

APPENDIX A

**COMPARISON TO AS OF RIGHT USES
Based upon ITE Trip Generation Rates from 11th Edition Manual**

Land Use	ITE Land Use Code#	Variable	Weekday		Weekday AM Peak Hour		Weekday PM Peak Hour		Weekday AM Peak Hour of Generator		Weekday PM Peak Hour of Generator	
			ITE Trip Rate	Trips	ITE Trip Rate	Trips	ITE Trip Rate	Trips	ITE Trip Rate	Trips	ITE Trip Rate	Trips
Apartment	220	3,000 Units	6.74	20,220	0.4	1,200	0.51	1,530	0.47	1,410	0.57	1,710
Warehouse	150*	2,186,000 SF	1.71	3,738	0.17	372	0.18	393	0.21	459	0.23	503
General Office Building	710*	1,800,000 SF	10.84	19,512	1.52	2,736	1.44	2,592	n/a		n/a	

NOTES:

Trip Rates for ITE Land Use Codes 150 & 710 are per 1,000 SF

Conservative High Level Screening Assessment of what the Trip Generated/Traffic Impacts of 3,000 Apartments could have on selected roadway segments in the vicinity of the Melville Center

	Base Peak Hour Volumes (see Note 1)		Pre-COVID Peak Hour Volumes (see Note 2)		Additional Peak Hour Volumes - Estimated Trips (3,000 Apartments - see table above)		Total Projected Peak Hour Volumes		Capacity Volumes of Roadway Segment veh/ph
	AM	PM	AM	PM	AM	PM	AM	PM	
Broad Hollow Road - NY 110 (at Melville Park Road) - 6 travel lanes			3,896	3,629	1,200	1,530	5,096	5,159	9,000
Maxess Road (at Baylis Road) - 4 travel lanes	293	174	431	256	1,200	1,530	1,631	1,786	6,000
Pinelawn Road - CR3 (at Corporate Center Drive) - 4 travel lanes			2,820	2,495	1,200	1,530	4,020	4,025	6,000

NOTES:

1. Base peak hour volumes for Maxess Road were collected during 2020
2. Pre-COVID Peak Hour Traffic Volumes from NYS Route 110 and Pinelawn Road were collected by NYSDOT prior to the COVID pandemic. An adjustment factor of 1.47 was used to increase the base peak hour volumes for Maxess Road to conservatively consider Pre-COVID traffic conditions
3. Capacity Volumes for each roadway segment were calculated based upon a capacity of 1500 vehicles per hour per travel lane
4. The above screening assessment conservatively assumes that the estimated traffic generated by all 3,000 apartments would directly impact one roadway segment - whereas it is more likely that it would have a more distributed impact on multiple roadway segments in the vicinity of the Melville Center.

ENVIRONMENTAL ASSESSMENT FORM

PARTS 2 & 3

HUNTINGTON CODE REVISIONS

Chapter 198 (Zoning), Article I (General Provisions), Article IV (Commercial Districts) and

INTRODUCTION: This INTERIM Environmental Assessment has been prepared by the Town Planning Department pursuant to the proposed Town Code Revisions that will allow for mixed-use developments in specified industrially zoned properties south of the Long Island Expressway in Melville. A Final Environmental Assessment will not be prepared until the Town solicits public input on the proposals. A number of public hearings have been planned by the Town Board in order to solicit public input on the proposal, as defined in the following sections of this document. Any additional environmental issues will be addressed in the Final Environmental Assessment.

It is highly significant to note that one-hundred- sixty (160) of the one-hundred and sixty-three (163), or approximately ninety- eight (98) percent of the parcels of land analyzed in this document have already been developed with industrial type or office uses. This results in a project area that is largely disturbed from an environmental perspective with limited natural areas. The extent of the existing development along with the fact that there is an extensive roadway system with related infrastructure to accommodate a highly developed area will greatly reduce the potential for environmental impacts associated with the proposed Code Revisions. Further, every individual development proposal will require an Environmental Review specific to the site and the plan proposed.

PROPOSAL: The proposed legislation will create two pathways for two distinct areas in the hamlet of Melville to obtain a Special Use Permit from the Town Board for mixed-use development. The first is an amendment of the Town Zoning Map to create a new overlay zone in the vicinity of Maxess Road identified as the Melville Town Center Overlay District (MTCOD). The MTCOD establishes specific land use parameters for the issuance of a Special Use Permit that are intended to foster the development of a new Town Center in Melville. These parameters are discussed in detail in the following sections of this document.

The second pathway established in the proposed legislation to obtain a Special Use Permit from the Town Board for mixed-use development is through amendments to the Town Code for the I-1 zone for certain industrially zoned properties generally south of the Long Island Expressway in Melville. Included in the proposed legislation are amendments to the height, area and bulk requirements for industrial properties. This Special Use Permit option has different land use parameters relative to those proposed for the MTCOD based on locational factors. With respect to this pathway, only those I-1 properties and no other industrial districts south of the Long Island Expressway, east of Walt Whitman Road, west of Pinelawn Road and north of Ruland Road will be eligible to apply for the subject Special Use Permit. Properties within the MTCOD, properties south of Ruland Road and properties fronting on the east side of Walt Whitman Road excluding properties that have additional frontage on a State road and west of Walt Whitman Road, are not eligible to apply for this mixed-use development Special Use Permit option. For purposes of clarity, the areas permitted to apply for a Special Use Permit under the I-1 Code changes as described above will be referred to as the General Special Use Permit Area in the remaining sections of this document (See Exhibit A, page 2). Properties eligible for the MTCOD Special Use Permit are also shown in Exhibit A.

