

---

---

**DRAFT SCOPE FOR  
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**“KENSINGTON ESTATES”**

Proposed Change of Zone Application  
1130 West Jericho Turnpike,  
Nassau-Suffolk County border, New York

*November 2, 2007*

---

---

**1.0 Introduction**

This document is the Draft Scope of the issues and analyses to be included in the DEIS for the proposed “Kensington Estates” an age restricted residential project on approximately 18.6 acres of land. This site is located on the border of both the Hamlet of West Hills, Town of Huntington and the Hamlet of Woodbury, Town of Oyster Bay at 1130 West Jericho Turnpike on the southeast intersection of Jericho Turnpike and Plainview Road.

A detailed and thorough analysis of the proposed project and its anticipated impacts in a DEIS has been required by the Town of Huntington Town Board, as Lead Agency for administration of the change of zone review and as required by the New York State Environmental Quality Review Act (SEQRA).

The information prepared in conformance with this scope and the SEQRA process is intended to provide comprehensive input in the decision-making process for use by involved agencies in preparing their own findings and issuing decisions on their respective permits. The document must be concise but thorough, well documented, accurate and consistent. Figures and tables will be presented in support of the discussions and analyses contained in the document. Technical information will be summarized in the body of the DEIS and attached in their entirety in an appendix.

**2.0 Brief Description of the Proposed Project**

The proposed project involves rezoning the two adjacent properties that comprise the subject site, from their existing R-40 zoning in Huntington and R1-1A zoning in Oyster Bay to R-RM and RMF-10, respectively. The proposal involves the removal of the existing horse farm, wood carving business, and outdoor BBQ for the proposed construction of 136 age restricted multi-family townhomes and flats (27 units located within the Town of Oyster Bay and 109 units within the Town of Huntington). Twenty-two (22) of the units will be one bedroom flats, of which 11 will be set aside as affordable, 22 two bedroom flats, and 92 three bedroom townhouses ranging in size from 1,700 s.f. to 2,400 s.f. The units will be age restricted to require

at least one occupant be 55 years of age or older, which will be specified as part of the offering plan filed with New York State for the condo owners association and regulated by including a rider on all contracts of sale for units. Site amenities include a 3,000 SF community building with a lounge, library, card room, exercise room, office, multi-purpose room and lobby and an outdoor pool and two tennis courts. Other site improvements include access roadways, an on-site drainage system designed for a 5-inch rainfall event (including a recharge basin), and landscaping. Connection to the Nassau County sewer system is proposed for sanitary wastewater. The proposed project includes one gated access point: via Plainview Road. The proposed roadways and drainage features and the proposed age-restricted common area and amenities will be owned and maintained by a Homeowners Association (HOA). The HOA will also contract maintenance services, snow removal and landscape management.

It is the applicant's goal to develop a high-quality residential use. It is expected that the proposed dwellings and common area amenities will employ attractive, traditional building architecture that the Applicant believes will be congruent with the surrounding land use. Though it will result in incremental increases in demand for services, the proposed development of the property will significantly increase the amount of tax revenue generated by the property to taxing jurisdictions. The proposed project is anticipated to generate very limited school aged children (due to the proposed age restriction), thereby minimizing potential impacts to school enrollments.

The subject property contains eleven structures: a concrete building, metal barn, horse stable, framed structure, wood workshop, wood shed, two wood walls, two concrete plats, and one mobile home; all which will be removed under the proposed action. There is a small wetland feature located immediately adjoining the northeast corner of the subject site which has been considered in the design of the project.

