1.0 DESCRIPTION OF THE PROPOSED PROJECT

1.1 Introduction

This document is a Draft Environmental Impact Statement (DEIS) for a proposed 1,365-unit residential development known as **Greybarn-Sayville Planned Development District** (PDD-GS; hereafter, the *"proposed project"*). This proposed project is located on the site of the former Island Hills Country Club, a 114.34-acre property in the hamlet of Sayville, Town of Islip, Suffolk County, New York. The subject site is located on the west side of Lakeland Avenue and the east sides of Bohemia Parkway and Hauppauge Road, between 11th Street and Sterling Place; the address of the site is 458 Lakeland Avenue. **Figures 1-1a and 1-1b** show the location of the project site *(all figures are located in the section following the main text of this document)*.

The site is identified by the Suffolk County Tax Map numbers listed in **Table 1-1**; the **Boundary and Topographic Survey** (*in a pouch at the back of this document*) indicates the location of each tax lot.

TABLE 1-1
TAX LOTS
Project Site

District	Section	Block	Lot(s)
0500	257	03	03
	280	01	2
			3
			4
			10
			15.1
			16

The Island Hills Country Club ceased operations in 2015, and is presently unused and unoccupied. This property is gated and fenced, the country club buildings are closed and sealed, and the golf course has not been maintained as such since the site was closed~~, though maintenance personnel visit the site and selectively mow portions of the property~~.

The proposed project involves a change of zone to PDD-GS zoning for the entire site. A conceptual plan has been prepared for the proposed change of zone and to provide a basis for analysis under the State Environmental Quality Review Act (SEQRA) in this DEIS (see **Figure 1-2a** and the **Conceptual Site Layout Plan** *(in a pouch at the back of this document)*. The proposed project involves rezoning the site from its existing Residence AAA district to PDD-GS, followed by development of the 1,365-unit rental residential community. The Applicant has used the Residence CA zoning district as an outline for the proposed site-specific PDD~~, which~~-GS.

Specifically, the Town Board instituted the Residence CA district for multi-family residential development~~.~~ having locational characteristics including:

- proximity to a downtown center or in the alternative existing retail services.
- convenient access to public transportation services.
- a site of sufficient size and shape so as to provide for the adequate buffers, landscaping and setbacks.
- a site of sufficient size so as to provide for adequate parking while still maintaining a residential appearance to the site.
- a site shall be of sufficient size so as to provide for ample open space and/or recreation areas consistent with the needs of the residents

In this way, the site ~~will~~would be built under development standards that are well-established in the Town, so that the physical layout of the site will be consistent with that of other, CA-zoned properties.

The project will include on-site stormwater controls and sanitary wastewater treatment systems, connections to the public water supply, interior recreational and accessory commercial amenities (limited to the site's residents, and including small retail/commercial spaces, interior open spaces, outdoor pool/patio areas, and an internal walking trail network), and a 25-acre public open space area along the perimeter of the site, in which a pedestrian path is proposed.

A number of the project's features represent Community Benefits, which are required for a PDD in the Town of Islip, and include:

- designating 217 of the units as "affordable," as defined by the Town or "workforce" units, as defined by the Town, for rent at rates below prevailing market rates for a comparable unit,, under income standards to be determined by the Town within the PDD-GS district when enacted;
- providing a 25-acre public park around the perimeter of the site;
- generation of an estimated $11.65 million in annual wages for direct, indirect and induced jobs
- generation of an annual net tax revenue benefit to the Connetquot ~~CSD~~Central School District (CSD) of $2.99 million
- installing a new sewer ~~line~~force main southward to downtown Sayville, so that businesses can connect to it and be served by the project's sanitary wastewater treatment system; and
- designing the capacity of the project's sewage treatment plant (STP) with a capacity in excess of that needed for the project, in order to accommodate the sewage flow from the downtown Sayville businesses.

The applicant offers sewer main infrastructure as a no-cost monetary benefit to the Town of Islip. Such infrastructure may be used for treatment of existing wastewater flow generated in the downtown Sayville area, which provides a substantial nitrogen environmental reduction benefit based on existing conditions. The Town will determine when and how such sewering

will occur. To realize this benefit, the Town will need to form a sewer district which will include a map and plan and rate/cost information for connectees. Once the service area of the district is determined, additional analyses may be needed to assess potential growth based on the district, existing zoning, Town comprehensive planning efforts and land use analysis. Given these factors, the offer of sewer main infrastructure remains a monetary benefit to the Town to address groundwater and downgradient surface water impacts from existing development

The Residence AAA district permits a variety of development types, including detached single-family homes, places of worship, public parks or libraries, municipal buildings, railway stations, and agricultural or nursery uses. Based on the minimum lot size of 40,000 square feet (SF) in the Residence AAA District, an estimated 98 homes could be developed on the site (see **Yield Map**, *in a pouch at the back of this document*).

This document describes the proposed project, identifies its potential adverse environmental impacts and the significance of those impacts, and examines mitigation measures where necessary. Further, it is intended to assist the Islip Town Board (as lead agency under SEQRA), in taking a "hard look" at the proposed project to enable the Board to render an informed decision on the application.