Melville General Special Use Permit Area and Town Center

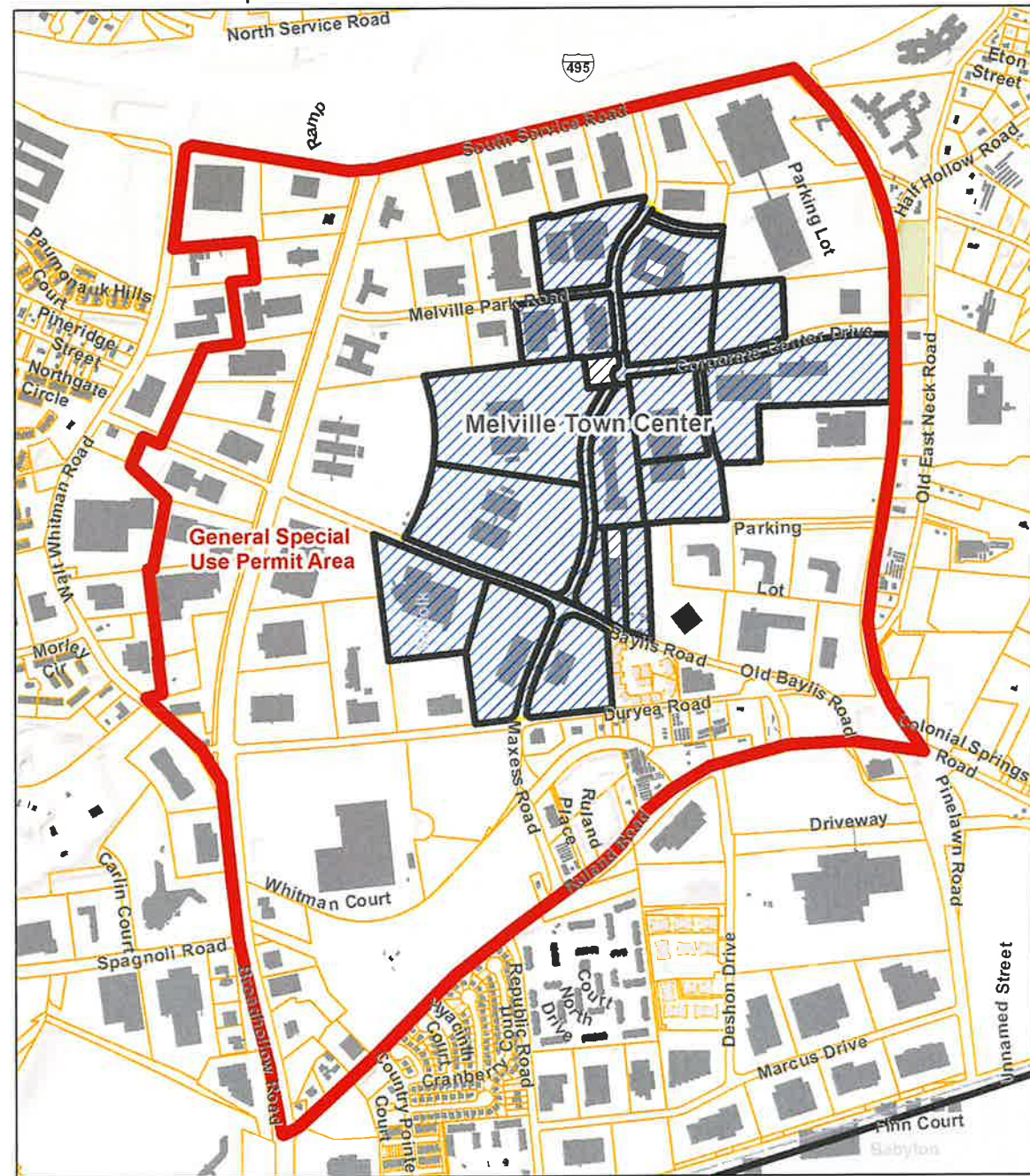
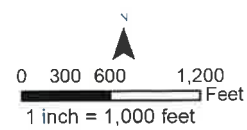
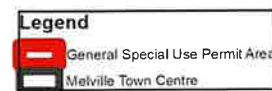


Exhibit A



Town of Huntington
 Department of Planning and Environment
 GIS Division
 4/15/24



The proposal to amend Town Code Chapter 198 (Zoning), to allow for mixed use development in both the MTCOD and General Special Use Permit Area are conditioned on access to public sewers. The MTCOD will provide a mix of retail, office, commercial service, residential uses and community public space. The development within the MTCOD will have frontages oriented toward the major roadways within the subject district, namely Maxess Road, Baylis Road or Corporate Center Drive. The Town Board will pause the acceptance of new applications for mixed-use development for the MTCOD and General Special Use Permit Area after the submission of the first application(s) totaling four-hundred (400) residential units, and thereafter each successive submission of application(s) totaling four-hundred (400) residential units, to assess the cumulative impact of the developments on traffic, emergency services and educational services. Further, the Town Board will cap the total number of new residential units approved cumulatively in the MTCOD and the General Special Use Permit area to three-thousand (3,000).

The MTCOD will allow for mixed-use buildings/sites that consist of up to seventy-five (75) percent residential use (with no residential units on the ground floor) and at least twenty-five (25) percent, but no more than forty (40) percent professional office use or commercial use. Suitable commercial uses include retail, personal service shops, food shops, bistros, bars, restaurants and day care. Additional permitted uses include breweries, brewpubs, wineries and distilleries where the products are manufactured, warehoused, and/or served on premises, and commercial athletic, recreation, and training facilities. Multiple buildings may be permitted on a single lot. Vape/cannabis stores, drive-through windows, and self-storage facilities are expressly prohibited. Required parking may be provided in basements, underground, or in parking structures. All structured parking garages shall be located, designed, and/or screened in order to improve their appearance and minimize their visibility from neighboring streets.

The height, area and bulk requirements for buildings in the MTCOD allow for a maximum building height of fifty (50) feet and four (4) stories of occupied space. The minimum allowable building height is twenty-five (25) feet and two (2) stories. The maximum permitted lot coverage is ninety (90) percent. A minimum of fifteen (15) percent of the site must be comprised of usable civic, recreational, and/or open space that is available to the general public, including but not limited to trails, paths, parks, sidewalks, public art or gathering spaces. Such spaces may be provided within required yard setbacks. The floor area ratio in the MTCOD is not to exceed 3.6. Parking is required at a rate of one (1) space per studio or one (1) bedroom unit and .5 spaces for each additional bedroom. Additionally, properties on Maxess Road, Baylis Road or Corporate Center Drive must front on these roads with buildings setback no more than thirty (30) feet from the front property line. Areas of properties within the MTCOD that do not directly front on these roads shall not be developed until such time that the front areas of the properties are developed and should be developed as complementary buildings oriented towards Maxess Road, Baylis Road or Corporate Center Drive. A zero-foot side yard setback is permitted. The minimum residential unit sizes shall be 600 square feet for a studio, 700 square feet for a one (1) bedroom unit, and 800 square feet for a two (2) bedroom unit. No single commercial tenant space in the MTCOD shall exceed 20,000 square feet.

Applicants proposing new mixed-use development in the MTCOD are required to pay a one-time fee of \$1,500 for each unit over 25 in a project and \$2.50 for each commercial square foot over

25,000 square feet in a project. Seventy-five (75) percent of the fee will be directed to a Town fund to support the creation and operation of Town Center Parks within the overlay district. Twenty-five (25) percent of the fee will be directed to the Fire/Emergency district.