The following approvals are anticipated to be necessary:

<b>Applicable Board/Agency</b>	<b>Approval Type</b>
Town of Huntington Town Board	Change of Zone
Town of Huntington Planning Board	Site Plan Review
Town of Huntington Building Department	Demolition/Building Permits
Town of Huntington Engineering Department	Roadwork
Town of Oyster Bay Town Board	Change of Zone, Site Plan Review
Town of Oyster Bay Building Department	Building Permits
Town of Oyster Bay Department of Public Works	Roadwork
Suffolk County Department of Health Services (SCDHS)	Sanitary connection and water supply system design review
Suffolk County Planning Commission	239m (change of zone and site plan approval)
Nassau County Department of Public Works (NCDPW)	Subdivision and 239f (Sanitary connection, roadwork, drainage and civil design review)
Nassau County Planning Commission	239m (change of zone and site plan approval), Subdivision
Nassau County Health Department (NCHD)	Sanitary connection and water supply system design review

NYSDEC	Stormwater Management (GP-02-01), Article 24 Freshwater Wetlands
NYSDOT	Roadwork
South Huntington Water District	Water Supply
Jericho Water District	Water Supply

### 3.0 Potentially Significant Adverse Impacts

The following is a listing of the categories of potential adverse impacts that the lead agency has indicated as meriting detailed review and analysis in the DEIS.

1. Geological Resources (*including soils, topography and subsurface geology*)
2. Water Resources (*including surface water and groundwater*)
3. Ecological Resources (*including vegetation, wildlife, habitats and rare/threatened species*)
4. Transportation Resources (*including cars, trucks, pedestrians and public transit*)
5. Land Use, Zoning & Land Use Plans
6. Community Facilities and Services (*including taxes/economics, utilities, public services & open space*)
7. Aesthetic Resources and Community Character (*including aesthetics and public health/safety*)
8. Historic and Archaeological Resources
9. Construction Activities
10. Cumulative Development
11. Adverse Impacts That Cannot Be Avoided
12. Effects on the Use and Conservation of Energy Resources
13. Irreversible and Irretrievable Commitment of Resources
14. Growth-Inducing Aspects

### 4.0 Organization and Overall Content of the DEIS Document

The DEIS must conform to the basic content requirements as contained in 6NYCRR Part 617.9 (b)(3). The outline of the DEIS should include the following sections:

COVER SHEET

TABLE OF CONTENTS

SUMMARY

#### 1.0 DESCRIPTION OF THE PROPOSED PROJECT

##### 1.1 Introduction

##### 1.2 Project Background, Need, Objectives and Benefits

- 1.2.1 Project Background and History
- 1.2.2 Public Need and Municipality Objectives
- 1.2.3 Objectives of the Project Sponsor
- 1.2.4 Benefits of the Project

##### 1.3 Location and Existing Site Conditions

##### 1.4 Project Design and Layout

- 1.4.1 Overall Site Layout

- 1.4.2 Grading and Drainage
  - 1.4.3 Vehicle Access, Road System and Parking
  - 1.4.4 Sanitary Wastewater Disposal and Water Supply
  - 1.4.5 Site Landscaping and Amenities
  - 1.5 Construction and Site Operations**
    - 1.5.1 Construction Process & Schedule
    - 1.5.2 Site Operations
  - 1.6 Permits and Approvals Required**
- 2.0 NATURAL ENVIRONMENTAL RESOURCES**
- 2.1 Topography**
    - 2.1.1 Existing Conditions
    - 2.1.2 Anticipated Impacts
    - 2.1.3 Proposed Mitigation
  - 2.2 Surface Soils**
    - 2.2.1 Existing Conditions
    - 2.2.2 Anticipated Impacts
    - 2.2.3 Proposed Mitigation
  - 2.3 Subsurface Geology**
    - 2.3.1 Existing Conditions
    - 2.3.2 Anticipated Impacts
    - 2.3.3 Proposed Mitigation
  - 2.4 Water Resources**
    - 2.4.1 Existing Conditions
    - 2.4.2 Anticipated Impacts
    - 2.4.3 Proposed Mitigation
  - 2.5 Ecology**
    - 2.5.1 Existing Conditions
    - 2.5.2 Anticipated Impacts
    - 2.5.3 Proposed Mitigation
- 3.0 HUMAN ENVIRONMENTAL RESOURCES**
- 3.1 Land Use, Zoning and Plans**
    - 3.1.1 Existing Conditions
    - 3.1.2 Anticipated Impacts
    - 3.1.3 Proposed Mitigation
  - 3.2 Transportation**
    - 3.2.1 Existing Conditions
    - 3.2.2 Anticipated Impacts
    - 3.2.3 Proposed Mitigation
  - 3.3 Community Facilities and Services**
    - 3.3.1 Existing Conditions
    - 3.3.2 Anticipated Impacts
    - 3.3.3 Proposed Mitigation
  - 3.4 Community Character**
    - 3.4.1 Existing Conditions
    - 3.4.2 Anticipated Impacts
    - 3.4.3 Proposed Mitigation
  - 3.5 Historic and Archaeological Resources**
    - 3.5.1 Existing Conditions

