinity of the Native American burials.” Provide a response to the OPRHP request. (ES-10 & ES-11)	E-18 2.18
1.4 Alternatives Considered	
1.4.2 Brief Descriptions of the Alternatives	
○ NYSDEC correspondence from October 16, 2019 requests an alternative “in which no disturbance is proposed within the NYSDEC wetlands jurisdiction” and where “a setback of more than 100 feet” from NYSDEC wetlands is provided. Address this request.	E-19 2.20
1.4.3 Comparison of Impacts	
Water Resources	
○ The paragraph discussing flooding states that the site “displays substantial grade changes sufficient to rapidly convey runoff downslope and off-site.” Revise this statement as runoff will not be directed off-site. (ES-14)	E-20 2.20
○ According to Page ES-14 Alternatives 2 through 6 would be served by septic systems. On Page ES-16 Alternatives 3 through 6 are said to be served by Innovative and Alternative Onsite Wastewater Treatment Systems (I/A OWTS). Clarify which system would be used for each alternative. (ES-14 & ES-16)	E-21 2.20
○ If the sanitary flow from Alternatives 2 through 6 would be treated by traditional septic systems, discuss why I/A OWTS were not considered for these alternatives. (ES-14)	E-22 2.20
○ Discuss potential impacts to the proposed addition to wetland N-8 from alternatives providing access by way of Breeze Hill Road. (ES-14)	E-23 2.20
Land Use, Zoning and Plans	
○ Alternatives 2 through 6 are described as containing significantly more residents than the proposed project, including school-age children. Discuss why none of the proposed alternatives include senior housing. (ES-16)	E-24 2.20
Community Services	
○ Alternatives 2 through 6 are described as containing significantly more residents than the proposed project, including school-age children. Discuss why none of the proposed alternatives include senior housing. (ES-17)	E-25 2.20
○ Alternative 3 would not result in the continuation of the golf course operation. (ES-18)	E-26 2.20
1.4.4 Summary and Conclusion	
○ The conclusion indicates that Alternative 2 would result in higher peak hour trip generation (ES-20) which seems to conflict with the statement on the prior page (ES-19) that states “Alternative 2 would generate fewer trips than for all peak hours evaluated”.	E-27 2.20
1.6 Matters to be Decided	
Permits and Approvals Required	
○ The proposal may require a Coastal Erosion Management Permit from the Department of Maritime Services pursuant to Chapter 169 of Town Code. Include this information in the Permits and Approvals Required chart. (ES-21)	E-28 2.3

- Expansion of non-regulated on-site ponds may require Town Board approval pursuant to Chapter 171 of Town Code. Include this information in the Permits and Approvals Required chart. (ES-21)

E-29
2.3

SECTION 1.0 DESCRIPTION OF THE PROPOSED PROJECT

1.1 Introduction

Project Overview

- The Yield Map submitted with the DEIS is not the Yield Map that was approved by the Planning Board on July 26, 2017. (1-1)
- The introduction indicates that a site plan for the clubhouse was submitted with the DEIS “to be reviewed concurrently with the overall subdivision plan and golf course modifications.” A formal Site Plan Application for the clubhouse shall be submitted to this office for review concurrently with the Subdivision Application. (1-1)
- The proposed residences and clubhouse would be served by I/A OWTS. Clarify if there would be any sanitary flow from the fitness center, and if so, would it also be treated by an I/A OWTS. (1-2)
- Explain if irrigation for residential landscaping would be provided from the existing irrigation well or from the SCWA. (1-2)
- Address if the outfall pipe on the east side of the property, that currently directs runoff from the site onto Fresh Pond Road, would be removed. (1-2)
- Tiered and non-tiered retaining walls are described as ranging from .5 feet to 5 feet in height. Include a description of the overall height of walls based on the Town definition of a tiered retaining wall (§198-2). (1-2)
- This section states existing groundskeeping staff would remain and be used to maintain landscaping. This statement should indicate additional maintenance staff would be added as a result of the proposal. (1-3)
- The Town Board is described as the Lead Agency. Correct this section as the Planning Board is the Lead Agency. (1-3)

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2.3

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2.3

E-33
2.3

E-34
2.3

E-35
2.3

E-36
2.3

E-37
2.3

Description of Site and Area

- The project includes six (6) tax parcels south of Breeze Hill Road. Tax parcel 0400-015.00-01.00-016.000 is not included with the parcels that are part of the project. (1-3)

E-38
2.3

General Project Description

- The 100 foot setback is a requirement of the Special Use Permit for a Golf Course (§198-110(C)(5)) not the R-40 Zoning District. (1-4)

E-39
2.3

1.2 Application History

- A formal Site Plan Application for the clubhouse shall be submitted to this office for review concurrently with the Subdivision Application. (1-5)

E-40
2.3

1.3 Project Benefits

- The proposal is compared with R-40 development of the site described as Alternative 1. Revise this to Alternative 2 as that is the alternative to develop the site in accordance with R-40 zoning. (1-7)

E-41
2.3

1.4 Project Location

- The proposal is described as comprising 7 parcels, when 8 parcels are included. Tax parcel 0400-015.00-01.00-016.000 is not included with the parcels that are part of the project. (1-9)

E-42
2.3

1.6 Project Description

1.6.1 Overall Subdivision Design

- The proposal is described as comprising 7 parcels, when 8 parcels are included. (1-10)
- Provide additional information describing the proposed clubhouse including the Gross Floor Area (GFA) of each level and its compliance with Town Height, Area and Bulk Regulations. (1-10)

E-43
2.3

E-44
2.3

1.6.2 Conformance to Zoning and Other Development Regulations

- This section indicates that the proposal “may be referred to the ZBA”. The proposal will be required to go before the ZBA pursuant to Town Code §198-109. (1-11)
- The 100 foot setback is a requirement of the Special Use Permit for a golf course (§198-110(C)(5)) not the R-40 Zoning District. (1-11)
- Table 1-1 shows an existing nitrate concentration of .76 mg/l based on the SONIR Model findings for the current use of the property. Provide an explanation as to the difference between this number and the nitrate concentrations found in the samples from the irrigation well (7.08 mg/l) and the USGS Well S-115186 (5.3 mg/l). (1-13)

E-45
2.3

E-46
2.12

E-47
2.8

1.6.4 Driveways and Site Access

- Parking is described as “proposed for the golf course, clubhouse and community golf pro shop.” If this is referring to the proposed fitness center revise this statement accordingly. (1-16 & 1-17)

E-48
2.3

1.6.5 Utilities

Sanitary Wastewater

- The townhomes are expected to generate 29,400 gallons per day (gpd) based on 300 gpd/unit. Clarify if irrigation for residential landscaping will be provided from the existing irrigation well or Suffolk County Water Authority (SCWA). If residential irrigation will be provided by SCWA adjust the design flow calculation accordingly. (1-17)
- Include the proposed sanitary flow, if any, from the fitness center. (1-17)