1.2 Project Background, Need, Objectives and Benefits

1.2.1 Description of the Town's PDD Ordinance

A change of zone application for the proposed project was submitted to the Town ~~Board~~ in March 2017. The application requests Town Board approval to rezone the subject site to PDD-GS and to simultaneously add a new "Island Hills Planned Development District" section to the Town Zoning Code (Chapter 68 of the Town Code) wherein development standards and regulations specific to that PDD will be codified (see **Appendix A-1**). A description of "Planned Development District" (PDD; also known as a "Planned Unit Development") is given in Section 261-c of the New York State (NYS) Town Law, as follows:

> Section 261-c. Planned unit development zoning districts. A town legislative body is hereby authorized to enact, as part of its zoning local law or ordinance, procedures and requirements for the establishment and mapping of planned unit development zoning districts. Planned unit development district regulations are intended to provide for residential, commercial, industrial or other land uses, or a mix thereof, in which economies of scale, creative architectural or planning concepts and open space preservation may be achieved by a developer in furtherance of the town comprehensive plan and zoning local law or ordinance.

The Town of Islip does not have a general PDD ordinance in its Zoning Code, and so the Town Board relies on authority granted it under Section 261-b. 2. of the ~~NY~~NYS Town Law to establish location-specific Planned Development Districts. The authority is provided ~~NY~~NYS Town Law as follows:

> Section 261-b. 2. Authority and purposes. In addition to existing powers and authorities to regulate by planning or zoning, including authorization to provide for the granting of incentives, or bonuses pursuant to other enabling law, a town board is hereby empowered, as part of a zoning ordinance or local law adopted pursuant to this article, or by local law or ordinance adopted pursuant to other enabling law, to provide for a system of zoning incentives, or bonuses, as the town board deems necessary and appropriate consistent with the purposes and conditions set forth in this section. The purpose of the system of incentive, or bonus, zoning shall be to advance the town's specific physical, cultural and social policies in accordance with the town's comprehensive plan and in coordination with other community planning mechanisms or land use techniques. The system of zoning incentives or bonuses shall be in accordance with a comprehensive plan within the meaning of *section two hundred sixty-three* of this article.

Note that Section 261-b.2 provides for "incentive zoning" as a vehicle whereby the goals of the PDD may be achieved. Incentive zoning is defined by Section 261-b 1.c as *"… the system by which specific incentives or bonuses are granted, pursuant to this section, on condition that specific physical, social, or cultural benefits or amenities would inure to the community [i.e., "community benefits"]."* Section 261-b 1.b defines Community Benefits as *"…open space, housing– for persons of low or moderate income, parks, elder care, day care or other specific physical, social or cultural amenities, or cash in lieu thereof, of benefit to the residents of the community authorized by the town board."*

Under the proposed PDD-GS regulations for the project (see **Appendix A-1**), the site would be permitted a density of up to 9 residential units/acre; for the 114.34-acre subject site, this would be 1,029 units (also known as the "as-of-right [AOR] yield"). These same regulations require that at least 10% of the AOR yield (103 units) be designated for "affordable" or "workforce" units, which will be permanently designated for occupancy at a rate below market rate.

In addition, these regulations also allow for extra, or "incentive" density to be developed, to be offset via use of one or more of the three mechanisms below, each allowing incentive density at a rate of 1 unit/acre:

- proposing affordable units to be additional as-of-right units,
- using alternative renewable energy sources to satisfy 30% of the project's energy needs, or
- committing to achieving ~~LEED®~~ Leadership in Energy and Environmental Design (LEED®) Certified or NGBS (Bronze) Standards status for site development.

Finally, when incorporating incentive yield, the proposed PDD-GS regulations would limit the overall yield on the subject site to 12 units/acre, or 1,372 units.

The Applicant proposes to provide for the requested incentive yield by:

- designating 114 additional units beyond the 103 AOR units as affordable, and
- using a combination of alternative energy sources and LEED® features (see **Appendix A-2**).

Thus, the total number of affordable units provided by the project is 217. In this way, the proposed project provides a substantial number of affordable units as a Community Benefit sought by NY Town Law Section 261-b 2.

Finally, Section 263 of the ~~NY~~NYS Town Law referenced above provides the standards by which the proposed Community Benefits are to be evaluated, in order for the Town Board to determine their merit for any requested incentive zoning:

> Section 263. Purposes in view. Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, flood, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefor; to facilitate the practice of forestry; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

It is anticipated that the proposed project's inclusion of substantial public open space, provision of 217 affordable rental units, provision of sanitary wastewater treatment and disposal to businesses in the Sayville hamlet downtown represent the Community Benefits noted in Section 261-b.1.b above and provided by the Applicant via the requested PDD-GS. The number of proposed residential units is about 12 units/acre for the site.

The Community Benefits for the proposed project are substantial and are presented in **Section 1.2.5** below; the project's conformance to the goals and requirements for a PDD under ~~NY~~NYS Town Law are discussed in **Section 3.2.2**.