- 3.5.2 Anticipated Impacts
- 3.5.3 Proposed Mitigation

#### **4.0 OTHER REQUIRED SECTIONS**

- 4.1 Cumulative Impacts**
- 4.2 Adverse Impacts That Cannot Be Avoided**
- 4.3 Effects on the Use and Conservation of Energy Resources**
- 4.4 Irreversible and Irretrievable Commitment of Resources**
- 4.5 Growth-Inducing Aspects**

#### **5.0 ALTERNATIVES**

- 5.1 No Action Alternative**
- 5.2 Development per Existing Zonings**
- 5.3 Non Age-Restricted Development**
- 5.4 Alternative Access to Jericho Turnpike**
- 5.5 Reduced Density Alternative**

#### **6.0 REFERENCES**

### **5.0 Extent and Quality of Information Existing and Needed**

As required under SEQRA, the DEIS should include “a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence”. Included in this evaluation should be reasonably related short-term and long-term impacts, with other required sections identified in Section 6.0 of this scoping document. This section further describes the level of analysis and the type of analysis expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section is followed by a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

#### Description of the Proposed Project

##### *Introduction*

- There should be a brief introductory section that describes what this document is, under what regulation(s) it is required, what it is intended to accomplish, and the subsequent regulatory actions to be taken to implement the project, if approved. It should also briefly describe the proposed project, present the zoning for which the project is proposed, and describe the relationship between the two.

##### *Project Background and History*

- There should be a brief description of the site and application history; this should include a full description of the existing and historic use of the site, status of current use, site ownership and related background and history.
- If such are prepared, Phase I and Phase II ESAs (Environmental Site Assessments) related to site conditions should be summarized and attached or excerpts attached to establish background soil conditions.
- Description of the applicant’s outreach efforts to local community groups will be provided.

##### *Public Need and Municipality Objectives*

- Include justification of proposed project in terms of Town goals for site as indicated in the Comprehensive Plan and any other applicable planning documents relevant to the project site.
- Public need for the project should be discussed.
- Population potentially affected by the project should be identified.

*Objectives of the Project Sponsor*

- The objectives of the project sponsor should be described and discussed.

*Benefits of the Project*

- Include a discussion of the community benefits expected to accrue from the proposed project.
- Include a discussion of economic benefits expected (tax revenue and jobs).

*Location and Existing Site Conditions*

- Using appropriate mapping and/or tables, describe location of site, in terms adjacent/nearby significant properties, zoning and service districts, available services, etc.
- The existing conditions of the site in terms of site survey, structures, vegetative cover, etc. should be provided as an overall background of existing site conditions.