E-49
2.3

E-50
2.3

Water Supply

- Appendix K-5 is the Irrigation Well and Pond Overview. Revise this page and the following page accordingly. (1-19 & 1-20)
- Provide an estimate of the anticipated decrease in use of well water based on the proposed reuse of pond water for irrigation. (1-19 & 1-20)
- Include a description of the water source for residential landscaping. (1-20)

E-51
2.3

E-52
2.3

E-53
2.3

1.6.6 Site Landscaping and Amenities

- The Ecology Summer Seed Mixture referred to as a “native seed mix” appears to be comprised primarily of introduced grass species. The applicant should consider using a seed mix comprised of native grass species. (1-21)
- Include the water source for irrigation for proposed residential landscaping. (1-21)

E-54
2.3

E-55
2.3

1.7 Construction Schedule and Operations

Construction Operations

- Clarify if the sanitary system for the pro shop will require abandonment. (1-22)

E-56
2.4

Construction Noise Control

- Construction activities are described as limited to Monday to Friday between 7:00 AM and 6:00 PM. Town regulations allow for an applicant to request permission to work on weekends. Discuss if a weekend work permit is likely to be requested. (1-24)

E-57
2.4

Construction Vehicle/Truck Control

○ This section states the least number of units will be placed along Breeze Hill Road. No units are proposed along Breeze Hill Road. (1-25)	E-58 2.3
Operations	
○ Address the need, if any, for additional parking for increased maintenance staff. (1-26)	E-59 2.3
Clubhouse Operations	
○ Address potential increase in size/frequency of events, if any, as a result of the proposed clubhouse. (1-26 & 1-27)	E-60 2.3
1.8 Permits and Approvals Required	
○ Revise the date of the Final Scope to November 7, 2018. (1-27)	E-61 2.3
○ The proposal may require a Coastal Erosion Management Permit from the Department of Maritime Services pursuant to Chapter 169 of Town Code. Include this information in the Permits and Approvals Required chart. (ES-21)	E-62 2.3
○ Expansion of non-regulated on-site ponds may require Town Board approval pursuant to Chapter 171 of Town Code. Include this information in the Permits and Approvals Required chart. (1-27)	E-63 2.3

SECTION 2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Topography and Erosion Hazard

2.1.1 Existing Conditions

- | | |
|---|-------------|
| ○ There appears to be an area of slumping south of the Coastal Erosion Hazard Area (CEHA) in the area of the tee box and fairway of the 6 th hole. Address the reason(s) this area is not included in the CEHA. (2-1) | E-64
2.7 |
| ○ The stone revetment is described as moving 17 feet northward from the period of 2002 (when it was constructed) until 2008. The land within the CEHA is also described as losing elevation over time. As the revetment moves north and loses elevation tides will be more likely to exceed its height which could lead to increased erosion beyond the revetment. Additionally, unvegetated areas south of the revetment are exposed to runoff, wind and rain resulting in the potential for further erosion. Furthermore, many of the “partially buried” concrete rings put in place to stabilize the area to the east of the revetment appear to be mostly buried. Erosion in the areas west, south and east of the revetment could potentially affect the overall stability of the bluff within the CEHA. Effects of climate change such as sea level rise and increased height and length of time of storm surges could result in further impacts. Existing and proposed irrigation within or in close proximity to the CEHA could further impact the stability of the slope in this area. Describe mitigation to reduce the potential for further erosion and increased slope instability in this area. (2-3) | E-65
2.7 |

2.1.2 Anticipated Impacts

- | | |
|---|-------------|
| ○ This section indicates that no new construction activity will take place “near the CEHA line”. Provide an approximate distance from the CEHA line that grading/construction activity would occur. (2-3) | E-66
2.7 |
| ○ The CEHA line is said to not have “substantially changed since it was surveyed in the 1980’s.” Aerials of the site appear to show slumping in the area north of the tee box and fairway of the 6 th hole and south of the CEHA. Provide an explanation as to why this area would not require updating the location of the CEHA line. (2-3) | E-67
2.7 |

- | | |
|--|--------------|
| ○ Provide a response to the October 23, 2019 comments from AECOM Geotechnical Practice regarding their review of Appendices H-1, H-2 and H-3. | E-68
2.7 |
| ○ The geotechnical study is described as providing recommendations related to “placement of buildings in relation to the CEHA.” The document from PS&S recommends that “all proposed site improvements, including buildings, landscaping, etc., be maintained outside the 120-foot buffer zone;” and that “If any site improvements, including proposed landscaping, or any changes in site grades are proposed within the 120-foot buffer zone, these site improvements must be evaluated and approved by a geotechnical engineer familiar with the site conditions.” Clarify if any clearing or grading/construction (including for roadway and retaining walls) and/or landscaping/irrigation would occur within 120 feet of the CEHA and the potential impact of proposed improvements within this area. (2-3 & 2-4) | E-69
2.7 |
| ○ Retaining walls are described as ranging in height from 4 feet to 8 feet. Include a description of the overall height of walls based on the Town definition of a tiered retaining wall (§198-2). (2-4 & 2-5) | E-70
2.7 |
| ○ Provide a brief explanation of what the 65,000 CY difference between the 225,000 CY of cut and 160,000 CY of fill will be used for on-site. (2-6) | E-71
2.7 |
| ○ Town Code section §198-65(H) is not applicable to the proposal. The applicable section of Town Code is §198-65.1. (2-6) | E-72
2.7 |
| ○ Correspondence with the Regional Mined Land Reclamation Specialist indicates a Mined Land Reclamation Permit will not be required since “all the material will remain and be used onsite”. If the cut and fill balance is not achieved and fill is removed from the site this permit may be required. (2-7) | E-73
2.7 |
| 2.1.3 Proposed Mitigation | E-74
2.24 |
| ○ The FEMA Flood Map is Figure 2-7. (2-8) | E-75
2.7 |
| ○ Provide an explanation as to why the CEHA doesn’t include the slumping area north of the tee box and fairway of the 6 th hole and south of the CEHA. (2-8) | E-76
2.7 |
| ○ Grade increases within 120 feet of the CEHA are said to be eliminated. Discuss if the grade would be increased for the roadway entering from Mystic Lane or for any other improvements within 120 feet of the CEHA, and if so, within what distance of the CEHA the grade changes would occur. (2-8) | E-77
2.7 |
| ○ Clarify that the applicant would complete topographic surveying and surface monitoring on a quarterly basis (including additional surface monitoring points) as recommended by Dynamic Earth, and that the monitoring results would be submitted to the Town for review. (2-8) | E-78
2.10 |
| ○ The Ecology Summer Seed Mixture referred to as a native seed mix appears to be comprised primarily of introduced grass species. The applicant should consider using a seed mix comprised of native grass species. (2-9) | |