1.2.2. Project Background and History

Site History

As noted above, the Island Hills Country Club closed in 2015, and the site was closed and gated at that time; the property has remained unused and unoccupied since, except for occasional visits by maintenance personnel operating at the direction of the site owner, the Applicant. ~~The maintenance activities include on-going site surveillance and mowing of portions of the otherwise untended vegetated on the property.~~

Phase I and Phase II Environmental Site Assessment (ESA) reports were prepared for the subject site by ~~PWGC~~P.W. Grosser Consulting, Inc. (PWGC) in 2018 (see below). The following information on the history of the site has been derived from these documents:

Historical information for the subject property and information from internet searches indicates that it was first developed and operated as a golf course in 1927, and the current pool house was the original club rental/caddie building. During a portion of World War II, the golf course was temporarily shut down and the site was used as a paratrooper training landing zone.

PWGC performed a review of readily available aerial photographs showing the subject property and surrounding area. Photographs were reviewed for the years available which include 1938 to 2015. Review of the photos is summarized below.

Date	Source*	Issues Noted	Description
1938	AP	Yes	The subject property appears to be developed as a golf course, the club house in the northeastern section of the site is constructed.
1947 - 2015	AP, CD	Yes	The golf course appears to have been improved with several additional buildings between 1954 and 1962, including the pool house, the pro-shop, the central maintenance building ~~([~~[CMB]~~),~~ and the south maintenance building [SMB; see **Figure 1-3**]. A road running between Lakeland Avenue and the golf course in front of the club house was closed and a parking lot was created in front of the club house. The city directory includes listings for a caterer.

* AP - aerial photography; CD - City Directory.

It is expected that the subject site was substantially cleared and graded when the golf course was initially developed in 1927, though documentation of the site is not available until the 1938 aerial photographs were taken.

Application History

The Applicant submitted a change of zone application for the site with the Islip Town Board in early 2017 (see **Appendix A-3**). In response to that submittal and as mandated by SEQRA, the Town Board conducted a coordinated review with interested and involved agencies, and ultimately chose to assume lead agency status. On December 19, 2017, the Town Board issued a Positive Declaration on the application, requiring preparation of an EIS (see **Appendix A-4**). The Applicant prepared a draft scope and submitted it to the Town Board, which conducted a public scoping meeting in May 2018. Following a period of review and comment, the Town Board issued its Final Scope on June 19, 2018 (see **Appendix A-5**). It is on this document that this DEIS has been prepared.

~~Outreach~~

~~Since taking ownership of the site, the Applicant has undertaken extensive public outreach efforts to include the various stakeholders in establishing uses and yields for the site that would satisfy local and Town goals and concerns. **Appendix A-6** lists many of these stakeholder outreach efforts conducted since mid-2015 and continue. As can be seen, these stakeholders include residents, civic and church groups, the chamber of commerce, merchant and business groups, the school board, and public arts and service groups.~~

Easements

The **Boundary and Topographic Survey** *(in a pouch at the back of this document)* shows that there are ~~four~~three easements on the project site. These include:

- Electric Easement, 10 feet wide, abutting the property's southern boundary along Sterling Place;

- ~~Exclusive Use easement, 50 feet wide, abutting the site's southern boundary along Third Street;~~
- Telephone, gas & Electric Easement, 25 feet wide within the site on the eastern half of the Chester Road Right-of-way (ROW); and
- Water ~~easement~~Easement, 50 feet wide, within the site on the western side of Lakeland Avenue.

Additionally, an area of about 13,500 square feet (SF) lies in an area affected by a C&R (Covenant and Restriction) recorded in the County Clerk's office. It is within the subject site, south of and abutting the above-named water easement, along Lakeland Avenue. This C&R was filed in 1927 and prohibits the construction of a wireless tower, a piggery for more than two pigs, or a "flat roof "structure at this location.

Finally, there is some land within the site in mapped Town road ROWs that have not been implemented as such. These include:

- Durham Road (1,775 feet);
- Chester Road (600 feet);
- Fifth Street (485 feet); and
- Sixth Street (615 feet).

History of Environmental Site Assessments and Remediation Activities

The project site has been the subject of several previous ESAs and remediation efforts. The following information in this regard has been taken from the 2018 Phase I ESA prepared by PWGC (see **Appendix B-1** and **Figure 1-3**).

Phase I Environmental Site Assessment by PWGC - Parcels 1 and 2 (April 2006)

The 2006 Phase I encompassed the lots associated with the club house parking lot (not the building) and with the two residential houses. The following items of note were identified in the Phase I, including one REC [Recognized Environmental Condition]:

- Asbestos was likely observed in the south residential house and potentially exists in the northern residential house, as well.
- Several sanitary structures were observed in the parking lot of the club house. An evaluation of the sanitary system revealed that it consists of two separate systems: one system consists of a single leaching pool and the second system consists of septic tank, a distribution tank, and five primary cesspools. The sanitary system was identified as a REC.
- In the basement of the northern residential property, adjacent to a boiler, a 4-inch diameter hole was present in the concrete floor. It appeared that this drain was used to discharge water from the boiler during maintenance.
- An inspection of the southern residential property revealed the presence of gas and oil storage associated with the lawnmower and yard equipment. A small area of oil staining was present. PWGC also observed two 5-gallon pails that looked as if they may have contained oil.