The proposal also amends Town Code Chapter 198 (Zoning), Article V (Industrial Districts), §198-34 (I-1 Light Industry District), Article XI (Conditional Uses; Supplementary Regulations), Article IX (Height, Area and Bulk Regulations), and §198-55 (Chart of Height, Area and Bulk Regulations). The amendment to the I-1 Zoning Code pertains to the earlier defined General Special Use Permit Area and will allow for mixed-use office, commercial, and/or residential buildings and sites by way of a Special Use Permit issued by the Town Board. The uses permitted by way of a Special Use Permit in the General Special Use Permit Area include a mixed-use building or site that consists of at least twenty (20) percent office use, up to sixty-five (65) percent residential use and no more than twenty-five (25) percent commercial uses such as retail, personal service shops, food shops, bistros, bars, restaurants and day care (with the exception that predominately residential use buildings (75% or more residential) are permitted on properties of four (4) acres or less at the time of adoption of this code, as long as the first floor contains up to thirty (30) percent building amenities with the remainder of the first floor used for retail or commercial space. No residential units or parking are permitted on the first floor). Breweries, brewpubs, wineries, and distilleries where the products are manufactured, warehoused, and/or served on premises, and commercial athletic, recreation, and training facilities, all containing 20,000 square feet or less, may also serve as secondary commercial uses in an office, industrial or residential building. With the exception of predominately residential use buildings described above the frontages of properties along the Service Roads of the Long Island Expressway shall continue to be developed in accordance with the permitted uses, and special uses under Town Code §198-34(F)(3&4), and the required front yard setbacks of their zone. Additional uses allowed by this section such as retail services and residential should be relegated to the rear of buildings or lots along Broadhollow Road and the Service Roads of the Long Island Expressway in order to preserve the existing zoning aesthetic. Required parking may be provided in basements, underground or in structured parking. All structured parking garages must be located, designed, and/or screened in order to improve their appearance and minimize their visibility from neighboring streets. Prohibited uses as part of this Special Use Permit in the General Special Use Permit Area include drive-throughs for any uses other than a bank, self-storage facilities, warehousing and manufacturing, except as specifically permitted, and vape/cannabis stores.

The height, area and bulk requirements for I-1 zoned properties in the General Special Use Permit Area allow for a maximum building height of fifty (50) feet and four (4) stories of occupied space, except that buildings comprised of eighty-five (85) percent or more of office use may have a height of up to fifty-eight (58) feet. The maximum permitted lot coverage by the building (excluding structured parking) is not to exceed forty (40) percent. A minimum of twenty (20) percent of the site shall be comprised of useable civic, recreational, and/or open space that is available to the general public including but not limited to trails, paths, parks, sidewalks, public art or gathering spaces, which may be provided within required yard setbacks. The floor area ratio is not to exceed 1.75. Parking for residences is calculated at one (1) space per studio or one (1) bedroom unit and .5 spaces for each additional bedroom. The minimum required front yard building setback is thirty (30) feet, and the minimum lot area is two (2) acres. The minimum residential unit sizes are 600 square feet for a studio unit, 700 square feet for a one

(1) bedroom unit, 800 square feet for a two (2) bedroom unit and 900 square feet for a three (3) bedroom unit. Parking for office uses requires one (1) space per three-hundred and fifty (350) square feet of usable building space. Up to 10-20% of the required parking for a residential use may be shared with parking for office uses.

Applicants requesting a special use permit for a mixed-use building in the General Special Use Permit Area (not within the MTCOD) are required to pay a one-time service impact fee to the Fire/Emergency District of \$1,500 for each unit over 25 in a project and \$2.50 for each office/commercial square foot over 25,000 square feet for a project.

For new mixed-use developments in the MTCOD and in the General Special Use Permit Area the Town Board shall find in granting approval that the proposal is of high quality and visually appealing from adjacent streets and surrounding areas, with an emphasis on building placement and orientation that complements adjacent properties; has an appropriate mix of uses as defined in the respective permitted uses schedule; has open spaces, parking areas, pedestrian walks, signs, lighting, landscaping and utilities that are well related to the site and arranged to achieve a safe, efficient and contextually sensitive development; when appropriate, contributes to a central public gathering space that may be used for community events; shows high inter-connectivity between proposed uses and adjacent areas; and promotes walkability, pedestrian scale lighting and ground floor activity among business and residential uses. An additional parameter to be considered by the Town Board for mixed-use development in the MTCOD is that properties greater than five (5) acres may be required to be subdivided to allow for a diversity of ownership.

The MTCOD and General Special Use Permit Area are generally referred to as the Melville Employment Center (MEC) in the Town of Huntington Horizons 2020 Comprehensive Plan. As described in the Horizons 2020 Comprehensive Plan, *“The Melville Employment Center is a suburban, automobile-oriented commercial district that is poorly designed for pedestrians. While most streets do have sidewalks, the distance between buildings, wide roads with heavy traffic volumes, and a general lack of amenities create an environment where very few people walk. There are few community services in the district, which forces employees to use their automobiles during the course of the workday. This extra driving activity, in turn, generates a third peak-congestion period around the lunch hour. These conditions contribute to high levels of traffic congestion and other quality of life issues.”* The Comprehensive Plan recommends that, *“The Town should also promote the development of small, pedestrian-oriented, mixed use “town centers” at strategic locations in the Melville Employment Center. Such centers would contain retail and restaurant offerings as well as recreation, business services, and entertainment opportunities. Workforce residential units could also be considered in these locations.”* The Comprehensive Plan further states, *“Future development in the Melville Employment Center should seek to retrofit the existing pattern in order to promote pedestrian accessibility and limit the need for employees to drive during the workday. There are several ways to achieve this goal, including encouraging a mix of land uses, establishing stronger design guidelines for buildings and walking paths...”* The proposed changes to Town Code will incentivize improvements to properties in the MTCOD and General Special Use Permit Area that now contain obsolete buildings and underutilized parking lots. As part of new mixed-use proposals, the Town will encourage the adaptive reuse of existing buildings. Additionally, the changes will allow for infill development in the currently underutilized parking areas. The development resulting from new

mixed-use proposals will be pedestrian oriented as is supported in the Town Comprehensive Plan.

SEQRA CLASSIFICATION: *Type I*. The proposed creation of an overlay district and zoning code change would affect more than 25 acres of land, making it a Type I action in accordance with 6 NYCRR 617.4(b)(2).

SEQRA RECOMMENDATION:

It is significant to note in determining the environmental impact of the subject proposals that the impacted area has already been fully developed, with limited natural areas. It is recommended that the proposed code change be issued a *Negative Declaration* pursuant to SEQRA as the action has been determined to effectively mitigate potential impacts. It is significant to note that the subject area has already been fully developed, with limited natural areas. The potential site impacts and effects resultant of the proposed action have been considered. The proposed amendments to Town Code Chapter 198 (Zoning), Article V (Industrial Districts), §198-34 (I-1 Light Industry District), Article XI (Conditional Uses; Supplementary Regulations), Article IX (Height, Area and Bulk Regulations), and §198-55 (Chart of Height, Area and Bulk Regulations) and to amend the Zoning Map will not have any significant impacts to surface water, groundwater, plants and animals, open space and recreation, Critical Environmental Areas, transportation or community character and are consistent with community plans.