2.2 Surface and Subsurface Soils

2.2.1 Existing Conditions

- | | |
|--|-------------|
| ○ Provide the boring number in the narrative for the test borings where groundwater was encountered. (2-13) | E-79
2.7 |
| ○ The pesticide report includes samples from the maintenance area and the area west of the clubhouse, but does not include samples from any locations within the golf course. The Sampling Program Rationale (Appendix I-3, Pg. 3) states that, “samples were directed | E-80
2.7 |



toward those areas likely to have accumulated the highest contaminant levels.” Provide an explanation as to why no samples were taken from the area within the golf course. (2-14)	E-81 2.7
<ul style="list-style-type: none"> Concentrations of Acetone found in the parking area and dumping area soil samples exceed Soil Cleanup Objectives (SCOs). Contaminant levels exceeding SCOs typically require review by a soil consultant selected by the Town. Based on that consultant’s recommendations a soil management plan could be required. (2-15) Address the applicable SCOs for the protection of public health. (2-15) 	E-82 2.7
2.2.3 Proposed Mitigation	E-83 2.7
<ul style="list-style-type: none"> The Ecology Summer Seed Mixture referred to as a native seed mix appears to be comprised primarily of introduced grass species. The applicant should consider using a seed mix comprised of native grass species. (2-17) 	E-84 2.10
2.3. Water Resources	
2.3.1 Existing Conditions	
Surface Water and Wetlands	
<ul style="list-style-type: none"> Pond sediment samples describe pesticides exceeding SCOs for the protection of ecological resources and chromium exceeding cleanup objectives for the protection of ecological resources and groundwater. (2-18 & 2-19) Pond sediment is proposed to be contained in spoilage pits, drained and buried on-site. (2-6) Describe proposed mitigation for contaminated pond sediment. Address the applicable SCOs for the protection of public health. (2-18-2-22) While no TOGS 1.1.1 standard exists for total coliform and fecal coliform, 6 NYCRR Part 703.4 does contain water quality standards for coliforms. Address these standards in relation to the surface water sample results. (2-19) Provide a discussion regarding the difference in contaminants found in the pond sediment samples and the pond water samples and the potential reason(s) for the difference. (2-20) Total phosphorus in the “Fresh Pond 2” sample is said not to exceed TOGS 1.1.1 standards. According to Table 2-3 phosphorus levels in this sample exceed the standard. Revise this section accordingly. (2-20) The Pond Outfall Analytical Results (Table 2-4) for August of 2016 show a total phosphorus concentration of 1.75 mg/l. The TOGS 1.1.1 standard for phosphorus is .02 mg/l. Address the elevated level of phosphorus found at the pond outfall. (2-24) Provide an explanation of elevated levels of nitrate in USGS Well S-115186. (2-33) Include the location of USGS Well S-115186 on Figure 2-5. (2-33) 	E-85 2.9 E-86 2.9 E-87 2.9 E-88 2.9 E-89 2.9 E-90 2.9 E-91 2.9 E-92 2.24
2.3.2 Anticipated Impacts	
Surface Water and Wetlands	
<ul style="list-style-type: none"> The Suffolk County Revised Draft Subwatersheds Wastewater Plan (SCRDSWP) contains maps depicting the estimated travel time of groundwater from the water table to adjacent surface waters. The proposed development includes areas within the Smithtown Bay (including Fresh Pond) subwatershed that are located within the 0-2 year and 2-10 year travel time designations. The sanitary and/or drainage systems for the northeast and northwest units appear to be in very close proximity to the boundary for the 0-2 year travel time to surface water. The proposal also includes areas within the Crab Meadow Creek subwatershed that are located within the 0-2 year and 2-10 year travel time designations. The sanitary and/or drainage systems for the southwest units would be 	E-93 2.9



located within the 0-2 year travel time area. The sanitary and/or drainage systems for the southeast units appear to be within or in very close proximity to the boundary for the 0-2 year travel time to surface water area. Discuss the impacts of the proposal on adjacent surface water bodies relative to the above travel times. (2-35 & 2-36)



Groundwater Elevation and Flow

- The cut and fill plan for the north parcel depicts cuts of up to 20 feet for the northeast units for development and drainage in an area where groundwater was encountered at 25 feet (Test Hole SB-12). Discuss potential impacts in this area. (2-36)
- The cut and fill plan for the south parcel depicts cuts of 20 feet or greater for development and drainage in an area where test hole borings (B-23 and B-25) showed groundwater levels ranging between 18 and 19 feet. Discuss potential impacts in this area. (2-36)
- Discuss the potential impacts of rising groundwater levels on the proposed drainage systems. (2-37)
- Provide an estimate of the anticipated decrease in the use of well water based on the reuse of pond water for irrigation. (2-37)

E-94
2.9

E-95
2.9

E-96
2.9

E-97
2.9

Water Resources Plans and Studies

Suffolk County Comprehensive Water Resource Management Plan, 2015

Surface Water Management Goals

- The water bodies on-site and adjacent to the site should be discussed in relation to the surface water management goals of the Suffolk County Comprehensive Water Resources Management Plan. (2-40)

E-98
2.13

Groundwater Quality

- Address the elevated concentration of phosphorus found in the August 2016 irrigation well sample shown in Table 2-5. The TOGS 1.1.1 standard for phosphorus is .02 mg/l and the level shown in this sample is 2.04 mg/l. Describe proposed mitigation to avoid elevated phosphorus levels. (2-31)
- Include the proposed sanitary flow, if any, from the fitness center and the proposed treatment method of the flow. (2-42 & 2-43)
- Discuss if any clustered I/A OWTS similar to that proposed have been installed elsewhere, and if so, describe their performance. (2-43)
- Discuss if additions to the proposed I/A OWTS such as polishing units or leaching systems (i.e. pressurized shallow drainfields) would be feasible for use on-site and describe their potential to further reduce the levels of nitrogen, and potentially pathogens and phosphorus, released into the groundwater. (2-43)
- Discuss other wastewater treatment systems for the site that may provide a greater reduction in nitrogen released into the groundwater than the proposed I/A OWTS. (2-43)
- The SONIR Model findings for the proposed use of the property anticipate a concentration of nitrogen in the recharge of 1.95 mg/l. Provide an explanation as to the difference between this number and the nitrate concentrations found in the samples from the irrigation well (7.08 mg/l) and the USGS Well S-115186 (5.3 mg/l). (2-44)

E-99
2.8

E-100
2.8

E-101
2.8

E-102
2.8

E-103
2.8

E-104
2.8

2.3.3 Proposed Mitigation

- According to NYSDEC correspondence a Mined Land Reclamation Permit will not be required as long as all material will remain and be used on-site. If fill is removed from the site this permit may be required. (2-45)