*Project Design and Layout*

- Include a brief description of the site and project layout; describe basis for site yield, proposed structures, services, utilities, access points, road system, drainage, site quantities table.
- The grading program and associated areas disturbed should be discussed along with volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill.
- Site drainage and proposed drainage system and provide capacity and function information should be provided along with a discussion of conformance to NYSDEC SPDES stormwater and erosion control regulations for construction and post-construction conditions.
- The vehicle access points, internal roadway layout and traffic circulation should be identified.
- The adequacy of on-site parking should be discussed and established; a breakdown of parking requirements shall be provided.
- Identify options for garbage collection.
- Include a description of water supply system and quantify domestic use, sanitary wastewater generation, irrigation demand and proposed wastewater system.
- The sizes and locations of all other utilities and services should be described and quantified, along with the status of future connections.
- The Town lighting requirements, proposed lighting and, if an illumination analysis is available, it should be provided and described.
- Information on the type, amount and location of landscaping proposed should be provided as well as information on maintenance requirements such as irrigation and fertilization.
- Include a discussion on retained open space areas; areas of retention by applicant; easements or restrictions to ensure retention of open space.

*Construction Process & Schedule*

- Provide generalized method of construction and construction schedule/timetable, including project phasing (if applicable).
- Identify: construction management, equipment storage/staging, delivery routes, hours of operation, workers' parking, protection of natural and sensitive areas.
- Quantity of soil import/export, truck routes, soil/erosion control management and mitigation.

*Site Operations*

- Describe site management and operation; describe road, landscape and open space maintenance practice, describe any special conditions that may apply.
- Projected number of employees required for the various uses.

*Permits and Approvals Required*

- Identify all required permits and reviews, including agency having jurisdiction
- Coordinate project review between municipalities
- Determine whether services will be split or have single providers for services such as water supply and garbage collection and how fee/taxing arrangements would be handled.

Natural Environmental Resources

*Geological Resources*

- The existing soil types and their limitations and constraints on development will be determined pursuant to Nassau and Suffolk County Soil Survey.
- Soil borings will be completed and described to determine subsurface soil quality and depth to groundwater for high and low points.
- The soil quality shall be described in terms of analytical results from Phase II Environmental Site Assessment sampling.
- The topography of the site will be determined and analyzed using site-specific topographic surveys of the property.
- Constraints in terms of depth to groundwater shall be evaluated by establishing that sanitary and drainage systems can function properly; vertical profiles of these systems establishing minimum surface elevation, maximum groundwater elevation and system installation to required design standards shall be included.
- Proposed topographic alteration and grading of the site will be evaluated on the basis of resultant slopes, volume and disposition/origin of cut or fill, and proposed changes to topographic elevations. Evaluation may include description, profiles, contour maps and/or other methods to perform effective evaluation. Use of retaining walls, if any, will be discussed.
- Corrective measures necessary to overcome soil limitations will be identified and include evaluation of the Town of Huntington steep slope ordinance.
- Mitigation in terms of erosion control, retention of soils, fugitive dust and related impacts shall be identified.

*Water Resources*

- The groundwater management zone as classified under Article 6 of the Suffolk County Sanitary Code and the Nassau County hydrogeologic zone classification shall be referenced and described.
- The depth to groundwater in key development locations of the site should be determined by use of on-site soil borings.
- The expected direction of groundwater flow based on hydrologic interpolation will be identified.
- The existing groundwater quality will be referenced from existing literature.
- The recharge and nitrogen budgets for the site (considering all potential sources of nitrogen) shall be determined using mass-balance modeling methods. Potential impacts of the current site uses on groundwater quality and the wetland water quality will be discussed.
- Historic and current water use shall be provided.
- The expected impact of the project with respect to water quantity and quality shall be fully examined in terms of sanitary discharge compliance, wastewater treatment system operation and regulatory requirements including an evaluation of the proposed project's conformance to the Special Groundwater Protection Area (SPGA) Plan and water resource recommendations pertinent to the subject site. The Town of Oyster Bay Aquifer Protection Overlay District

regulations will be evaluated for that portion of the site located within the Town of Oyster Bay, including a comparison of the quantitative standards for disturbance of natural vegetation and lot coverage, as well as the use of best management practices for both the proposed RMF-10 zoning and that which would be allowed under the existing Town of Oyster Bay R1-1A zoning.