This report has been prepared to serve the Town Board's review of the specific action's environmental consequences. This review is based on an EAF Part 1, Part 2 and Part 3 prepared by the Department of Planning and Environment.

IMPACT ON SURFACE WATER

3. The proposed action may affect one or more wetlands or other surface water bodies. (e.g. streams, rivers, ponds or lakes).

*Yes. The proposed action will affect one or more wetlands or other surface water bodies.

The proposed action may affect the water quality of water bodies downstream of the site of the proposed action. The proposed code amendments require that all mixed-use projects within the MTCOD and the General Special Use Permit Area are connected to public sewers. All potential projects will connect to the Southwest Sewer District. Liquid waste from new mixed-use developments will travel from the properties to the Bergen Point Wastewater Treatment Plant where it will be treated in accordance with New York State Department of Environmental Conservation requirements and released into the Atlantic Ocean. The treatment of liquid waste resulting from new mixed-use development in the MTCOD and on properties in the General Special Use Permit Area prior to its release into surface water will mitigate potential impacts to surface water.

IMPACT ON GROUNDWATER:

4. The proposed action may result in new or additional use of groundwater, or may have the potential to introduce contaminants to groundwater or an aquifer.

*Yes. The proposed code amendments and resulting development may result in the additional use of groundwater. Properties affected by the code amendments are located within the South Huntington Water District (SHWD). Future development in the area is not expected to exceed the pumping capacity of the water district. Upon submission of each project proposals will be distributed to SHWD to ensure pumping capacity is sufficient to serve the project.

The proposed code amendment requires that all mixed-use projects within the MTCOD and properties in the General Special Use Permit Area are connected to public sewers. All potential projects will connect to the Southwest Sewer District. Liquid waste from new mixed-use developments will travel from the property to the Bergen Point Wastewater Treatment Plant where it will be treated and released into the Atlantic Ocean. The proposed developments will therefore not introduce any sanitary waste into groundwater.

According to the Town of Huntington Horizons 2020 Comprehensive Plan, *“The Melville Employment Center displays many of the characteristics of older suburban office centers, including large, low buildings set behind expansive parking lots. The effect of this development pattern is that most of the available land area has been consumed by buildings and parking lots, leaving little room for landscaping and open space. In addition to negative visual impacts, the impervious parking lot surfaces contribute to stormwater management problems.”* Runoff from impervious surfaces has the potential to contain pollutants that could affect surface water or groundwater quality. The proposed code amendments require that new mixed-use developments within the MTCOD and on properties in the General Special Use Permit Area must have a minimum of fifteen (15) percent and twenty (20) percent respectively of the site that shall be comprised of useable civic, recreational, and/or open space that is available to the general public including but not limited to trails, paths, parks, sidewalks, public art or gathering spaces. This requirement will likely reduce the impervious surface area within the MTCOD and on properties in the General Special Use Permit Area and provide additional vegetated areas which will help to reduce and filter runoff prior to entering the groundwater.

In order to further reduce the potential impact of new development on groundwater quality applicants will be encouraged to minimize proposed lawn area, plant native drought tolerant plants, and install green infrastructure (e.g. rain gardens, green roofs, permeable pavers/pavement) to absorb and filter stormwater prior to entering the groundwater. The Comprehensive Plan describes the need for, *“Area-wide stormwater management, including sustainable practices such as vegetated areas and swales to promote infiltration, and pervious pavement.”*

The connection of all new mixed-use projects in the MTCOD and on I-1 zoned properties in the General Special Use Permit Area to public sewers, increase of permeable surface area and planting of vegetation associated with civic, recreational and/or open spaces, and installation of green infrastructure will mitigate potential impacts to groundwater.

IMPACT ON PLANTS AND ANIMALS:

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

*Yes. While a majority of the MTCOD and I-1 zoned properties in the General Special Use Permit Area consist of developed areas, the future construction of mixed-use buildings in these locations may result in the removal of vegetation. A majority of vegetation removed will be associated with prior development. All future development will require review and approval by the Town, and will be required to meet landscaping requirements included in the Town Subdivision and Site Plan Regulations. New mixed-use buildings within the MTCOD and on I-1 zoned properties in the General Special Use Permit Area must have a minimum of fifteen (15) percent and twenty (20) percent respectively of the site that shall be comprised of useable civic, recreational, and/or open space that is available to the general public including but not limited to trails, paths, parks, sidewalks, public art or gathering spaces. The civic, recreational and/or open spaces will likely provide areas for additional vegetation.

All of the MTCOD and part of the I-1 zoned properties in the General Special Use Permit Area are located in the Central Long Island Asian Longhorned Beetle Quarantine Area. Since the beetle has been identified in the area, future development will require the planting of native trees that are unlikely to be used as a host by the beetle (e.g. Oaks (*Quercus* spp.), honeylocust (*Gleditsia triacanthos*), American hornbeam (*Carpinus caroliniana*), tuliptree (*Liriodendron tulipifera*), Eastern redbud (*Cercis canadensis*), serviceberry (*Amelanchier* spp.), and magnolia (*Magnolia* spp.)).

When properties are redeveloped the Town will encourage the removal of non-native/invasive vegetation included in the Town Subdivision and Site Plan Regulations Appendix I – Invasive Trees and Plant Material and promote the planting of native trees, shrubs and other vegetation included in the Town Subdivision and Site Plan Regulations Appendix H – Recommended Trees and Plant Material.

Applicants of mixed-use developments will be encouraged to minimize proposed lawn area, plant native drought tolerant plants, and install green infrastructure (e.g. rain gardens, green roofs). The reduction of lawn area, planting of native plants and installation of green infrastructure will improve the biodiversity in the MTCOD and the General Special Use Permit Area.

The planting of vegetation associated with civic, recreational and/or open spaces, planting of tree species unlikely to host the Asian longhorned beetle, removal of non-native/invasive vegetation, planting of native species, minimizing lawn area and installation of green infrastructure will mitigate potential impacts on plants and animals.

IMPACT OPEN SPACE AND RECREATION:

11. The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

*Yes. A majority of the Town designated Open Space Index (OSI) parcels within the MTCOD and the General Special Use Permit Area have already been developed. There are however portions of OSI parcel #SW-22 and OSI parcel #SW-24 that remain as open space. OSI parcel #SW-22 is classified in the index as a Priority 5 and Priority 6 parcel. OSI parcel #SW-24 is classified in the index as a Priority 5 parcel. Priority 5 parcels are defined in the OSI as *“property of value as open area because of its proximity to parks, schools or other locational reasons.”* The OSI states the decision whether or not to preserve Priority 5 parcels should be made by government agencies during the land use planning process. Priority 6 parcels are defined in the OSI as *“other open areas worthy of review,”* whose preservation is called for on a case by case basis.