E-105
2.8

○ Describe proposed mitigation to reduce contaminant levels currently in excess of TOGS 1.1.1 standards to below the listed standard for each contaminant. (2-46)	E-106 2.8
○ In order to ensure that the proposal does not negatively affect groundwater or surface water, proposed mitigation should include groundwater and surface water monitoring with associated reports submitted to the Town for review. (2-46)	E-107 2.8
<u>2.5 Ecological Resources</u>	
<u>2.5.1 Existing Conditions</u>	
<u>Vegetation</u>	
○ The Habitat Map (Figure 2-8) does not include parcel #0400-015.00-01.00-003.003. Revise the Habitat Map to include this parcel.	E-108 2.24
○ The historic aerials are located in Appendix N-2. (2-53 & 2-54)	E-109 2.10
○ Include an explanation of what the letter “r” represents in Table 2-12. Additionally, check species designations for accuracy. (2-57 through 2-63)	E-110 2.10
<u>Wildlife</u>	
○ Appendix N-3 includes additional details regarding potential wildlife on-site. (2-63)	E-111 2.10
○ Appendix N-4 is the Breeding Bird Atlas. (2-63)	E-112 2.10
○ Check species designations for accuracy and include additional listing classifications as necessary. (2-66)	E-113 2.10
○ Add the Northern long-eared bat to Table 2-14 along with its classification status. (2-66)	E-114 2.10
○ Additional information regarding amphibians and reptiles is found in Appendix N-3. (2-68)	E-115 2.10
○ Correspondence with the Natural Heritage Program is found in Appendix N-5. (2-68)	E-116 2.10
<u>2.5.2 Anticipated Impacts</u>	
○ Address the potential for relocating the exploitably vulnerable species of vegetation identified on-site (American holly, Northern bayberry and cinnamon fern) and any other exploitably vulnerable or other New York State listed species of vegetation identified during development. (2-71)	E-117 2.10
○ The NYSDEC recommends no tree removal occur between April 1st and October 31st in areas of potential summer habitat for Northern long-eared bats. (2-72)	E-118 2.10
<u>SECTION 3.0 HUMAN ENVIRONMENTAL RESOURCES</u>	
<u>3.1 Land Use, Zoning and Plans</u>	
<u>3.1.1 Existing Conditions</u>	
○ The proposal is comprised of eight (8) tax parcels. Tax parcel 0400-015.00-01.00-016.000 should be listed in the parcels included in the proposal. (3-1)	E-119 2.11
○ Tax parcels 0400-014.00-04.00-010.005 & 011.000 are described as residential vacant land, but do not appear on the Suffolk County Tax Map. Revise the parcel numbers to describe the correct parcels. (3-2)	E-120 2.11
○ Include that Davis Brickmaker Preserve is in close proximity to the proposal and private open space designated as SCTM #0400-014.00-01.00-011.000 (likely the parcel referred to above) is adjacent to the proposal.	E-121 2.11
○ The Land Use Map (Figure 3-1) shows the County Parkland to the east as Suffolk County, but does not include the existing land use. (3-2)	E-122 2.24

○ The proposal is compared to a single-family development that would contain 99 single-family lots/dwellings. The approved yield map depicts ninety-eight (98) R-40 lots and one additional lot for the clubhouse. (3-3 & 3-10)	E-123 2.11
○ The Generalized Future Land Use Map is Figure 3-3. Additionally, Figure 3-3 does not include a legend identifying the use that each color on the map represents. (3-3)	E-124 2.24
○ Clarify that the Open Space Index was adopted by the Town Board on December 27, 1974 pursuant to New York State General Municipal Law. Include that OSI #NE-6 is the highest priority for open space protection which calls for immediate affirmative action to preserve the property or to conserve its open space value and natural features. Additionally, include that OSI #NE-9 is a less pressing priority to receive review of specific property segments that may be worthy of preservation.	E-125 2.11
○ The Crab Meadow Watershed Wildlife Environmental Education Manual is not relevant to the proposal and can be removed from the DEIS. (3-8 & 3-20)	E-126 2.11
○ Town Code Section §198-21.3(C) refers to the Residence-Open Space Cluster District and is not applicable to the current application. Remove the reference to this section of Town Code. (3-11)	E-127 2.11
3.1.2 Anticipated Impacts	
○ Provide an estimate of expected seasonal occupancy. (3-11)	E-128 2.11
○ The “number and frequency” of events is described as expected to remain the same. Describe the reason(s) an upgraded facility would not result in an increase in the number events. (3-12)	E-129 2.11
○ Table 3-1 includes Building and Parking Lot Setbacks for the R-OSC District. There are setbacks specific to the Special Use Permit for a golf course (§198-110(C)(5)) that apply to the proposal. Revise the table accordingly. (3-13)	E-130 2.12
○ The proposal would result in the construction of a total of 50 units on the North Parcel (126.14 acres) and a total of 49 units on the South Parcel (28.42 acres). The North and South parcels are separated by Breeze Hill Road. Discuss whether or not the separation of the parcels by the right-of-way has any impact on the amount of units that can be placed on each parcel.	E-131 2.12
○ The Planning Board does not have the ability to modify any of the requirements of Town Code §198-110(C)(5). The special use permit and modification of its requirements are the jurisdiction of the Zoning Board of Appeals. (3-15)	E-132 2.12
Water Resource and Land Use Plans	
○ The absence of activity within the CEHA and setback of improvements from the CEHA would not “ensure stability” of the slope, but would attempt to mitigate the impact of the proposal on the stability of the slope. (3-20)	E-133 2.7
3.1.3 Proposed Mitigation	
○ This section states “the proposal promotes sustainability regarding coastal shoreline issues, such as bluff slumping...by eliminating development in the Coastal Erosion Hazard Area.” While the proposal aims not to reduce the stability of the slope or increase the existing rate of bluff slumping in this area, by providing a setback for the development from the CEHA, it allows the slumping to continue without any proposed mitigation. The stone revetment near the base of the slope is described as moving 17 feet northward from the period of 2002 (when it was constructed) until 2008. The land within the CEHA is also described as losing elevation over time. As the revetment moves further north and loses elevation tides will be more likely to exceed its height which	E-134 2.7



could lead to increased erosion beyond the revetment. Additionally, unvegetated areas south of the revetment are exposed to runoff, wind and rain resulting in the potential for further erosion. Furthermore, many of the “partially buried” concrete rings put in place to stabilize the area to the east of the revetment appear to be mostly buried. Erosion in the areas west, south and east of the revetment could potentially affect the overall stability of the bluff within the CEHA. Effects of climate change such as sea level rise and increased height and length of time of storm surges could result in further impacts. Existing and proposed irrigation within or in close proximity to the CEHA could further impact the stability of the slope in this area. Describe mitigation to reduce the potential for further erosion and increased slope instability in this area. (3-22)



Community Character

3.2.1 Existing Conditions

Visual Character

- The proposal is also adjacent to Makamah Nature Preserve and private open space designated as SCTM #0400-014.00-01.00-011.000. (3-23)
- View 8 does not depict proposed tiered retaining walls which would likely be visible from the right of way. (Appendix L - View 7) (3-24)

E-135
2.14

E-136
2.14

3.2.2 Anticipated Impacts

Visual Character

- The proposal is compared to a single-family development that would contain 99 units or more of single-family dwellings. The property was yielded for a maximum of 98 units. (3-25)
- Height, Area and Bulk Regulations for the R-40 Zoning District allow for a maximum building height of 2 stories. (3-26)

E-137
2.14

E-138
2.14

Site Lighting, Sound and Odors

- Address potential noise impacts related to the proposed 50 seat outdoor seating area. (3-27)