Phase II Environmental Site Assessment by PWGC – Parcels 1 and 2 (April 2006)

To address the REC identified in the preceding Phase I, sampling of the club house's two eastern sanitary systems was conducted in February 2006. Samples were collected from the one standalone leaching pool and from three of the primary leaching pools of the second system and analyzed for SCDHS [Suffolk County Department of Health Services] SOP [Standard Operating Procedure] 9-95 criteria; the samples from the larger system were also analyzed for pesticides and herbicides. Analytical results indicated that one of the primary leaching pools (S-4) of the larger system contained exceedances of SCDHS Action Levels for volatile organic compounds (VOCs) and copper, indicating that remediation was required. In addition, S-4 also contained detectable concentrations of two pesticides; however, the concentrations were less than the Recommended Soil Cleanup Objectives (RSCOs).

Based upon the concentrations observed in S-4, additional sampling was conducted in March 2006 to investigate the three other primary leaching pools in the larger system and to investigate groundwater quality in the vicinity of S-4. Analytical results from the three leaching pools were less than applicable standards. Two groundwater samples were collected approximately 10 feet downgradient of S-4; groundwater was encountered approximately 20 feet below grade. Groundwater analytical results contained several VOCs in slight exceedance of NYSDEC [NYS Department of Environmental Conservation] Ambient Water Quality Standards~~,~~ [AWQS], particularly several chlorobenzene compounds, acetone (a typical laboratory contaminant), benzene, and toluene – the maximum concentration was 72 µg/L [micrograms per liter] of chlorobenzene. PWGC recommended remediation of S-~~-~~4 and indicated that, based upon the relatively low exceedances in the groundwater, no further action would be warranted past removing the source material in S-4.

Phase I Environmental Site Assessment by PWGC – Parcels 4, 6, 7, and 8 (June 2006)

An additional Phase I was prepared that covered the golf course and its associated buildings. The Phase I ESA indicated that the site was first developed as a golf course in 1927 and the current pool house was the original club rental / caddy building. Briefly during World War II, the golf course was shut down and the property was used as a paratrooper training landing zone. Following the war, the property resumed its operation as a golf course.

Clubhouse

- Three additional sanitary systems are located on the north side of the building for the bar/restaurant and two locker rooms (it was later determined during the July 2006 Phase II that there were only two sanitary systems located on the north side of the building). The two sanitary systems on the east side of the building were previously documented under the April 2006 Phase I ESA.
- A transformer pad located south of the club house contained staining. Transformers are typically owned and maintained by the local power authority.

Pro-shop

- Manholes were observed south of the building and a sanitary vent along the center of the building, indicating the potential for two sanitary systems to be associated with the pro-shop.
- A 550 gallon fuel oil AST [aboveground storage tank] was located east of the building and was in direct contact with the soil. No signs of leaks were observed.
- Evidence of a potential UST [underground storage tank] was observed.

~~SMB~~SMB [South Maintenance Building]

- A below grade sanitary system is located south of the building. Staining was observed in a slop sink, indicative of improper discharges.
- A maintenance pit was observed in the south garage bay.
- A 300 gallon diesel AST within secondary containment was identified. The AST appeared to be in good condition.
- A 1,000 gallon gasoline UST was identified near the building.
- A chemical storage trailer was located north of the SMB.

~~***CMB***~~

CMB [Central Maintenance Building]

- A sanitary system with one structure at grade was observed northeast of the building.

Pool house

- A manhole potentially related to a sanitary system was identified on the north side of the building.

Stormwater drains are located in the parking lots near the club house, the pool house, the SMB, and two stormwater drains were identified within the golf course.

Throughout the buildings, numerous typical cleaning supplies were identified. The majority of the chemical storage was located in the SMB and the storage container located north of the building. The chemical storage consisted mainly of fertilizers, fungicides, plant growth regulators, motor oil, lubrication oil, and waste oil. Storage of 5 gallon pails of chlorine were observed in the pool house pump room.

A debris pile was observed in a wooded section between Holes 1 and 2. The remains of several metal 55 gallon drums were observed, most of which were in poor condition and could not hold liquid. A plastic 55 gallon drum was observed which contained an unknown liquid. Drum labels were not observed. Another two debris piles were observed in the vicinity of Holes 13 and 16 that contained soil and landscaping.

Phase II Environmental Site Assessment by PWGC (July 2006)

A Phase II ESA was performed to assess general site conditions and to address RECs identified in the June 2006 Phase I. Phase II activities included collecting soil samples across the golf course from shallow and deep depths and near petroleum storage tanks, collection of groundwater samples, and sampling of on-site sanitary and stormwater systems. [Soil borings on the site are shown on the **Grading, Drainage and Utility Layout Plan**, *in a pouch at the back of this document*.]