- Applicable Nassau County Department of Health (NCDH) and Suffolk County Department of Health Services (SCDHS) regulations and requirements will be identified, and the project's compliance to these limits will be evaluated.
- Other water quality impacts related to pesticides, chemical storage, tank storage (if applicable) and any other sources shall be analyzed.
- The consistency of the proposed action with the findings of the *Nationwide Urban Runoff Program (NURP)* and *Non-Point Source Management Handbook* will be evaluated as related to stormwater management and discharge.
- Potential impacts of site re-grading activities on the adjacent wetlands in terms of water quality and quantity will be explored, including evaluation of the proposed action's conformance to the NYSDEC Article 24 Freshwater Wetlands regulations.
- The existing stormwater management system and surface drainage conditions on the site will be described. This will include, but not be limited to: stormwater generated, available information relative to collection and management systems, and system capacity. In addition, post-development stormwater management conditions will be evaluated. This evaluation will include: calculations of stormwater to be generated, details of the proposed collection and management systems, system capacity, future maintenance practices for stormwater collection and leaching structures and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements, including the NYSDEC SPDES GP 02-01 Phase 2 stormwater regulations.
- The change in hydrology of the site in terms of quantity of recharge under existing and future conditions shall be established using appropriate hydrologic analysis methods.
- Mitigation measures which may reduce potential water quality impacts shall be identified

#### *Ecological Resources*

- Existing upland habitats shall be inventoried through an inspection of the site by a qualified biologist/ecologist to determine the vegetation, wildlife, and general habitat character. An inventory of flora and fauna observed and expected will be provided in this section of the DEIS.
- In addition, protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site will be identified.
- The type, quantity and quality of wetlands present on the adjoining property shall be mapped and described using current site conditions and applicable regulations and setbacks discussed.
- The NY Natural Heritage Program shall be contacted for site file information concerning habitats, plant and animal species.
- Impact to habitats, considering the proposed project and future potential development of the Woodbury Country Club and Votpka property, shall be quantified and discussed qualitatively in terms of ecological impact to plants and animals.
- Mitigation measures to reduce potential impacts should be identified and method of implementation determined.

#### Human Resources

##### *Land Use, Zoning and Plans*

- This section will describe existing land use and zoning on the subject site and in the surrounding

- area.
- This section will also provide information on the development history of the site and surrounding area; the existing land use character of the site and surrounding area within 1,000 feet will be described and mapped.
  - The zoning of the site and the area within 1,000 feet should be described and mapped, and a brief description of zoning regulations for the project site and surrounding area zoning shall be provided.
  - Land use plans and zoning regulations that pertain to the project site should be outlined and discussed in terms of their general intent and applicability to the project site. Discussion to include proposed use, community need, acquisition lists, reference to aesthetic impacts, use of facilities and community character which may be examined in more detail in subsequent sections.
  - The need for the change of zone and the compatibility with the surrounding area will be assessed, including a discussion of what other uses allowed under the site's existing R-40 and R1-1A zoning are permissible.
  - Once the above information is compiled, the DEIS will assess the impacts of the proposed action on land use and zoning. The impact assessment will concentrate on evaluating the consistency of the proposed action with prevailing land use and zoning.
  - The conformance of the project with land use plans and applicable zoning regulations (including the Oyster Bay APO District and Huntington Steep Slope ordinance) should be evaluated and discussed.
  - The impacts to land use, zoning and community character resulting from the proposed action shall be assessed.
  - Impacts of the proposed development on the existing two single-family residential parcels on Plainview Road will be examined. If applicable, measures that would be applicable to mitigate these impacts will be identified.
  - The project's conformance to the proposed R-RM and RMF-10 zoning district will be discussed.
  - A map of "potential developments" in the immediate area will be provided based on a specific list of projects provided by the Towns to the applicant, in order to demonstrate how the various properties could be coordinated in the future, including pedestrian and vehicular connection.
  - Measures which may be used to mitigate potential land use, zoning or impacts with respect to land use plans should be provided.