The undeveloped portion of OSI parcel #SW-22 is owned by the Long Island Power Authority, and is mostly wooded. Preservation of this parcel would be beneficial as there is little remaining forested area within the general area. Any future development of this parcel will be reviewed by the Town and will require further SEQRA review.

There are three separate tax map parcels that remain mostly undeveloped within OSI parcel #SW-24. Suffolk County Tax Map parcel #0400-268.00-02.00-020.000 is a Town of Huntington recharge basin located in the MTCOD. This property will remain as open space, and could potentially be converted to public open space rather than a fenced recharge basin. Suffolk County Tax Map parcel #0400-268.00-02.00-018.000, is a 3.72-acre property located in the MTCOD that appears to have been used for agricultural purposes and contains a large field area, a residence and other structures related to the agricultural use. Suffolk County Tax Map parcel #0400-268.00-02.00-011.000 is located in the General Special Use Permit Area and was used in the past for agricultural purposes, but is now owned by Estee Lauder and contains a parking area associated with their property immediately north of the parcel, and a large undeveloped field area. Any future development of these parcels will be reviewed by the Town and will require further SEQRA review.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS:

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

*Yes. The MTCOD and I-1 zoned properties in the General Special Use Permit Area are in close proximity to the West Hills Melville Special Groundwater Protection Area CEA, which was designated as a CEA with the purpose of protecting groundwater. According the United States Geological Survey (USGS) Long Island Depth to Groundwater Viewer the estimated depth to groundwater in the MTCOD and the General Special Use Permit Area ranges from 30 feet to 55 feet.

The proposed code amendments require that all mixed-use projects within the MTCOD and General Special Use Permit Area are connected to public sewers. All potential projects will connect to the Southwest Sewer District. Liquid waste from new mixed-use developments will

travel from the properties to the Bergen Point Wastewater Treatment Plant where it will be treated and released into the Atlantic Ocean. The proposed developments will therefore not introduce any sanitary waste into groundwater.

According to the Comprehensive Plan, *“The Melville Employment Center displays many of the characteristics of older suburban office centers, including large, low buildings set behind expansive parking lots. The effect of this development pattern is that most of the available land area has been consumed by buildings and parking lots, leaving little room for landscaping and open space. In addition to negative visual impacts, the impervious parking lot surfaces contribute to stormwater management problems.”* Runoff from impervious surfaces has the potential to contain pollutants that could affect surface water or groundwater quality. The proposed code amendments require that new mixed-use developments within the MTCOD and in the General Special Use Permit Area must have a minimum of fifteen (15) percent and twenty (20) percent respectively of the site that shall be comprised of useable civic, recreational, and/or open space that is available to the general public including but not limited to trails, paths, parks, sidewalks, public art or gathering spaces. This requirement will likely reduce the impervious surface area in these areas and provide additional vegetated areas that will help reduce and filter runoff prior to entering the groundwater.

In reference to the MEC the Comprehensive Plan calls for, *“An area-wide stormwater management strategy, including “Best Management Practices” that slow, diminish, and improve the quality of stormwater runoff...”* and states that stormwater management should include, *“sustainable practices such as vegetated areas and swales to promote infiltration, and pervious pavement.”* In order to further reduce the potential impact of new mixed-use development on groundwater quality applicants will be encouraged to minimize proposed lawn area, plant native drought tolerant plants, and install green infrastructure (e.g. rain gardens, green roofs, permeable pavers/pavement) to absorb and treat stormwater prior to entering the groundwater.

The connection of all new mixed-use projects in the MTCOD and the General Special Use Permit Area to public sewers, increase of permeable surface area and planting of vegetation associated with civic, recreational and/or open spaces, and installation of green infrastructure will mitigate potential impacts to the West Hills Melville Special Groundwater Protection Area CEA.

IMPACT ON TRANSPORTATION:

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

**Yes. As described in the Town of Huntington Horizons 2020 Comprehensive Plan “The Melville Employment Center is a suburban, automobile-oriented commercial district that is poorly designed for pedestrians. While most streets do have sidewalks, the distance between buildings, wide roads with heavy traffic volumes, and a general lack of amenities create an environment where very few people walk. There are few community services in the district, which forces employees to use their automobiles during the course of the workday. This extra driving activity, in turn, generates a third*

peak-congestion period around the lunch hour. These conditions contribute to high levels of traffic congestion and other quality of life issues.”

The Comprehensive Plan also states, *“Future development in the Melville Employment Center should seek to retrofit the existing pattern in order to promote pedestrian accessibility and limit the need for employees to drive during the workday. There are several ways to achieve this goal, including encouraging a mix of land uses, establishing stronger design guidelines for buildings and walking paths...”*

The proposed code amendment will allow for mixed-use buildings in the MTCOD and on I-1 zoned properties in the General Special Use Permit Area. Mixed-use developments in the MTCOD and General Special Use Permit Area will provide a mix of retail, office, commercial service, residential uses and community public space. The amenities provided within the subject areas in Melville will meet many of the daily needs of residents and workers. Mixed-use development can help reduce traffic impacts by making it possible for residents and workers to access goods and services without having to get into an automobile. Furthermore, as stated in the Comprehensive Plan, *“There are few community services in the district, which forces employees to use their automobiles during the course of the workday. This extra driving activity, in turn, generates a third peak-congestion period around the lunch hour. These conditions contribute to high levels of traffic congestion and other quality of life issues.”* With many of their needs met in the proximity of their residence and/or workplace, residents and workers will be less likely to leave the area by automobile and travel to and along the Route 110 corridor. Additionally, the ability to walk to nearby uses will reduce the need to use a vehicle and the potential traffic impact in the MTCOD and General Special Use Permit Area.

The required parking for residences in mixed-use developments in the MTCOD and the General Special Use Permit Area is calculated at one (1) space per studio or one (1) bedroom unit and .5 spaces for each additional bedroom. All other parking within the MTCOD is required to comply with underlying zoning requirements. Parking for office uses in a mixed-use building in the General Special Use Permit Area is calculated at a rate of one (1) space per three-hundred and fifty (350) square feet of usable building space and up to 10-20% of the required parking for a residential use may be shared with parking for office uses. All other parking in the General Special Use Permit Area is required to adhere to the underlying zoning requirements.

