

APPENDIX A

SEQRA-RELATED DOCUMENTS

APPENDIX A-1

RESOLUTION ACCEPTING DEIS

Town Planning Board

August 21, 2019

HUNTINGTON TOWN PLANNING BOARD

MEETING OF AUGUST 21, 2019

The following resolution was offered by M. Manin Amendola

and seconded by J. Devine

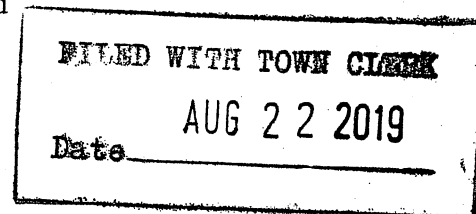
WHEREAS, Fort Slongo, LLC and The Preserve at Indian Hills, LLC, c/o Demetrius A. Tsunis, 1 Rabro Drive, Suite 100, Hauppauge, NY 11788, the Maude D. Roberg Revocable Living Trust, Michael J. Cahill, Trustee, 325 Woodland Drive, Brightwaters, NY 11718, and Bruce Roberg, 2 Breeze Hill Road, Northport, 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, the 154.56 acre 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, the applicant proposes a clustered subdivision development of the subject property, located in the R-40 Residence Zoning District, in order to modify and maintain the existing 18-hole private golf course known as the Indian Hills Country Club (IHCC), which is to be managed by a Golf Course Association (GCA), retain existing accessory buildings, replace the existing clubhouse with a new clubhouse, renovate the existing golf shop building for use as a fitness center for the residents of the Homeowners Association (HOA) and construct ninety-eight (98) age-restricted (55 and over) residential townhomes to be offered for sale on individual lots with private roads to be managed by a HOA, which requires modifications of the zoning regulations in accordance with Town Code, Chapter 198-114, Cluster developments; and

WHEREAS, at their regular meeting held on March 28, 2018, by resolution, the Huntington Town Planning Board established their status as lead agency, classified the project as a Type 1 Action and issued a Positive Declaration pursuant to SEQRA and 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

WHEREAS, revised subdivision maps and a revised EAF Part 1 were submitted by the applicant, which included the addition of a 3.44 acre parcel to the proposal, and therefore the maps and EAF were coordinated again with all involved agencies, and at their regular meeting held on August 8, 2018, by resolution, the Huntington Town Planning Board reconfirmed their status as lead agency and issued a Positive Declaration pursuant to SEQRA 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



WHEREAS, on August 14, 2018, the project sponsor submitted the Draft Scope for the Draft Environmental Impact Statement (DEIS), which was forwarded to all involved agencies and was made available to individuals and interested agencies that expressed an interest in writing to the lead agency, and was also made available to the public on the Town of Huntington website at www.HuntingtonNY.gov; and

WHEREAS, based on the document *Revisions to the Draft Scope for the DEIS*, prepared by the Environmental Review Division of the Department of Planning and Environment, the project sponsor submitted the proposed Final Scope for the DEIS on October 18, 2018; and

WHEREAS, at their regular meeting held on November 7, 2018, by resolution, the Huntington Town Planning Board accepted as complete and adopted the Final Scope for the DEIS, as amended to incorporate changes with respect to noise impacts related to property maintenance and sight distance studies to be performed at additional intersections, and directed the project sponsor to prepare a DEIS that identifies and analyzes the impacts of the subdivision application and alternatives in accordance with the standards listed in 6 NYCRR 617.9; and

WHEREAS, on April 17, 2019, the project sponsor submitted the Draft Environmental Impact Statement (DEIS) for The Preserve at Indian Hills, dated April 2019, to the Department of Planning and Environment; and

WHEREAS, the Environmental Review Division of the Department of Planning and Environment and the Planning Board reviewed the April 2019 DEIS; and

WHEREAS, an evaluation was prepared, dated June 3, 2019, which identified deficiencies in the DEIS that needed to be addressed, was forwarded to the project sponsor; and

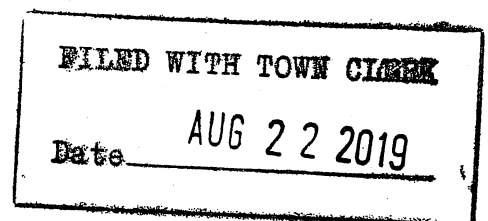
WHEREAS, on July 23, 2019, the project sponsor submitted the Draft Environmental Impact Statement (DEIS) for The Preserve at Indian Hills, dated July 2019, to the Department of Planning and Environment; and

WHEREAS, the Environmental Review Division of the Department of Planning and Environment and the Planning Board reviewed the July 2019 DEIS and finds the deficiencies identified within the evaluation dated June 3, 2019, have been addressed, therefore, the DEIS is recommended acceptable for public review; 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; now therefore be it

RESOLVED, upon due deliberation of the Draft Environmental Impact Statement (DEIS) for The Preserve at Indian Hills, the Huntington Town Planning Board hereby determines that:

- 1) The DEIS is adequate for public review in terms of scope and content in accordance with 6 NYCRR 617.8(b); and



- 2) The contact person for the Huntington Town Planning Board as lead agency, shall file a Notice of Completion of a Draft EIS pursuant to 6 NYCRR 617.12; and
- 3) A public hearing shall be held on the DEIS on September 18, 2019; and
- 4) Comments are requested and will be accepted by the contact person for the Huntington Town Planning Board as lead agency, until October 18, 2019.

VOTES: 5

AYES: 5

NOES: 0

RECUSE: 1

P. Ehrlich, Chairperson

M. Manin Amendola, Vice Chairperson

L. Cernava

J. Devine

P. Mandelik

D. Pennetta

D. Walsdorf

NOT VOTING

AYE

AYE

AYE

RECUSE

AYE

AYE

The resolution was thereupon declared duly adopted.

FILED WITH TOWN CLERK

Date AUG 22 2019