

APPENDIX D

SEQRA DOCUMENTS

Appendix D-1
Full Part I Environmental Assessment Form (EAF)

Nelson, Pope & Voorhis, LLC

June 14, 2018

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: The Preserve at Indian Hills		
Project Location (describe, and attach a general location map): 21 Breeze Hill Road, Northport, New York; SCTM #0400-14-04-1,2 and #0400-15-01-3.1, 3.2, 11,12, 16, 19 & P/O 22		
Brief Description of Proposed Action (include purpose or need): See The Preserve at Indian Hills, Expanded Project Description (attached)		
Name of Applicant/Sponsor: The Preserve at Indian Hills, LLC		Telephone: Not Applicable
		E-Mail: Not Applicable
Address: 1 Rabro Drive, Suite 100		
City/PO: Hauppauge	State: NY	Zip Code: 11788
Project Contact (if not same as sponsor; give name and title/role): Michael L. McCarthy, Esq. (Attorney)		Telephone: 631-351-4000
		E-Mail: MMcCarthy@mcrcylaw.com
Address: McCarthy & Reynolds, P.C.; 7 East Carver Street		
City/PO: Huntington	State: NY	Zip Code: 11743
Property Owner (if not same as sponsor): I.H.C.C., Inc./Roberg Revocable Trust		Telephone: 631-261-5700
		E-Mail:
Address: 21 Breeze Hill Road		
City/PO: Northport	State: NY	Zip Code: 11768



**Full Environmental Assessment Form (EAF)
Part 1 – Project and Setting**

**THE PRESERVE AT INDIAN HILLS
Expanded Project Description
Subdivision Application
Town of Huntington**

NP&V No. 08047

Prepared for: The Preserve at Indian Hills, LLC
Prepared by: Nelson, Pope & Voorhis, LLC
Date: June 14, 2018

Expanded Project Description

The proposed action involves a clustered subdivision of 99 lots (98 dwellings and 1 clubhouse/fitness center lot) on an existing golf course and several adjoining properties totaling 154.56 acres. The 98 units will be located in 49 duplex buildings and will be age-restricted (55 and over) senior townhomes. The 98 residences will generally be sited in three (3) areas of the site where there is existing road access and clustered to preserve open space pursuant to New York State Town Law, Section 278 and Town Code §198-114 Cluster Development. Forty-eight (48) senior townhomes will be located south of Breeze Hill Road with access provided via a new private driveway on 3.21 acres from Makamah Road. No residential access from Breeze Hill Road will be used. Access will also be provided from Fresh Pond Road for 12 townhomes and from Mystic Lane for 38 townhomes. The site is zoned R-40 in the Town of Huntington, which has a yield based on 40,000 square foot (SF) lots. The 99 lot yield is supported by a yield map prepared to Town specifications and approved by the Planning Board for yield purposes, and is less than what would be permitted as-of-right under current zoning if each property were developed independently; a residential yield of 0.64 units per acre is proposed. 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. The existing 18 hole Indian Hills Golf Course will be modified and maintained as an 18 hole course as part of the site redevelopment plan. The existing golf course clubhouse will be demolished and reconstructed on-site, north of the existing clubhouse (pursuant to a site plan application to be submitted at a future date), and in conformance with the Agreement and Release dated April 14, 2003 between the: Town of Huntington, IHCC, Inc.; and, the Fort Salonga Property Owners Association, Inc. The existing golf pro-shop building will be retained and used as a fitness center for the residents of the subdivision, and the existing golf course maintenance area will remain as it currently exists. The subdivision will be served by low-nitrogen, Innovative/Alternative On-site Wastewater Treatment Systems (I/A OWTS) in conformance with SCDHS requirements, review and approval. Public water from the Suffolk County Water Authority (SCWA) will be provided for potable/domestic water supply. An existing on-site irrigation well that is currently used for golf course irrigation will remain in use, and supplemental systems to re-use water from existing and enlarged ponds on the site will be installed to provide storage and recycling of irrigation water. The site has a series of existing ponds that are groundwater fed and currently receive runoff from the golf course. This pond system flows through the site and discharges through an outlet on the east side of the property, then flows north along the west side of Fresh Pond Road, then is conveyed under Fresh Pond Road to outflow at Fresh Pond; this is an existing condition. The proposed project will install a new drainage system for new development and existing golf course conditions that will retain stormwater from a 9-inch design storm (including catch basins, leaching pools, recharge basins and detention areas, and expanded ponds). This will effectively capture all runoff from the site based the design storm, and will decrease the flow of stormwater from the site that currently occurs. All units will be for-sale, ownership dwellings, and the site will be managed by a Homeowners Association (HOA). The existing groundskeeping staff for the golf course will remain and be used to maintain landscaping on the site internally, thus reducing impact of off-site landscape vendors coming to the site.