A common concern about infill development is that it will lead to more traffic and less parking. However, the proposed mixed-uses allow for shared parking. Residential parking demand peaks in traditional non-working hours, whereas office parking peaks during the day. Additionally, residential development typically generates fewer vehicle trips, on a square footage basis, during peak traffic hours than office development.

The requirement for on-site parking for residential development will reduce the potential for residents of new mixed-use developments to affect the demand for on-street parking spaces. Additionally, as on-site parking will be provided residents will be less likely to need to search for parking in the vicinity of their residence thereby reducing the potential impact to traffic congestion in the area of their residence.

An analysis of the potential long-term impact of the proposed code amendments was prepared to evaluate the how anticipated traffic volumes from the projected new development would impact current road conditions on the three (3) primary roadways in the study area, Route 110, Pinelawn Road and Maxess Road. In order to present a worst-case scenario, it was assumed that the maximum number of units permitted under the cap would occur, and that one-hundred (100) percent of the projected volumes would impact each roadway included in the analysis, even though it is far more likely that traffic impact from future development would be spatially distributed throughout the study area and not concentrated on one particular roadway. It is also significant to note that the analysis utilized pre-COVID peak hour volumes to further generate a conservative analysis of traffic volumes. The results of the analysis are presented in **Appendix A** of this document.

The analysis utilized the Institute of Transportation Engineers (ITE) Manuel to project residential and commercial traffic associated with various development scenarios. The ITE Manuel was also utilized to analyze traffic volume capacity for the three (3) primary roadways. As can be seen in **Appendix A**, the three (3) primary roadways have ample capacity to accommodate projected increases in traffic volumes in both AM and PM peak hours on weekdays. Even under the scenario where all the traffic volumes from the projected development are directed onto one of the study roadways, there still remains sufficient volume capacity to accommodate the anticipated traffic impact. For example, as shown in **Appendix A**, Maxess Road currently has a capacity to accommodate 6,000 vehicles per hour based on its current design. During peak AM and PM weekday hours it currently has traffic volumes of 431 and 256 respectively. If the projected AM and PM weekday peak hour volumes generated by 3,000 units are added to the current volumes on Maxess Road, the total projected peak hour volumes would be 1,681 and 1,786 respectively. This results in a road utilization of less than thirty (30) percent for both the AM and PM weekday peak hours on Maxess Road. A similar analysis demonstrates a road utilization of under fifty-eight (58) percent for Route 110 and approximately sixty-seven (67) percent for Pinelawn Road during peak AM and PM hours when accounting for current and projected traffic volumes.

Although the traffic analysis supports the view that the existing roadway system can accommodate the maximum level of new development that could occur, proposed mixed-use buildings will still be required to undergo a full review under the State Environmental Quality Review Act (SEQRA). As part of the SEQRA review the potential impact to transportation will be addressed. If a proposed use causes concern related to traffic impacts the Town has the ability to request a parking/traffic analysis. Additionally, all proposed applications will be reviewed by the Town Department of Transportation and Traffic Safety for conformance with County, Town, State and Federal standards.

Furthermore, a special use permit from the Town Board is required to construct a new mixed-use building in the MTCOD and General Special Use Permit Area. In order to receive a special use permit, Town Code requires that the applicant prove that a proposed use will not create significant traffic and/or safety impacts. The Town Board has the ability to request a parking/traffic study to aid in their determination. Additionally, the code change allows for the Planning Department and Engineering Services to seek the assistance of outside professionals, if required. A thorough parking/traffic analysis during the review of the Special Use Permit will mitigate potential impacts on transportation of mixed-use projects within the MTCOD and the General Special Use Permit Area.

As a further safeguard against potential traffic impacts, the Town Board will pause the acceptance of new applications after the submission of the first application(s) totaling four-hundred (400) residential units and after each successive submission(s) totaling four-hundred (400) units. In addition, the Town Board has capped the number of new residential units constructed via Special Use Permits in the MTCOD and General Special Use Permit Area to a total of 3,000. The pause will allow the Town Board to assess the cumulative impact of the developments on traffic conditions.

The requirement for on-site parking, ability of the Town to request a parking/traffic analysis, mixed-use nature of development, and ability of the Town Board to pause new mixed-use development after each four-hundred (400) units will mitigate potential impacts on transportation.

CONSISTENCY WITH COMMUNITY PLANS:

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

*No. The proposed action is consistent with community plans.

The Town of Huntington Horizons 2020 Comprehensive Plan was adopted on December 9, 2008 in association with SEQRA findings. The findings specify, “Outreach efforts, planning and assessment of issues, and development of regulations and enforcement measures that are consistent with the Horizons 2020 Comprehensive Plan shall not require further SEQRA review. Key to a consistency determination in the findings is Principle #1: *Zoning and related development regulations shall be revised to maintain consistency with the Comprehensive Plan.* The Town Board found that the major policies of the Comprehensive Plan shall be considered the conditions and the individual topic area subpolicies, strategies and action steps shall be recognized as thresholds for consistency determination pursuant to SEQRA.

The policies contained in the Horizons 2020 Comprehensive Plan Update that support the proposed Code changes that create new regulations, standards, and requirements are identified below:

**Environmental Resources and Open Space Policy A.2
Protect Huntington’s water resources.**

Strategies

A.2.3 Require/encourage stormwater management practices that minimize impacts on surface water, groundwater, and other natural resources.

- Filtering and recharge designs for stormwater management facilities that blend into the existing landscape
- Use of pervious surfacing to reduce runoff

**Environmental Resources and Open Space Policy A.5
Permanently preserve Huntington’s unique environmental resources.**

Strategies

A.5.3 Promote protection of native species and prevention/removal of invasive species.

Environmental Resources and Open Space Policy A.8

Preserve open space within new developments.

Strategies

A.8.1 Require a minimum open space set aside (e.g., 20-30%) within new developments, together with standards to ensure that the open space is meaningful (e.g., central greens or greenway linkages) and publicly accessible.

Community Character Policy B.5

“Raise the bar” on the visual character of private development through improved design standards and regulations and through targeted redevelopment.

Strategies

B.5.1 Enact improved design standards for developments that exceed designated thresholds (e.g. size limits, exclusion for single-family homes). These standards should be appropriate to the local context and address design elements such as:

- Placement of buildings and parking areas in relationship to each other, public streets and adjacent properties
- Building design (e.g., orientation, façade articulation, garage location and mass/height; materials if appropriate to local context)
- Landscaping
- Access and connectivity for pedestrians, bicyclists, and transit services as well as vehicular traffic

B.5.4 Prepare and implement strategies to redevelop deteriorated and obsolescent areas.

Community Facilities Policy C.2

Address the impacts of new residential developments on schools and other community facilities.