Club house

- Investigation of the clubhouse identified two sanitary systems to the north of the clubhouse (located to the northeast and northwest). Sampling of the systems identified elevated VOCs in the northeast system. Remediation of that system would be required. The northwest system did not require remediation.
- A soil sample was collected adjacent to the transformer and analyzed for PCBs~~;~~ [polychlorinated biphenyls]; results were non-detect. No further action was necessary for the transformer and pad oil staining.

Pro-shop

- Analytical results from a soil sample collected adjacent to the 550 gallon AST contained detectable concentrations of some SVOCs~~;~~ [semi-volatile organic compounds]; however, concentrations were less than applicable NYSDEC RSCOs, indicating remediation would not be required.
- The sanitary system was sampled for SCDHS criteria and pesticides. No detections in excess of SCDHS Action Levels were encountered, so remediation of this system would not be required.
- An additional sanitary system may have been identified in the golf cart storage area which could not be further investigated at the time.
- The suspected UST was located and estimated to be 550 gallons.
- A soil sample was collected from mounded soil east of the pro-shop and analyzed for VOCs, SVOCs, metals, pesticides, and herbicides. Six compounds were identified that exceeded RSCOs at the time.

Golf course

- The two stormwater drains on the golf course were sampled for SCDHS SOP 9-95 criteria, pesticides, and herbicides. Analytical results showed no remediation was required.
- Twenty-nine soil samples were collected from the golf course areas from the fairways and landscaping debris piles around the course as a whole. Analytical results identified elevated levels of metal (mainly mercury) and historic pesticides when compared to RSCOs present at the time from a majority of the samples. When compared to current regulations, less than 35% of the samples exceeded RSCOs.
- Six groundwater samples were collected from around the site to determine general groundwater quality. Samples were analyzed for VOCs, SVOCs, metals, pesticides, and herbicides. Analytical results were less than AWQS [ambient water quality standards] with the exception of some metals in the unfiltered samples, likely due to the result of turbidity. Filtered samples were not run at the time.

~~***CMB***~~

CMB [Central Maintenance Building]

- Due to a collapsing concrete cover, the sanitary system was not sampled.

~~***SMB***~~

SMB [South maintenance Building]

- A soil sample collected from the maintenance pit was sampled for VOCs, SVOCs, metals, pesticides, and herbicides. Analytical results showed removal of the sediment and sealing of the pit was recommended.
- The slop sink drain was traced to a below grade sanitary structure south of the SMB. The structure was 1 foot below grade, uncovered, and sampled. Results showed remediation was required due to elevated SVOCs, mercury, and one pesticide compound.
- The two stormwater drains were also sampled; one of them contained exceedances of two pesticides and mercury exceeding indicating that remediation was required.
- One soil sample was collected adjacent to the 1,000 gallon gasoline UST. The sample was collected from 10 to 12 feet below grade and analyzed for VOCs and SVOCs. Analytical results were non-detect, indicating that a release from the tank has not occurred.
- Two surface soil samples were collected near the chemical storage trailer and analyzed for pesticides, and herbicides. One pesticide and mercury were detected at concentrations slightly exceeding RSCOs, consistent with the sitewide samples for the property~~,~~. These results indicated that no specific release occurred in the vicinity of the former chemical storage area.

Pool house

- The sanitary system is located southwest of the building and consists of a single leaching pool. It was sampled and results showed remediation was not required.

~~UIC~~UIC [Underground Injection Control] Remediation by F&E (2007)

To address contamination noted in PWGC's April 2006 Phase II, additional sampling of the sanitary and stormwater drains in the parking lot east of the club house was conducted on August 7, 2007 by Freudenthal & Elkowitz Consulting Group, Inc (F&E) under the oversight of SCDHS. F&E characterized and collected sediment samples from thirteen sanitary and stormwater drains. Analytical results indicated that eight structures required remediation. In general, exceedances of the stormwater drains were typically from SVOCs and/or metals and from the sanitary system were VOCs and/or metals.

From September 14, 2007 to September 24, 2007, the SCDHS observed F&E direct the remediation of the sanitary and stormwater systems in the parking lot east of the club house. Endpoint samples were collected from leaching structures for submission to SCDHS. On April 1, 2008, the SCDHS provided a letter indicating that satisfactory remediation of the concerned areas of contamination had been accomplished and that no further extraction was mandated. This addressed the concerns of the PWGC 2006 Phase II report.

Removal of UST by VIP (2010)

On June 17, 2010, VIP Plumbing and Heating Contracting, Inc. (VIP) contracted with C2G Environmental Consultants for the removal of a 1,000-gallon gasoline UST from the subject property, in the vicinity of the SMB. No evidence of soil contamination was observed by means of screening the soils on site. The UST was inspected for cracks and holes; none were observed. A representative from the SCDHS was on-site to oversee the removal.

A composite soil sample was collected from the sidewalls and bottom of the excavation and analyzed for VOCs and SVOCs. Analytical results were non-detect and no further action regarding that UST was requested.