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Huntington Planning Board - Subdivision Cluster Plan Approval	December 2017; revised submission June 2018
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Modification of Special Use Permit for Golf Course	Pending Subdivision Approval
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Huntington Building Dept.&Highway Office Permits Suffolk County Water Authority Connect Approval	Pending Subdivision Approval July 2018
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SC Dept. of Health Services (Water and Sanitary) SC Planning Commission Referral	August 2018
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC General Stormwater Construction Tidal/Freshwater Wetland Non-Jurisdiction	Pending Subdivision Approval Pending Subdivision Approval
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? YesNo

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Subdivision is per current zoning; continued operation of golf courses are encouraged. YesNo

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) YesNo

If Yes, identify the plan(s):

NYS Heritage Areas:LI North Shore Heritage Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? YesNo

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-40 Residence District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Northport-East Northport Union Free School District

b. What police or other public protection forces serve the project site?
Suffolk County Police Department

c. Which fire protection and emergency medical services serve the project site?
Northport Fire District

d. What parks serve the project site?
The nearest parks in proximity to the site include: Town of Huntington Geisslers Beach Park and Makamah County Nature Preserve

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential - Recreational (existing private golf course with amenities)

b. a. Total acreage of the site of the proposed action? _____ 154.56 acres
b. Total acreage to be physically disturbed? _____ 48.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 154.56 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: add 98 units to golf course

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
clustered residential subdivision with retention of existing golf course and amenities

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 99
iv. Minimum and maximum proposed lot sizes? Minimum 3,859 SF Maximum 5.84 acres

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 24 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	98			
At completion of all phases	98			

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 1 (Clubhouse)
 ii. Dimensions (in feet) of largest proposed structure: _____ * height; 85 width; and 110 length * Per Agreement & Release
 iii. Approximate extent of building space to be heated or cooled: 24,750 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Ponds for stormwater storage, irrigation and golf course water features
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Ponds receive stormwater and groundwater outflow and flow through the site with discharge at Fresh Pond Road (see Expanded Project Description)
 iii. If other than water, identify the type of impounded/contained liquids and their source.

 iv. Approximate size of the proposed impoundment. Volume: 0.5958 million gallons; surface area: 4.5 acres
 v. Dimensions of the proposed dam or impounding structure: Varies height; Varies length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Excavation of site soils

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Alteration of existing golf course water feature/drainage ponds is proposed. No alteration of a designated wetland will occur, and no work will occur within an "adjacent area" to a designated wetland; existing drainage ponds do not have a name or water index number.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Existing golf course water features/drainage ponds will be enlarged to (enlarged by 1.74 acres, total of 4.5 acres) retain additional runoff on the subject site (both from the existing golf course as well as from proposed development) such that flow of stormwater off-site will be reduced.

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: _____ 29,400 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: Suffolk County Water Authority
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Extension of existing water mains will be required from Mystic Lane, Makamah Road and Fresh Pond Road.
- Source(s) of supply for the district: SCWA Distribution Area 9

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ 408 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 37,010 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
The 98 townhomes are expected to generate 29,400 gallons per day (gpd) (300 gpd/PRC* unit). The clubhouse (15 gpd/parking space + food service) is expected to generate 7,410 gpd. Maintenance Bldg = 200 gpd. Sanitary wastewater is to be treated in I/A OWTS (see Expanded Project Description).