#### *Transportation*

- This section will be based on the contents of the Traffic Impact Study (TIS), which will include the following:
- A detailed field inspection will be conducted to obtain an inventory of existing roadway geometry, location/geometry of existing driveways and intersections along with signing, signal timings, phasing and cycle lengths.
- Turning movement volume counts will be conducted during the AM (7:00 – 9:00 AM) and PM (4:00 – 6:00 PM) peak periods on a typical weekday and during the Saturday midday (11:00 AM – 2:00 PM) peak period at the following study intersections.
  - Jericho Turnpike (NYS Route 25) at Avery Road (County Line Road)/West Gate Drive
  - Jericho Turnpike (NYS Route 25) at Plainview Road
  - Jericho Turnpike (NYS Route 25) at Juneau Boulevard
  - Plainview Road at Orchard Drive
- Hourly traffic volumes collected on Jericho Turnpike (NYS Route 25) will be obtained from the New York State Department of Transportation (NYSDOT).
- An annual growth factor, obtained from the NYSDOT, will be applied to the existing traffic

- volumes to estimate the increase in background traffic that would occur in 2010.
- Estimates of traffic that would be generated by two other proposed developments, Votypka Development (“Votypka”) and the Woodbury Country Club (“Woodbury”), as well as the constructed and partially occupied Hunting Hills Estates project (“Huntington Hills”) and development of the Cold Spring Country Club (“Cold Spring”) (based on both the existing residential zoning yield of R-20 and a potential post-moratorium residential zoning yield of R-40), will be prepared utilizing data within the Institute of Transportation Engineers (ITE) publication, *Trip Generation, Seventh Edition* and included in the No-Build condition.
  - Justification for the ITE land use code applied for the proposed development will be provided.
  - Estimates of traffic that would be generated by the proposed residential development will be prepared utilizing trip generation data published by the ITE publication, *Trip Generation, Seventh Edition*. The site-generated traffic volumes assigned to the adjacent street system based upon the anticipated directional trip distribution forecasted by Nelson & Pope will be added to the No Build Condition volumes to generate the proposed Build Condition volumes.
  - Capacity analyses will be performed at the study intersections for the Existing, No Build and Build Conditions. The results of the analyses for the No Build and Build Conditions will be compared to identify any significant impacts associated with the proposed project.
  - Three separate Build conditions will be analyzed. The first will add to the No Build condition only the Kensington Estates traffic. The second will add to the No Build condition traffic from Kensington Estates, Votypka, Woodbury and the additional to-be-developed increment of Huntington Hills. The third scenario will also add traffic from Cold Spring, alternatively evaluating both residential zoning yields.
  - Accident rates at study intersections and roadway segments in the project area will be compared to State-wide averages for similar intersections and roadways.
  - The stacking capacity of the left-turn lane on Jericho Turnpike at Plainview Road-Avery Road-West Gate under the existing no-build scenario will be analyzed with other proposed projects and cumulative build-out conditions.
  - Adjacent roadways will be examined to determine if curbing, drainage, shoulders, lighting and sidewalks currently exist, or will need to be installed or replaced. Any improvements provided by the current NYSDOT project on Jericho Turnpike to the north of the site will be discussed. Additionally, potential future improvements to the intersection of Jericho Turnpike and Plainview Road/Avery Road/West Gate based on ITE/DOT/local highway design standards will be discussed, if warranted to improve traffic flow.
  - The results of the TIS will be outlined in a detailed report containing text, tables and graphics for submission to Town and involved agencies.

#### *Community Facilities and Services*

- The existing community services and the ability of these services to accommodate the proposed project will be described. The services include:
  - Schools;
  - Police Protection;
  - Fire Protection and Ambulance Services;
  - Public Water Supply;
  - Sanitary Wastewater Treatment and Disposal;
  - Solid Waste Handling and Disposal;
  - Public Parks and Recreational Facilities; and
  - Energy
- The impact analysis will include consultations with service providers regarding existing demand for services and capacity such that the DEIS will objectively analyze the impact of the proposed action on community facilities and services.