E-139
2.14

3.2.3 Proposed Mitigation

- Address whether the installation of additional buffers would mitigate potential visual impacts. (Appendix L – View 3, View 4 and View 7) (3-28)

E-140
2.14

3.3 Community Services

3.3.1 Existing Conditions

Water Supply

- The daily water consumption for the proposal is listed as 37,250 gpd in this section, where the remainder of the document lists water usage as 33,350 gpd. (3-30)
- The daily water consumption excludes irrigation as the golf course irrigation is provided by an on-site irrigation well. Describe if irrigation of residential landscaping would be provided by the irrigation well. If irrigation for the residences would be provided by SCWA, then include this amount in the estimated daily water usage. (3-30)

E-141
2.15

E-142
2.15

Public Parks and Recreational Facilities

- The Town’s Davis Brickmaker Preserve is also located within close proximity of the proposal. (3-30)

E-143
2.15

3.3.2 Anticipated Impacts

Fire Protection and Ambulance Services

○ An April 15, 2019 email from the Northport Fire Department is discussed, but not included with the Community Service Related Correspondence (Appendix P). Include this email in Appendix P. (3-34)	E-144 2.15
Market Value of Existing Homes in Community	
○ Address whether the installation of additional buffers would mitigate potential visual impacts to the three residences discussed. (3-35)	E-145 2.15
3.4 Transportation	
3.4.2 Anticipated Impacts	
○ The Final Scope called for sight distance studies at additional intersections including the proposed entrance off of Fresh Pond Road, the entrance to the Indian Hills Country Club off of Breeze Hill Road and the intersection of Hayes Hill Road and Makamah Road. Address why these sight distance studies were not included in the Traffic Impact Study. (3-42)	E-146 2.16
3.6 Cultural and Historic Resources	
3.6.1 Existing Conditions	
○ Correspondence from the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP), dated October 4, 2019, requests clarification regarding all proposed ground disturbances associated with the proposal, and more specifically “if there will be any ground disturbance, even minor ground disturbances, in the vicinity of the Native American burials.” Provide a response to the OPRHP request. (3-52)	E-147 2.18
4.0 Other Required Sections	
4.1 Construction Related Impacts	
○ Construction activities are described as limited to Monday to Friday between 7:00 AM and 6:00 PM. Town regulations allow for an applicant to request permission to work on weekends. Discuss if a weekend work permit is likely to be requested. (4-1)	E-148 2.19
○ The Limited Phase II ESA is Appendix I-2. (4-1)	E-149 2.19
5.0 Alternatives	
○ Discuss why none of the proposed alternatives include senior housing. (5-1 & 5-2)	E-150 2.20
○ The alternatives with access from Breeze Hill Road would result in the use and potential expansion of the right-of-way in proximity to the proposed addition to wetland N-8. Address if access through the proposed wetland area is a feasible option. (5-1 & 5-2)	E-151 2.20
○ Alternative 4 depicts units in close proximity to the CEHA. Address if this is a feasible alternative. (5-2 & Appendix B-2)	E-152 2.20
○ Alternative 5 depicts units in close proximity to the CEHA including units adjacent to an area of slumping in the vicinity of the tee box and fairway of the 6 th hole south of the CEHA line. Address if this is a feasible alternative. (5-2 & Appendix B-2)	E-153 2.20
○ Alternative 6 is described in the Final Scope as an Attached Cluster with a Redesigned Golf Area that would provide the greatest preservation of existing slopes and natural areas, redistributing units toward disturbed areas and providing an increased separation from sensitive environmental areas. This alternative includes units within close proximity of the CEHA, an extremely sensitive area on the site. Additionally, while the	E-154 2.20



<p>proposed northwest units appear to be outside of the 100 foot wetland setback, the proposal would require substantial clearing in the area north and upgradient of wetland N-13 and improvements associated with these units could potentially encroach into the 100 foot wetland setback area. The southwest units would be located in close proximity to the 100 wetland setback for the proposed amendment to wetland N-8. These units would require clearing and grading upgradient of the proposed amendment to wetland N-8 and improvements associated with these units could potentially encroach into the 100 foot setback for this wetland. Clearing for this alternative would result in the removal of 11.49 acres of successional southern hardwoods habitat and 1.93 acres of coastal oak-heath habitat. Proposed units would also require clearing and grading in areas with slopes exceeding 15%. Lastly, the golf course appears to be substantially the same as its current layout with minimal redesign included. Revise this alternative to better meet the intent of its description.</p>	
<ul style="list-style-type: none"> ○ NYSDEC correspondence from October 16, 2019 requests an alternative “in which no disturbance is proposed within the NYSDEC wetlands jurisdiction” and where “a setback of more than 100 feet” from NYSDEC wetlands is provided. Address this request. (5-1 & 5-2) 	<div>E-155</div> <div>2.20</div>
<ul style="list-style-type: none"> ○ The plans for all alternatives should include all wetland boundaries and the 100 foot wetland setback, including the proposed amendment to NYSDEC wetland N-8, and the minimum 120 foot buffer from the CEHA. (Appendix B-2) 	<div>E-156</div> <div>2.20</div>
<ul style="list-style-type: none"> ○ The proposed alternatives should take into consideration that Town Subdivision and Site Plan Regulations limit cul-de-sac length to no greater than 900 feet. 	<div>E-157</div> <div>2.20</div>
<p>5.6 Alternative 6: Attached Cluster Subdivision with Redesigned Golf Course, Layout B</p>	
<ul style="list-style-type: none"> ○ According to the plan for Alternative 6, Makamah Road access would not be included in this scenario. (5-10) 	<div>E-158</div> <div>2.20</div>
<p>5.8 Discussion of Impacts</p>	
<p>Water Resources</p>	
<ul style="list-style-type: none"> ○ Discuss potential impacts to the proposed addition to wetland N-8 from alternatives providing access by way of Breeze Hill Road. (5-12) 	<div>E-159</div> <div>2.20</div>
<ul style="list-style-type: none"> ○ Clarify if Alternatives 2 through 6 would use conventional sanitary systems as stated on page 5-12 or I/A OWTS as stated on page 5-14. If the sanitary flow from Alternatives 2 through 6 would be treated by traditional septic systems, discuss why I/A OWTS were not considered for these alternatives. (5-12) 	<div>E-160</div> <div>2.20</div>
<p>Community Services</p>	
<ul style="list-style-type: none"> ○ According to the description of Alternative 2, the internal roadways would be maintained by a Homeowners Association (5-6) not resulting in the dedication of any roadways to the Town. (5-16) 	<div>E-161</div> <div>2.20</div>

THE PRESERVE AT INDIAN HILLS

DEIS (Volumes I and II)

Comments on the DEIS

Prepared December 5, 2019

By Colleen Walsh, Senior Planner CW

Cover Page & Cover Sheet (Page i)

- Include all addresses of the action: 2, 21 and 42 Breeze Hill Road and 40 and 42 Makamah Road, Northport | E-162
2.3
- Fill in the "Date of Acceptance by the Lead Agency", August 21, 2019. | E-163
2.3
- Fill in the date that comments on the DEIS must be submitted by, November 4, 2019. | E-164
2.3