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):
Wastewater will be treated by I/A OWTS sanitary systems constructed in conformance with Suffolk County Dept. of Health Services regulations.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
Not Applicable with regard to sanitary wastewater.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 12.9 acres (impervious surface)
 _____ Square feet or 154.56 acres (parcel size)
- Describe types of new point sources. Runoff from new impervious surfaces (roofs, parking areas and driveways) will be retained in ponds/drainage features and recharged to the subsurface via piping and drainage storage/recharge areas.
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
Runoff from developed areas will be directed to on-site stormwater recharge structures and on-site storage ponds designed for a 9 inch storm with reduced overflow to Fresh Pond. A portion of stormwater will be re-used for irrigation of the golf course (see Expanded Project Description).
 - If to surface waters, identify receiving water bodies or wetlands: _____
Existing golf course pond/drainage feature overflow occurs to Fresh Pond; this will continue, however, at a reduced volume due to the increase in stormwater retention on the subject site (see Expanded Project Description).
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Construction vehicles or other non-permanent equipment; residential vehicles and clubhouse guest vehicles.
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Residential dwelling units, clubhouse and existing structure heating.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 a.m. - 6:00 p.m. • Saturday: _____ 7:00 a.m. - 6:00 p.m. • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Residential 24 hours / day • Saturday: _____ Residential 24 hours / day • Sunday: _____ Residential 24 hours / day • Holidays: _____ Residential 24 hours / day
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Temporary noise from construction equipment during the day 7 a.m. to 6 p.m.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Existing natural woodland will be removed as part of the proposed project. Clearing is for residential use which is consistent with the existing land use in the area of the subject site.

n.. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Building or ground mounted safety lighting shall use fully shielded luminaires with the light source directed down and away and screened by retained buffer from the nearest occupied structures from causing light pollution and glare pursuant to Town Code § 143 Outdoor Lighting and § 198-21.3(E) setbacks.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Clearing will be within the subject site to maintain peripheral buffers which will act to screen adjoining parcels from light source. Proposed development is for residential use which is consistent with existing land use in the area of the subject site.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:
Odors may emanate from the proposed permitted enclosed eating facilities having a frequency and duration limited to operating hours. Distance to the nearest occupied structure is located .08 miles to the east at 44 Breeze Hill Road.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):
Existing golf course uses integrated pest management practices pursuant to NYSDEC requirements; a licensed pesticide applicator is present on the site and utilizes products in conformance with NYSDEC and manufacturer label requirements. Existing golf course operations will continue under supervision of NYSDEC licensed pesticide applicator.

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: Unknown at this time tons per _____ (unit of time)
- Operation : clubhouse tons per existing operation (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Unknown at this time.
- Operation: Recyclables will be collected by and disposed of by an approved carter.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: On site dumpsters to be maintained by a private carter.
- Operation: Solid waste will be stored within each individual residential building with scheduled collections. Final disposal to be provided by a private waste collection service to a regulated facility.

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Parkland - Recreational (existing private golf course and amenities)
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	9.63	22.53	12.9+
• Forested includes grouped trees along fairways	58.3	47.42	10.88-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, FW wetlands, etc.)	2.76	4.5	1.74+
• Wetlands (freshwater or tidal)	2.39	2.39	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: <u>Fairways, Driving Range / Escarpment</u>	80.93	75.03	5.90-
Residential Landscaping	0.0	11.9	11.9+

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): 8602746, 8602804, 8805704, 9311366 &
 Yes – Environmental Site Remediation database Provide DEC ID number(s): 9315196
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
Not Applicable - see Note below
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

* Note: NP&V has performed a Phase I Environmental Site Assessment, dated 2/4/14 in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI standards. No historic recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review. All five (5) spill incidents noted above have been closed by NYSDEC.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 600 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

CpE	_____	29.2 %
CuC	_____	14.7 %
SdB	_____	11.4 %

d. What is the average depth to the water table on the project site? Average: _____ 20-75 feet (In areas proposed for development.)

e. Drainage status of project site soils: Well Drained: _____ 61.3 % of site
 Moderately Well Drained: _____ 21.9 % of site
 Poorly Drained _____ 16.8 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 45.4 % of site
 10-15%: _____ 22.6 % of site
 15% or greater: _____ 32 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: EAF Mapper automated response is: "No". Further explanation is provided. The site contains an area of Long Island Sound frontage that is within a Coastal Erosion Hazard Area (CEHA) and is subject to erosion. No disturbance will occur within the CEHA area.