- The DEIS will include detailed projections of service demand.
- The existing and future tax revenue of the site shall be established.
- Hydrant installation/location or other development considerations that assist in addressing emergency services should be included.
- The DEIS will provide projections for water consumption for each use proposed and, in consultation with the South Huntington and Jericho Water District's, will evaluate the ability to meet this projected water demand. The availability of public water supply will be confirmed through communication with the water districts.
- Impact with respect to energy consumption and ability of utilities to serve project demand will be addressed through contact with service providers.
- Open space areas within the vicinity of the site will be evaluated and the potential loss in the amount of open space available on the site discussed.
- Mitigation for emergency service access to ensure that equipment can ingress/egress the site should be addressed.
- The use of energy efficient devices will be evaluated and addressed.

#### *Community Character*

- The visual character of the existing site and vicinity should be established by use of ground photography from various publicly-accessible viewpoints.
- Other aspects of the existing visual character of the site and vicinity, in terms of vegetation, lighting, utilities, etc., should be described.
- Architectural renderings are anticipated, along with descriptive text, to fully describe the change of visual character of the site.
- The aesthetic impact of the proposed structures will be evaluated. The significance of visual impacts will be assessed and mitigation proposed. Lighting impacts will be discussed from a visual impact perspective.

#### *Historic and Archaeological Resources*

- The potential for the presence of historic and/or archaeological resources on the site will be addressed by a review of the NY State Historic Preservation Office (SHPO) archaeological sensitivity maps and preparation of a Phase 1 Cultural Resources Assessment (CRA). Any mitigation that may be appropriate, including the preparation of a Phase 2 CRA, should be identified.

## **6.0 Other Required Sections**

In addition to the key resources identified in the Positive Declaration, SEQRA identifies other required sections for a complete DEIS as included in 6NYCRR Part 617.9 (b)(3). Mitigation measures will be included with respect to each key impact area as noted in Section 5.0. Alternatives to be studied are identified in Section 7.0. The following Other Required Sections and evaluations will be provided in the DEIS.

- Cumulative Impacts (Describe the three pending projects in the vicinity, the Votypka Development, Woodbury Country Club, and the Hunting Hills Estate development (which has been constructed immediately west of the Woodbury Country Club but is not yet fully occupied) and determine potential for impacts due to implementation of proposed project in combination with others and discuss/analyze impacts.

- Adverse Impacts That Cannot Be Avoided (Provide brief listing of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be completely mitigated).
- Effects on the Use and Conservation of Energy Resources (Provide brief description of anticipated energy-conserving features of proposal that would reduce the magnitude of increased energy consumption. Indicate potential impacts on ability of energy supplier to provide energy to project.)
- Irreversible and Irrecoverable Commitment of Resources (Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project).
- Growth-Inducing Aspects (Provide brief discussion of those aspects of the proposed project which will or may trigger or contribute to future growth in the area).

## **7.0 Alternatives to be Studied**

SEQRA requires a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. As noted in SEQRA, “The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed”. The following alternatives and methods of evaluation are anticipated:

- No Action Alternative (assumes the site remains in its current use and condition).
- Development per Existing Zoning (assumes the site is developed in conformance with its existing R-40 and R1-1A zoning).
- Non-Age Restricted Development (assumes the site is developed with yields and layout similar to that of the proposed project, but assumes no age restriction is imposed on the project).
- Alternative Access (assumes the site is developed with the same yield and layout to that of the proposed project, but provides an additional site access [limited to rights in and rights out] to Jericho Turnpike).
- Reduced Density Alternative (assumes a 115 unit multi-family plan and open space provided both in the Town of Oyster Bay and Town of Huntington portions of the site).

♦                 ♦                 ♦                 ♦                 ♦                 ♦

The document assists the lead agency in evaluating the DEIS for content and adequacy for public review and assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project and allow the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the project.