Table of Contents (Page i)

- Table of Contents is listed as Page i and should read Page ii as the Cover is shown as Page i | E-165
2.3
- Revise all subsequent pages within the Table of Contents (Pages ii, iii, iv, v and add vi) | E-166
2.3
- The Executive Summary is listed as Page S-1; however, the Executive Summary pages are shown as Page ES-1, ES-2, ES-3, etc. | E-167
2.3
- Revise the date of Appendix D-3, Adopted Final Scope from October 18, 2018 to November 7, 2018. | E-168
2.3

VOLUME I

Executive Summary – 1.1 Project Location and Description (Page ES-1)

The site encompasses seven (7) tax parcels and part of one (1) tax parcel

- 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

ADDITIONS ARE INDICATED BY UNDERLINE

DELETIONS ARE INDICATED BY [BRACKETS]

1.0 Description of the Proposed Project

1.1 Introduction (Page 1-1)

- Revise the statement as follows, "This document is a Draft Environmental Impact Statement (DEIS) for the proposed subdivision of a 154.56 acre site, zoned R-40 Residence District (minimum one acre), in order to construct residential senior housing while preserving the existing recreational land use, a private golf course property known as the Indian Hills Country Club (Club)." | E-170
2.3

Project Overview (Page 1-1)

- Revise the statement as follows, “The proposed action involves a clustered subdivision of 99 lots (98 dwellings and 1 clubhouse/fitness center lot) on an existing **private** golf course and several adjoining properties totaling 154.56 acres.” E-171 2.3
- The text indicates that, “The yield will also be in conformance with Suffolk County Department of Health Services (SCDHS) yield requirements under Article 6 of the Suffolk County Sanitary Code (SCSC) and General Guidance Memorandum #17 for Agricultural and Golf Course Density.” Include the referenced memorandum as an Appendix, and add, “...**provided in Appendix “_”** to the text. In addition, this memorandum is also referenced on Page 1-17 and Page 2-24. E-172 2.3
- Revise the statement as follows, “The existing 18-hole Indian Hills Country Club (IHCC, Inc.) will be modified and **will continue to be privately** maintained as an 18-hole course as part of the site development plan.” E-173 2.3
- Revise the statement, “The **cluster** subdivision [plan] includes [the site plan alignment] **proposed construction plans associated with** [for] the new clubhouse and associated parking to be reviewed concurrently with the overall subdivision [plan] and golf course modifications; **however, a separate site plan application must be submitted for the Golf Course Association (GCA) lot, including Lot 99 and all property that will not be owned and maintained by the Homeowners Association (HOA).**” E-174 2.3

Description of Site and Area (Page 1-3)

- Revise the statement as follows, “The subject property is an existing **private** golf course and is located within an existing residential community containing single family residences.” E-175 2.3

General Project Description (Page 1-3)

- Revise the statement as follows: “The retention of the golf course with the addition of senior residential units allows this **private** recreational open space feature to remain in the community.” E-176 2.3
- Correct the reference to the number of residential lots approved on the yield plan from [99] to **98** residential lots. (Page 1-4) E-177 2.3
- The addition of the 3.44 acre parcel which was granted relief from the ZBA to maintain two (2) dwellings on one lot. An increase to lot yield is not automatic. Remove “..., thus increasing the yield further”. The yield map should be revised to include the 3.44 acre parcel. (Page 1-4) E-178 2.3
- This section indicates that, “The proposed subdivision includes not less than eighty-five (85%) percent of the site reserved as open space in perpetuity...” Section 1.6.2 Conformance to Zoning and Other Development Regulations includes this statement as well. (Page 1-11) Section 3.1.2 Anticipated Impacts- Land Use, includes the statement, “The proposed project provides more than 91% open space...” pursuant to the Town Code definition. (Page 3-11) Discuss the minor dissimilarity between the open space percentages. E-179 2.3
- Prepare a figure entitled “Open Space Plan” that represents the percentage of proposed open space in perpetuity, and reference said plan as an additional Figure. (Page 1-4) E-180 2.3

1.2 Application History (Page 1-5)

- Revise the statement as follows, “A zone change application was submitted to the Town **Board** in January of 2016 for 145.32 acres of the subject property ...” E-181 2.3

- Revise the statement as follows, “This prior application was withdrawn and followed by the submission of the current application **to the Town Planning Board** for a clustered subdivision **[and site plan].**” Add, “**A separate site plan application will be prepared for submission to the Town Planning Board for concurrent review with the subdivision application. The site plan will encompass all Golf Course Association land, including but not limited to the clubhouse, fitness center and golf course maintenance buildings.**” E-182 2.3
- This section should include the submission date of the site plan application to the Planning Department. E-183 2.3
- Remove the text, “... therefore, the density of development is reduced as a result of the amended subdivision.” This statement is too easily misinterpreted. (Page 1-6) E-184 2.3
- This section should include the DEIS Public Hearing date, September 18, 2019, and the Preliminary Subdivision Public Hearing date, November 20, 2019 and reference the applicable sections of SEQRA. (Page 1-6) E-185 2.3
- Correct the adopted date of the Final Scope from October 18, 2018 to November 7, 2018. (Page 1-6) E-186 2.3
- Revise the statement as follows, “The subdivision complies with the standards, spirit, and intent of **[the Town’s R-40 Residential zoning district] New York State Town Law, Section 278** through clustered subdivision design. **In addition, [C]onformance [to] with the Town [zoning] Subdivision and Site Plan Regulations is [not only] necessary to ensure a well-planned compatible residential development, and [but also] to demonstrate consistency with the comprehensive long-range land management goals and overall community vision for the site and area, as embodied by the [policies of the Town Code] Horizons 2020: Huntington Town Comprehensive Plan Update.**” E-187 2.3
- Discuss and summarize all Zoning Board of Appeals decisions with respect to the golf course, including the continuation of jurisdiction pursuant to Town Code, Chapter 198-109 (I). E-188 2.3
- Discuss and summarize Zoning Board of Appeals decision #20913, dated May 1, 2014, with respect to the six (6) residential dwelling units located on SCTM #0400-015.00-01.00-016.000. E-189 2.3
- Discuss and summarize Zoning Board of Appeals decision #21875, dated July 19, 2018, with respect to the two (2) residential dwelling units located on SCTM #0400-015.00-01.00-003.002. E-190 2.3

1.4 Location (Page 1-9)

- Add “#0400-015.00-01.00-016.000” to the tax map designations. E-191 2.3
- Add “Northport Post Office” to the bullets listing the service and planning districts. E-192 2.3

1.5 Existing Site Development (Page 1-9)

- Describe all existing residences and include their respective addresses; 1-story single family dwelling and 1-story cottage located at 40 & 42 Makamah Road, Northport. ZBA decisions #20913 and 21875 indicate that there are eight (8) residential dwelling units within six (6) existing structures. E-193 2.2