Strategies

C.2.3 Identify opportunities to meet community facility needs through the land development process (e.g., monetary contributions to meet facility needs or dedication of land for school sites in exchange for density increases or lot size reductions).

Community Facilities Policy C.3

Work with service providers to pursue a variety of approaches to address community facility and service costs.

Strategies

C.3.1 Promote compatible economic development projects that strengthen the commercial tax base. (This is particularly important in school districts with proportionally higher dependence on residential property assessments.)

Land Use Policy D.2

Major Commercial Corridors and Centers Manage change to achieve Comprehensive Plan goals and policies in major commercial corridors and centers that will experience obsolescence and pressures for redevelopment, including the Melville Employment Center, Jericho Turnpike, and Route 110 south of Jericho Turnpike (see Section 10.3 of the Geographic Focal Areas chapter for more detail).

Strategies

D.2.2 Prepare and implement an integrated land use, circulation, and infrastructure plan for the Melville Employment Center.

Land Use Policy D.6

Development Regulations: Modernize and update development regulations for greater consistency, predictability, and effectiveness.

Strategies

D.6.1 Strengthen standards for design character and quality (scale of commercial development, façade/architectural treatment, access management, corridor landscaping, single-family residential compatibility, etc.) to improve economic viability and encourage walkable centers.

D.6.3 Develop a model mixed-use hamlet center zoning classification(s) to create walkable centers with higher standards for design quality.

D.6.4 Incorporate provisions to implement other plan policies (e.g., minimum open space set asides and conservation subdivisions that cluster development per Environmental Resources and Open Space Policy A.8).

Transportation Policy F.2

Coordinate land use and transportation planning and implementation.

Strategies

F.2.1 Promote land use patterns that reduce automobile usage (e.g., compact, walkable mixed-use nodes rather than linear (“strip”) commercial development along highway corridors).

F.2.3 Require developments exceeding designated thresholds to conduct traffic impact studies and identify mitigation measures to supplement the State Environmental Quality Review Act (SEQRA) process.

Transportation Policy F.5

Provide for public and private parking that is adequate to meet needs and is compatible with established community character.

F.5.2 Review off-street parking standards to ensure that they match needs, including consideration of the following approaches:

- Credits for shared and/or off-site parking

Transportation Policy F.6

Improve environmental quality through transportation strategies that reduce automobile and fossil fuel usage.

Strategies

F.6.2 Promote compact, mixed-use development patterns that reduce the need to drive (see Transportation Strategy F.2.1).

F.6.4 Establish standards to reduce the environmental impacts of parking lots (improved landscaping requirements, sustainable stormwater solutions such as pervious pavement, etc).

Housing Policy G.3

Promote the diversification of housing stock to meet the changing demographics of Huntington's population.

Strategies

G.3.2 Implement thresholds and standards for the location and design of higher density housing to ensure compatibility with adjacent established land uses and minimize or avoid impacts on traffic, neighborhoods, school districts, and sensitive environmental resources.

CONSISTENCY WITH COMMUNITY CHARACTER:

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

*Yes. The proposed code amendment is inconsistent with community character.

The Comprehensive Plan describes the MTCOD and the General Special Use Permit Area as, “a suburban, automobile-oriented commercial district that is poorly designed for pedestrians. While most streets do have sidewalks, the distance between buildings, wide roads with heavy traffic volumes, and a general lack of amenities create an environment where very few people walk. There are few community services in the district, which forces employees to use their automobiles during the course of the workday.” The Comprehensive Plan also states, “The Town should also promote the development of small, pedestrian-oriented, mixed use “town centers” at strategic locations in the Melville Employment Center. Such centers would contain retail and restaurant offerings as well as recreation, business services, and entertainment opportunities. Workforce residential units could also be considered in these locations.”

The proposed legislation will create the MTCOD, and amend Town Code for the I-1 Light Industry District within the General Special Use Permit Area, and the height, area and bulk requirements in the I-1 District. Mixed-use developments in the MTCOD and on I-1 zoned properties in the General Special Use Permit Area will offer a mix of retail, office, commercial service, residential uses and community public space providing a walkable environment for residents and workers.

When considering new mixed-use developments the Town will review the proposals to ensure the development is of high quality and visually appealing from adjacent streets and surrounding areas, with an emphasis on building placement and orientation that complements adjacent properties; has an appropriate mix of uses as defined in the permitted uses of the Special Use Permit; has open spaces, parking areas, pedestrian walks, signs, lighting, landscaping and utilities that are well related

to the site and arranged to achieve a safe, efficient and contextually sensitive development; when appropriate, contributes to a central public gathering space that may be used for community events; shows high inter-connectivity between proposed uses and adjacent areas; and promotes walkability, pedestrian scale lighting and ground floor activity among business and residential uses. An additional parameter to be considered by the Town Board for mixed-use development in the MTCOD is that properties greater than five (5) acres may be required to be subdivided to allow for a diversity of ownership.

The maximum permitted building height for new mixed-use development in the MTCOD and General Special Use Permit Area is four stories in agreement with the height, area and bulk requirements of the I-1 Light Industry District found in Town Code §198-34(E)(3). Additionally, while the current Height, Area and Bulk chart includes a maximum building height of 45 feet, Town Code §198-34(E)(3) allows buildings in the I-1 Light Industry District to have a maximum height of fifty-eight (58) feet above finished grade measured from the base of the building. The maximum building height in the MTCOD is fifty (50) feet. In the General Special Use Permit Area, the maximum building height for a mixed-use building is also 50 feet, except that buildings comprised of eighty-five (85) percent or more of office use may have a height of up to fifty-five (58) feet.

The remaining changes to the Height, Area and Bulk Regulations for the I-1 District are summarized in the chart below:

Zoning Requirement	Existing	Proposed
Front Yard	100 Feet	30 Feet
Rear Yard	50 Feet	25 Feet
Side Yard	50 Feet	25 Feet
Street Side Yard	50 Feet	30 Feet
Minimum Lot Area	6 Acres	3 Acres
Minimum Lot Width	400 Feet	250 Feet
Minimum Lot Frontage	200 Feet	150 Feet
Maximum Building Lot Coverage	30%	60%

Existing zoning requirements for minimum lot size, minimum lot frontage, setbacks and parking, reflect the Town's vision when the zoning was first adopted, to create an automobile-centered suburban industrial park. However, some of the regulations are now too restrictive and do not allow property owners to adapt to current trends in the office market and create a more vibrant and walkable neighborhood with improved amenities for people who live and work in the MTCOD and General Special Use Permit Area. The changes in the Height, Area and Bulk Regulations will in part encourage a transformation from the antiquated suburban office park development model to more sustainable walkable development.