Phase I Environmental Site Assessment by PWGC (2014)

In December 2014, PWGC conducted a Phase I ESA at the subject property. This Phase I covered only Lot 15.1, the golf course. The following items of note were identified in the Phase I that have not been previously discussed:

- Several areas of soil and debris stockpiles were observed. The soil stockpile, which includes top soil, sand and recycled concrete aggregate (RCA), is located along the northern property line near the tee box for hole 10. There were no signs of staining or improper dumping in the location of these stockpiles. Debris and organic brush piles were identified on the western and eastern property lines. These debris piles were mainly organic matter (leaves, tree branches, wood, etc.). There was no evidence of improper dumping in these organic stockpiles.
- Evidence of the UST at the pro-shop was still present, indicating that the UST had not been removed

Site Remediation by PWGC (October 2015)

Several RECs identified over the years were addressed in October 2015.

Pro-shop

- The suspected 550 gallon UST was excavated. The UST was located approximately 6 inches below the concrete slab and was determined to be 330 gallons. There were no holes identified in the UST and there was no evidence of contamination beneath the UST. A soil sample was collected 4 feet below grade and analyzed for VOCs and SVOCs. Analytical results were less than Soil Cleanup Levels. No further action was recommended for this REC.
- The potential second sanitary system was investigated. The below grade piping near the sanitary vent was uncovered and it was traced towards the previously known system, indicating that there was not a second system present. No further action was recommended for this REC.

CMB

- The cesspool structure located northeast of the CMB was sampled for SCDHS SOP 9-95 criteria. Analytical results were less than SCDHS Cleanup Objectives; therefore, no further action was recommended for this REC.

Club house

- A geophysical survey was conducted in the area of the suspected four leaching pools located to the northeast of the building. The geophysical survey and several test pits determined that there were only three leaching pools. The septic tank and three leaching pools were pumped out and sediments removed. There were no cracks or holes observed in the septic tank. Approximately 1 to 2 feet of sediments were removed from the leaching pools and endpoint samples were collected for analysis. No exceedances of SCDHS Cleanup Objectives were identified. No further action was recommended for this REC.
- The primary leaching pool of sanitary system located to the northwest of the building was also remediated. Approximately 2 to 3 feet of sediments were removed from the leaching pool and an endpoint sample was collected for analysis. No exceedances of SCDHS Cleanup Objectives were identified. No Further action was required.

SMB

- The primary leaching pool was remediated by removing 2 to 3 feet of sediments and collection of an endpoint sample for analysis. The two stormwater drains in the adjacent parking lot were also remediated by removing 2 to 3 feet of sediments; endpoint samples were. No exceedances of SCDHS Cleanup Objectives were identified. No further action was recommended for this REC.
- The maintenance pit in the garage was remediated by removing approximately 1 foot of sediment in the pit. A drain at the bottom of the pit was uncovered and an additional 1.5 feet of soil was removed from the drain. An endpoint sample was collected for. No exceedances of SCDHS Cleanup Objectives were identified and the drain at the bottom of the pit was sealed. No further action was recommended for this REC.

This remedial effort addressed most of the open issues identified in the previous Phase I reports with the exception of the surface soil issue associated with the use of turf maintenance chemical on the golf course.

Phase I Environmental Site Assessment by Partner (2017)

In September 2017, Partner conducted a Phase I ESA. Conclusions in this report consist of the following:

- Based on the information gathered from PWGC's Phase I and Phase II inspections in 2006 and 2007, Partner concludes that the former use of agricultural chemicals is expected to represent a significant environmental concern.
- Partner agrees that further management of onsite soils will be required if the subject property use changes, and that vertical mixing would be the most cost-efficient method for the amount of soil located at the site.
- A site management plan should be developed and approved by regulatory agencies; perimeter air monitoring is usually required during projects of this scope, and soil sampling throughout the process will be necessary.
- Partner agrees that, prior to construction activities, all remaining environmental structures (stormwater drains and cesspools) should be closed and sampled as appropriate. Any remaining ASTs should be cleaned and properly disposed of. Soil beneath each AST should be sampled if there is any indication of staining, leakage, or other visual signs of possible AST failure.

Partner's conclusion of significant environmental concern was based upon the limited 2006 investigation and the applicable regulations at the time. The Applicant is committed to completing the recommended soil management and system closures identified by Partner in 2017. The Soil and Materials Management Plan (SMMP) and the associated 2018 Phase I/Phase II are discussed in **Section 1.6.5**.

1.2.3 Public Need and Municipality Objectives

The proposed project will provide a permanent land use within the hamlet of Sayville through the construction of 1,365 rental apartment units. Additionally, the public will ~~benefit from opening the site to the public and the provision of~~have access to a new, 25-acre open space along all of the property's borders, in which a public pedestrian path will be installed. Further off-site public benefits are proposed to serve public need as will be discussed in more detail herein.

~~The project has been designed to be compatible with the local pattern of land uses, given its juxtaposition to similar and complementary uses to the east, west and south.~~

The site lies in an area of mixed land uses such that it ~~is~~ could be re-developed with a ~~transition parcel~~use that would be transitional between single-family residential uses to the north, east and west, commercial lands to the east and west along the Sunrise Highway corridor, and community services lands to the east. The project's perimeter park ~~provides~~will provide a transition ~~to~~between the project's residential area and the above-noted surrounding uses, and ~~adds~~further buffered by a ~~buffer landscape~~landscaped setting and publicly ~~-~~accessible space.