1.6 Project Description

1.6.2 Conformance to Zoning and Other Development Regulations (Page 1-10)

- The zoning set forth under §198-14 of Town Code requires a minimum lot area of one (1) acre per single family home, which the proposed subdivision does not fully comply with. Please revise the statement. E-194
2.3
- Revise the statement as follows, “The existing Special Use Permit **issued by the Zoning Board of Appeals** authorizes the establishment of a golf course in a residence district...” E-195
2.3
- Revise the statement as follows, “The proposed subdivision will also comply with **[the dimensional zoning standards set forth by the Town of Huntington Code. In particular, Chapter 198, Article IX Height, Area and Bulk Regulations, §198-14, R-40 Residence District and] §198-114, Cluster Development of the Town Code [shall apply].**” (Page 1-11) E-196
2.3
- Add the fitness center to the Parameter column, below Water Resources, in Table 1-1 Site and Project Characteristics, and include data for Existing Conditions and Proposed Project. (Page 1-13) E-197
2.3
- With the addition of the fitness center to the table, review the Miscellaneous Parameter, Solid Waste (lbs./day) and revise as necessary. E-198
2.3
- Revise the statement, “The proposed homes will fully comply with **the maximum 35 foot/ 2 story building height set forth in Town Code, Chapter 198, Article IX Height, Area and Bulk Regulations [density requirements] of the R-40 Residence District [zone, modified to preserve open space].**” (Page 1-14) E-199
2.3

1.6.4 Driveways and Site Access (Page 1-16)

- Discuss the existing dumpster locations, proposed dumpster locations, proposed route through Lot 99 for garbage/recycling trucks, and discuss all alternative dumpster locations/routes within Lot 99. E-200
2.3

1.6.5 Utilities

Solid Waste Handling and Disposal (Page 1-21)

- The text indicates that, “*Solid waste from the clubhouse and golf course maintenance area will be handled, stored in dedicated dumpsters in their respective areas and disposed of separately from those of the residential components.*” Add text that states, “**Dumpster locations for the clubhouse and golf course maintenance area will be depicted on the proposed site plan for the golf course. In addition, Town Code, §198-111(A) (1-3) empowers the Board of Appeals to impose conditions or restrictions as are deemed necessary in the specific case.**” E-201
2.3

1.8 Permits and Approvals Required (Page 1-27)

- The text indicates that, “Table 1-2 lists the permits and approvals required for the proposed project, along with the reviewing/issuing agency.” Various approvals are required for the proposed project. Expand Table 1-2 to include the information below, or provide an explanation as to why these approvals are not included as part of the DEIS. E-202
2.3

Table 1-2 Permits and Approvals Required

- Remove “*Buffer Relief*” from the Approval column as it is not an approval granted by the Huntington Town Planning Board. E-203
2.3
- Expand “Subdivision” in the Approval column to include yield and cluster. I.e. *Subdivision (Yield and Cluster)* E-204
2.3

- Add “*Huntington Town Board*” in the Agency column and add “*Dedications and/or Easements granted to Town of Huntington*” in the Approval column. The proposed road widenings, and any proposed easements to be granted to the Town will require Town Board approval by resolution. E-205 2.3
- Add “*Town of Huntington Town Attorney’s Office*” in the Agency column, and add “*Proposed Legal Documents*” in the Approval column. The proposed legal documents for filing with the Suffolk County Clerk’s Office must be reviewed and approved by the Town Attorney’s Office prior to acceptance by the Huntington Town Board or filing. E-206 2.3
- Add “*Town of Huntington Assessor’s Office*” in the Agency column, and add “*Map abandonment and unit designation*” in the Approval column. The applicant must submit a Certificate of Map Abandonment to the Town Assessor prior to filing the unit designation map. E-207 2.3
- Add “*Town of Huntington Department of Engineering Services*” in the Agency column, and add “*Stormwater Pollution Prevention Plan (SWPPP), Notice of Intent (NOI) and SWPPP Acceptance Form*” in the Approval column. E-208 2.3
- Add “*Town of Huntington Planning Department*” in the Agency column, and add “*Application for Removal of Excess Material*” in the Approval column. E-209 2.3
- Add “*Northport Fire District*” in the Agency column, and add “*Proposed Fire Hydrants*” in the Approval column. E-210 2.3
- Add the “*New York State Department of Law*” in the Agency column, and add “*Homeowners Association*” in the Approval column. E-211 2.3
- Add “*PSEG LP*” and “*National Grid*” in the Agency column, and add “*Utility Installation/ Easements*” in the Approval column. E-212 2.3

2.0 Natural Environmental Resources

2.4.2 Anticipated Impacts- Air Resources (Page 2-51)

- The text states, “*In addition, the Town Code does regulate odors for industrial and certain commercial uses.*” Add text that states, “**Further, Town Code, §198-111(A) states that in any case where the Board of Appeals is empowered to issue a special use permit, said Board may impose conditions or restrictions as are deemed necessary. Such conditions or limitations may include control or elimination of smoke, dust, gas, noise, vibration, odor and lighting.**” E-213 2.3

3.0 Human Environmental Resources

3.1.1 Existing Conditions

Zoning (Pages 3-3 & 3-4)

- The yield map approved by the Planning Board on July 26, 2017 depicted 98, not 99 individual single-family lots in compliance with the R-40 Zoning District and with Town Code, Article X, The Steep Slopes Conservation Law. Lot 99 included the existing clubhouse, golf shop and paved parking areas. Correct the statement to read, **98 lots** in accordance with R-40 Residence Zoning and one oversized lot (Lot 99) to maintain the existing clubhouse, golf shop and paved parking areas. E-214 2.12

Land Use Plans (Page 3-5)

- Revise the statement as follows, “The proposed **[open space] cluster** subdivision allows development of the townhomes while preserving the recreational and open space uses of the **private** golf course.” E-215
2.12
- Revise the statement as follows, “The site is identified as appropriate for low-density residential development, which is defined as single-family residential with **[a] minimum lot [size of] sizes ranging from 20,000 SF to 87,120 SF** (R-20, R-40, and R-80 zoning districts).” E-216
2.12
- Indicate the source of the referenced report, “*Private Golf Course Moratorium Proposed Planning Options Report (January 2009)*.” E-217
2.12

3.1.2 Anticipated Impacts - Land Use (Page 3-11)

- This section indicates that, “The proposed project provides more than 91% open space...” pursuant to the Town Code definition. Prepare a plan which visually represents this statement and reference such plan as an additional Figure. E-218
2.11
- Revise the statement as follows, “...Alternative 2: **[As-of-Right Subdivision] Detached Standard Subdivision without Golf Course** assumes that the project site is developed under its existing R-40 zoning with a 99 lot subdivision that conforms to all applicable zoning and planning requirements and standards, including the Steep Slope Ordinance and providing area for parkland dedication.” (Page 3-14) E-219
2.11

3.2.2 Anticipated Impacts - Visual Character (Page 3-26)

- Revise the statement as follows, “All homes will comply with **the R-40 zoning district’s maximum 35-foot building height / 2 story [standard] requirements. [and contain more than 2 ½ stories.]**” E-220
2.14