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Long Island Sound Approximate Size 1,320 square miles
- Wetland No. (if regulated by DEC) N-13

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Sole Source Aquifer Names:Nassau-Suffolk SSA

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Squirrels, raccoons, chipmunks, rabbits, _____ Woodland and shorebirds _____
 deer, other small animals _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 High Salt Marsh
 ii. Source(s) of description or evaluation: EAF Mapper - tidal wetlands associated with Long Island Sound are present north of the subject site.
 iii. Extent of community/habitat:
 • Currently: _____ 266.99 acres
 • Following completion of project as proposed: _____ 266.99 acres
 • Gain or loss (indicate + or -): _____ 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 EAF Mapper automated response of "Yes." No detail on specific species is provided. Contact with the NY Natural Heritage Program did not identify any such species and none have been observed or documented by NP&V during inspections of the subject site.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 EAF Mapper automated response of "No" indicating no such species.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____
 Long Island Sound is used for fishing. No impact to the Sound's resources are anticipated to result from the proposed action.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? 64.9 acres; however, site is currently in use as a golf course; no agricultural activity occurs on site.
 ii. Source(s) of soil rating(s): US Dept. of Agriculture Natural Resources Conservation Service Soil Surveys

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: Fresh Pond Greenbelt
 ii. Basis for designation: Benefit to human health & protect drinking water
 iii. Designating agency and date: Date:2-10-88, Agency:Suffolk County

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): <u>See Note* below in Section F.</u> ii. Basis for identification: _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

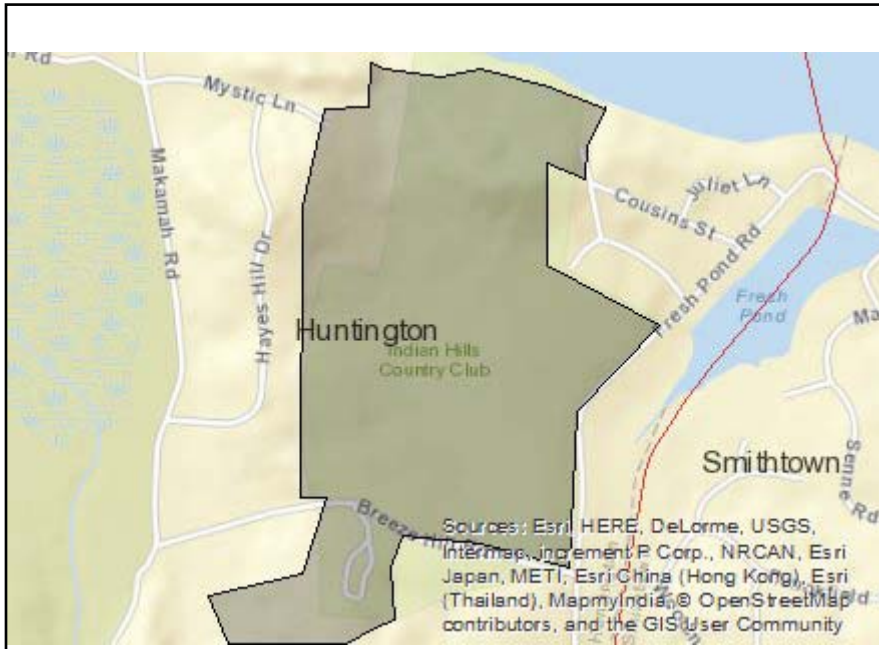
* Note: The NYS Cultural Resource Information tool indicates a Stage I Archaeological Sensitivity Evaluation and Survey for the subdivision, Norma Lee Estates #00SR50950 extending into the southeast corner of the project site. Stage IA/IB completed with no impact identified.

G. Verification

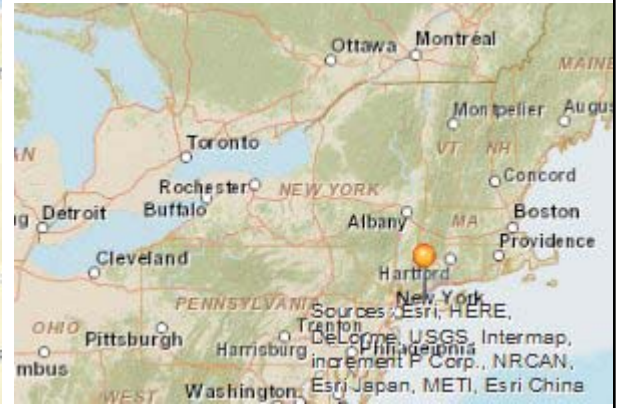
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Charles J. Voorhis, CEP, AICP Date June 14, 2018

Signature  Title Managing Partner, Nelson, Pope & Voorhis, LLC



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, Tidal Wetlands, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):0.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	N-13
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes

E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	High Salt Marsh
E.2.n.i [Natural Communities - Acres]	266.99
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Fresh Pond Greenbelt
E.3.d.ii [Critical Environmental Area - Reason]	Benefit to human health & protect drinking water
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:2-10-88, Agency:Suffolk County
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No