The project responds to the public need for increased quality rental housing opportunities in the area. Since the nationwide slump in the housing market around 2010, the demand for rental housing – including for affordable and workforce units – is on the rise. This is particularly true on Long Island, which is characterized by higher property values and cost of living when compared to other parts of the state and nation. The lack of affordable housing has had a considerable negative economic impact on the region with respect to its young residents. Many businesses have been unable to find a skilled workforce, and have therefore been forced to relocate off of Long Island. The proposed development is responsive to this need, contributing to the long-term economic health of the community through the provision of rental housing opportunities. The proposed project has been designed ~~using smart growth and transit-oriented development principles, by incorporating features and characteristics including~~to incorporate internal walkability, sense-of-place features, safe and convenient pedestrian access to retail/commercial spaces (within the site and limited to use of the site's residents), and on-site recreational amenities for its residents. The proposed project would provide a significant number of rental apartment units, thereby providing a positive contribution toward addressing demand for such housing needs in the Town.

The proposed use fulfills a housing need recognized in comprehensive planning documents analyzed herein and evidenced by current conditions. The proposed use is consistent with other rental housing developments in the Town and the vicinity~~.~~ with regards to overall density and floor-area ratio (FAR). A more detailed assessment of the proposed project's conformance to applicable land use plans is provided in **Section 3.2.2**.

~~The new~~The estimated 1,404.0 full-time equivalent (FTE) jobs created during construction of the proposed project will help to increase business and household income in the community. In

turn, as spending increases, this creates additional jobs and further increases business and employee household income. A complete fiscal and economic analysis has been prepared for the project and is summarized and referenced in **Section 1.2.5**.

The project will reduce the burden on some community service providers relative to as-of-right development through private ownership and maintenance of the internal open space, roadways, sanitary wastewater treatment system (i.e., the STP and the sewer connection to downtown Sayville), and drainage system, thereby reducing the need for Town highway maintenance, snow plowing, drainage system maintenance and related efforts. The project's building design and resident facilities (e.g., the indoor recreation amenities, the outdoor pool/patio areas, outdoor furniture, and project landscaping) will establish a sense of place and community interaction on the site. The project will result in significantly increased tax revenues for public service providers, which will assist in offsetting the expected incremental increase in demand for these services.

1.2.4 Objectives of the Project Sponsor

The following discussion of the project's conformance to housing market needs has been taken from the Conclusions portion of the Market Analysis (see **Appendix C-1**):

> The…market analysis illustrates the strength of the local multifamily rental housing market in Central Long Island and in the area surrounding the Island Hills Golf Club. The area's low vacancy rates (2.2 percent in the Greater Sayville Area), and consistently increasing residential rents show that the market is ripe for additional multifamily housing units.
>
> In recent years, as Central Long Island's population continues to age, the area has experienced very little population growth. From 2010 through 2018, Central Long Island experienced only 0.2 percent household growth. This stagnant growth is likely at least partially attributable to the area's relatively old housing stock, which predominantly consists of owner-occupied single-family homes. The lack of housing diversity particularly affects smaller households (single-person and two-person households), many of which are comprised of millennials [assumed to include young singles] or seniors. An individual who earns median income ($81,700) can afford less than one quarter of the for-sale homes on the market. ~~If that individual is not able to (or does not wish to) purchase a home, she can afford only 180 available rental units in the entire Central Long Island geography.~~
>
> Nationally, demand for multifamily rental housing continues to increase, especially among the millennial generation. Young adults today face economic hurdles that make it difficult to purchase a home, including increased housing costs coupled with stagnant wages and increased levels of student debt. This is especially true in the New York Metro Area, which has one of the highest average home price-to-income ratios in the country. Young adults' preferences are also changing, with many choosing to ~~settle down~~marry and/or start a family later in life, further delaying the decision to purchase a home. Many millennials, as well as seniors who have chosen to "downsize," are drawn to high-quality rental developments that offer extensive amenities that make life convenient and comfortable.

Regional household growth projections by the New York Metropolitan Transportation Council suggest that Central Long Island has an opportunity to significantly grow through year 2040. Attracting new households would increase the size of the local talent pool, positively impacting the local economy. Additionally, ensuring that young households have the opportunity to rent in Central Long Island will also ensure that later, as owners age out of their single-family homes, there is an adequate supply of potential buyers with established roots in the community. Rental opportunities serve as an "investment gateway," enabling younger households to begin establishing roots in a particular geographic area. Later, when they decide to become homeowners, those households are likely to remain in same geographic area, increasing demand for local for-sale housing, thereby boosting property values and benefitting existing homeowners in the surrounding community.

In consideration of the demographic, employment and real estate data collected, and the analyses conducted for the Market Analysis, it is the Applicant's expectation that there is a demand for the type of housing offered by the project in the area, so that the proposed project will prove successful from fiscal and land use perspectives and will service community needs and objectives of the project sponsor in providing an attractive form of housing for millennials and seniors who wish to remain in the community and on Long Island.