3.3 Community Services

Public Parks and Recreational Facilities (Page 3-34)

- This section must reference Huntington Town Code Chapter A202, Schedule D. E-221
2.15
- Irrespective of the amenities offered by the HOA, the anticipated increase in the demand on Town parks and/or other recreational facilities is addressed by Town Code. Through the subdivision approval process up to ten percent (10%) of parkland is to be dedicated to the Town, or a recreation fee in lieu of parkland dedication is required. E-222
2.15

4.0 Other Required Sections

4.2 Cumulative Impacts (Page 4-2)

- The 10-acre, 7 lot proposed subdivision known as Roberg Estates, was recently developed as a vineyard/winery known as Del Vino Vineyards, located at 29 Norwood Road, Northport. E-223
2.5
- The 18-acre, 13 lot subdivision map known as Brittany Estates, was recently issued a building permit, dated August 15, 2019, on Lot 12. E-224
2.5

4.4 Irreversible and Irretrievable Commitment of Resources (Page 4-3)

- Revise the statement as follows, “The proposed 98-unit **55 and older** residential cluster [open space recreational] development would preclude other uses of the property.” E-225
2.3

- The property is zoned R-40 Residence and should not be confused with the Residence-Open Space Cluster District. E-226 2.3

4.5 Growth-Inducing Aspects (Page 4-3)

- Through the subdivision approval process, up to ten percent (10%) of parkland is to be dedicated to the Town, or a recreation fee in lieu of parkland dedication is required. Discuss the requirement to either set aside parkland for dedication to the Town of Huntington or submit a recreation fee in lieu of parkland dedication, pursuant to Huntington Town Code, Chapter A202, Schedule D. E-227 2.3

5.0 Alternatives (Pages 5-1 through 5-10)

Alternative 2: Detached Standard Subdivision without Golf Course

- In accordance with the Final Scope, the “*Alternative standard subdivision plan*” is to propose a development in accordance with the “*existing zoning and the yield map...with removal of the golf course; no acquisition of additional adjoining land.*” E-228 2.20
- Proposed Alternative 2 contradicts this direction by proposing the “*acquisition of land to access the private road to Breeze Hill Road...*” E-229 2.20

Alternative 3: Detached Cluster Subdivision without Golf Course

- In accordance with the Final Scope, the “*Alternative cluster subdivision plan*” is to propose “... no acquisition of adjoining adjacent land.” E-230 2.20
- Proposed Alternative 3 contradicts this direction by proposing the “... *acquisition of land to access the private road to Breeze Hill Road, and acquisition of the private road...*” E-231 2.20

Alternative 4: Attached Cluster Subdivision with Golf Course and without Makamah Road Access

- Remove the statement, “*There would be no need for Parkland dedication as the golf course would remain.*” The applicant may retain the golf course as proposed open space on the subject site; however, that does not change the requirement for dedication of parkland. If the applicant cannot provide parkland on site or the Planning Board is not willing to accept a parkland dedication, Huntington Town Code requires a “Recreation Fee in Lieu of Parkland”. Refer to Town Code, Chapter A202, Schedule D. E-232 2.20

Alternative 5: Attached Cluster Subdivision with Redesigned Golf Course, Layout A

- In accordance with the Final Scope, this alternative must depict the *greatest setback* of proposed units from surrounding residences. E-233 2.20
- Proposed Alternative 5 fails to provide the greatest setback. The South Parcel contains 46 proposed units within close proximity to existing residences located on Breeze Hill Road, Green Knoll Court and Brian Court. The existing road names, Green Knoll Court and Brian Court, should be labeled on the plan. 4, 6 and 10 Breeze Hill Road are adjacent to the subject property. Green Knoll Court is located less than 200 feet from the subject property. Brian Court is located less than 300 feet from the subject property. Refer to existing residences located at 14-17, 17A-21 and 23 Green Knoll Court and 5, 5A, 7 and 9 Brian Court. E-234 2.20
- Remove the statement “*There would be no need for Parkland dedication as the golf course would remain*”. The applicant may retain the golf course as proposed open space on the subject site; however, that does not change the requirement for dedication of parkland. If the applicant cannot provide E-235 2.20

parkland on site or the Planning Board is not willing to accept a parkland dedication, Huntington Town Code requires a "Recreation Fee in Lieu of Parkland". Refer to Town Code, Chapter A202, Schedule D.

Alternative 6: Attached Cluster Subdivision with Redesigned Golf Course, Layout B

- In accordance with the Final Scope, this alternative must depict the greatest preservation of existing slopes and natural areas, proposed units located within existing disturbed areas and increased separation from sensitive environmental areas, per NYSDEC recommendations. E-236
2.20
- Remove the statement "*There would be no need for Parkland dedication as the golf course would remain*". The applicant may retain the golf course as proposed open space on the subject site; however, that does not change the requirement for dedication of parkland. If the applicant cannot provide parkland on site or the Planning Board is not willing to accept a parkland dedication, Huntington Town Code requires a "Recreation Fee in Lieu of Parkland". Refer to Town Code, Chapter A202, Schedule D. E-237
2.20

Figures

- Revise Figure 2-4 NYS DEC Wetlands Map in accordance with the NYSDEC letter, dated October 16, 2019, indicating the proposed map amendment of freshwater wetland N-8. E-238
2.24
- The Yield Map provided in Volume I is dated April 2017. The Yield Map that was approved by the Planning Board by resolution was dated June 2017, revised July 13, 2017. E-239
2.3
- A new Yield Map should be prepared which depicts all wetland boundaries, the 100 foot wetland setback, including the proposed amendment to NYS DEC wetland N-8, the minimum 120 foot bluff buffer recommended by PS&S, Appendix H-2 and Dynamic Earth, Appendix H-3, and the 3.44 acres of land added to the project and included as part of the proposed development, known as lot 003.003. E-240
2.3
- Prepare a figure entitled, "HOA/GCA Land Area Map" that does not include existing structures or topography, but includes the following: E-241
2.24
 - HOA and GCA lot ownership depicted in two distinct colors
 - Proposed lots with dimensions
 - Proposed lot numbers with lot area in square feet and acreage
 - Proposed clubhouse, fitness center and parking
 - Existing wetlands with proposed wetland boundary

Volume II

APPENDIX B-3

- Prepare a chart that specifies the purpose and amount of proposed cut and/or fill. Add the chart to the Cut-Fill Plan- North Parcel (Sheet C-001) and Cut-Fill Plan- South Parcel (Sheet C-002) included in the back of Volume I and included as an Appendix in Volume II. The cut and fill analysis will be required with the Application for Removal of Excess Material in order to determine the fee, if any. E-242
2.3

APPENDIX G- Golf Course Environmental Management Plan

Appendix 6- IHCC Emergency Response Plan for Fire (Page 232)

- Below "Communication", the telephone numbers are incomplete in #5-7. If the complete number is not available at this time, include "To Be Determined". E-243
2.3