With the exception of predominately residential use buildings, the frontages of properties along the Service Roads of the Long Island Expressway shall continue to be developed with the permitted uses, and special uses under Town Code §198-34(F)(3&4), and required front yard setbacks of their zone. Additional uses allowed by this section such as retail services and residential should be relegated to the rear of buildings or lots along Broadhollow Road and the Service Roads of the Long Island Expressway in order to preserve the existing zoning aesthetic.

New mixed-use development in the MTCOD will increase the demand for services. In an effort to mitigate impacts to open space and emergency services new mixed-use development within the MTCOD will require applicants to pay a one-time impact fee in the amount of \$1,500 for each unit over 25 in a project, and \$2.50 for each office/commercial square foot over 25,000 square feet. Seventy-five (75) percent of the fee will be directed to a fund to support the creation and operation of Town Center Parks in the overlay district and twenty-five (25) percent will be directed to the Fire/Emergency District

To mitigate the impact to services outside of the MTCOD, for I-1 zoned properties in the General Special Use Permit Area new mixed-use development will require applicants to pay a one-time service impact fee to the Fire/Emergency District in the amount of \$1,500 for each unit over 25 in a project, and \$2.50 for each office/commercial square foot over 25,000 square feet.

New mixed-use development within the MTCOD and the General Special Use Permit Area has the potential to increase the number of school aged students in the Half Hollow Hills Central School District (HHHCSD). The number of students in the HHHCSD has decreased each year since the 2005-2006 school year, with a total of 10,196 students in the district in 2005-2006 down to a total of 7,302 students in the 2021-2022 school year, a decrease in enrollment of approximately 28%. If the development of multifamily units does result in a minimal increase of students in the HHHCSD, the tax benefit to the district will likely exceed the cost to the district for new students. A study commissioned by the Long Island Regional Planning Council called "*Multifamily Housing Development Impacts in Long Island Communities*" published in March of 2021 found that in all districts studied "*the projects generate a net positive financial benefit to the school district.*" The referenced study does not include mixed-use development like that considered by this code amendment where the commercial portions of the development will provide a further financial benefit to the school district.

To further protect against potential impacts on emergency and educational services the Town Board will pause the acceptance of new applications for mixed-use development after the submission of the first application(s) totaling four-hundred (400) residential units, and thereafter each successive submission of application(s) totaling four-hundred (400) residential units, to assess the cumulative impact of the developments.

The mixed-use development resulting from the amendments to Town Code will improve the community character of the MTCOD and the General Special Use Permit Area, preserve the existing zoning aesthetic of Broadhollow Road and the Service Roads of the Long Island Expressway, and mitigate potential impacts to open space, emergency services and schools.

**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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Changes to Town Code creating the Melville Town Center Overlay District and Amending the I-1 Light Industry Zoning Code		
Project Location (describe, and attach a general location map): Melville Employment Center		
Brief Description of Proposed Action (include purpose or need): The proposed legislation will create two pathways for two distinct areas in the hamlet of Melville to obtain a Special Use Permit from the Town Board for mixed-use development. The first is an amendment of the Town Zoning Map to create a new overlay zone in the vicinity of Maxess Road identified as the Melville Town Center Overlay District (MTCOD). The MTCOD establishes specific land use parameters for the issuance of a Special Use Permit that are intended to foster the development of a new Town Center in Melville. The second pathway established in the proposed legislation to obtain a Special Use Permit from the Town Board for mixed-use development is through amendments to the Town Code for the I-1 zone for certain industrially zoned properties generally south of the Long Island Expressway in Melville. Included in the proposed legislation are amendments to the height, area and bulk requirements for industrial properties.		
Name of Applicant/Sponsor: Huntington Town Board	Telephone: 631-351-3000	E-Mail:
Address: 100 Main St.		
City/PO: Huntington	State: NY	Zip Code: 11743
Project Contact (if not same as sponsor; give name and title/role): Anthony Aloisio, Director	Telephone: 631-351-3196	E-Mail: planning@huntingtonny.gov
Address: 100 Main Street		
City/PO: Huntington	State: NY	Zip Code: 11743
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board, revisions to Town Code	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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? Yes No

- 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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

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?) Yes No

If Yes, identify the plan(s):

Long Island North Shore Heritage Area Plan

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? Yes No

If Yes, identify the plan(s):

Town of Huntington Open Space Index

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? -1 Light Industry District predominant, other zoning districts to a lesser degree	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located?	Half Hollow Hills CSD
b. What police or other public protection forces serve the project site?	Suffolk County 2nd Police Precinct
c. Which fire protection and emergency medical services serve the project site?	Primarily Melville FD
d. What parks serve the project site?	Numerous

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)?	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? 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: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: _____ 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: _____ _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ 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: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

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): _____

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:

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

iv. Will the 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: _____ 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: _____
- 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: _____
- _____
- Source(s) of supply for the district: _____

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), what is the maximum pumping capacity: _____ gallons/minute.

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

i. Total anticipated liquid waste generation per day: _____ 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): _____

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____
<p>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): _____ _____</p>
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. 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)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. 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) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ 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 Hydrofluorocarbons (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 truck trips/day and type (e.g., semi trailers and dump trucks): _____
 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.
 i. During Construction:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____

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 the 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): _____

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____

 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): _____

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? _____ 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: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

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

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

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

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 _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

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): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ 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
 If Yes:
 i. Species and listing (endangered or threatened): _____

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
 If Yes:
 i. Species and listing: _____

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: _____

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? _____
 ii. Source(s) of soil rating(s): _____

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: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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: _____	
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 type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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 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.

G. Verification

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

Applicant/Sponsor Name Anthony Aloisio Date 4/23/2024

Signature _____ Title Director

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

Agency Use Only [If applicable]
 Project : [-1 Mixed Use Code Changes]
 Date : April 23, 2024

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

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

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

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

I. Other impacts: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------------	-------------------------------------	--------------------------

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

NO YES

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

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

NO YES

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

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
-------------------------	--	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour,	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

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

9. Impact on Aesthetic Resources
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

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

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

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

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

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

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

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

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

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

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

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

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

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

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

No significant adverse environmental impacts identified in Part II.

See attached sheets.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
See attached sheets.

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

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

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

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

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

Name of Action: I-1 Mixed Use Code Changes

Name of Lead Agency: Huntington Town Board

Name of Responsible Officer in Lead Agency: Huntington Town Board

Title of Responsible Officer: Supervisor

Signature of Responsible Officer in Lead Agency: _____ Date: 4/23/2024

Signature of Preparer (if different from Responsible Officer) _____ Date: 4/23/2024

For Further Information:

Contact Person: Anthony Aloisio, Director of Planning and Environment

Address: 100 Main Street

Telephone Number: 631-351-3196

E-mail: aaloisio@huntingtonny.gov

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

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

Other involved agencies (if any)

Applicant (if any)

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