The Applicant's objectives in pursuing the proposed project include the following:

- Enable provision of Community Benefits, as required by the ~~NY~~NYS Town Law for a PDD, and include:
  - provision of 217 affordable units;
  - provision of a 25-acre public park around the perimeter of the site;
  - generation of an estimated $11.65 million in annual wages for direct, indirect and induced jobs;
  - generation of an annual net tax revenue benefit to the Connetquot CSD of $2.99 million;
  - installing a sewer line to downtown Sayville, so that businesses can connect to it and be served by the project's sanitary wastewater treatment system; and
  - providing the additional capacity at the on-site private STP to serve the flow from the businesses in downtown Sayville that are connected to the new sewer.
- Open up a large portion of the site (approximately 20%) that historically was available only to members of the private golf club, and provide an off-street pedestrian path and adjacent park spaces on the perimeter of the site for public use.
- Provide a positive addition to the Sayville community, transforming a closed and shuttered golf club which has become an eyesore into a tax-generating, upscale community.
- Construct a beautifully-designed and landscaped community that will be an asset to the Sayville community.
- Significantly increase revenues generated from property taxes above what is currently collected.
- Generate significant sales to the county and property taxes that will benefit the Connetquot ~~Central School District (~~CSD~~)~~ as well as the West Sayville Fire Department and Ambulance and Library Districts.
- Utilize the flexibility inherent in the PDD concept to locate incentivized yield on the subject site.
- Provide needed housing choices for singles, couples and empty-nesters who want to live in Sayville but can't find the maintenance-free lifestyle they want and need.

- Increase home values in the community by increasing the pool of potential homebuyers who will need larger living space.
- Provide high-quality rental housing that is lacking in the area.
- Create an economic boon to downtown Sayville that has been weakened by the recession, a change in buying habits due to online shopping, and the lack of sanitary sewers.
- Reduce the amount of nitrogen and other chemicals going into the groundwater by implementing an on-site state-of-the-art STP to serve both the proposed development and downtown Sayville businesses. This investment in much-needed sanitary infrastructure that is in high demand throughout Suffolk County would allow ~~a significant amount of~~, subject to Town approval, economic growth and development in downtown Sayville.
- Establish a design that reflects the rich architectural heritage of the South Shore.

The Applicant's objective is motivated in part by the desire to produce a profitable economic return on the land investment, which would result from a high-quality development. The Applicant seeks to provide uses and public benefits that will enable the site to be redeveloped in a manner that achieves Town goals, and complements the surrounding land uses while providing an economic return to local taxing jurisdictions through increased tax revenues and job creation.

Most importantly, the project sponsor seeks to build a successful, quality rental housing community that will become an asset to its residents and the surrounding community. The Applicant intends to make this community unique and desirable through quality construction and superior architecture. The development will include indoor and outdoor recreational amenities, landscaping, open space and buffering for aesthetic appeal. As much of the existing vegetated perimeter buffer will be retained as practicable, and will be supplemented with additional landscape plantings. It is also noted that drainage system design will ensure conformance with Town requirements, and will conform to applicable ~~New York State Department of Environmental Conservation (NYSDEC)~~NYSDEC permitting requirements (see additional information in **Section 1.4.3**).

The Applicant seeks to provide energy-efficient housing in conformance with Town Code Section 68-30, and embraces the concept of ensuring a more energy-efficient project than mandated by ~~merely~~ meeting the NYS Energy Code. Energy efficiency benefits the overall environment, reduces dependency on non-renewable resources thus providing an energy policy and use benefit, and benefits the residents through decreased operational costs of living space and site amenities. In general, energy-conserving materials, fixtures and mechanical systems will be utilized where practicable to reduce the total energy demand of the project. No determination by the Applicant regarding use of solar energy equipment or systems has been made at the present stage of the application process. The Applicant ~~is committed to incorporating~~ will incorporate appropriate energy-saving designs, materials, equipment and systems, and is willing to consider active solar energy systems (e.g., rooftop solar panels) and LEED® features and concepts, but such decisions will be made later, during the site plan application process.

1.2.5 Benefits of the Proposed Project

Community Benefits

Table 1-2 summarizes information on the dollar values of the Community Benefits of the proposed project, as well as preliminary information on the approximate timing of when each will be implemented.

TABLE 1-2
COMMUNITY BENEFITS

Community Benefit	Value ($) [1]	Timing of Implementation
217 affordable units	26,289,960 [2]	Continually, as each phase is constructed and the residences are occupied
25-acre public park	2,500,000 [3]	
Increase in annual wages from direct jobs	4,030,687	
Increase in annual wages from indirect jobs	5,323,179	
Increase in annual wages from induced jobs	2,300,386	
Net annual tax revenue increase for Connetquot CSD	2,990, 184 [4]	
Installing sanitary sewer line to downtown Sayville	6,715,330 [5]	Commences with Phase 1 of residential construction program; completion no later than completion of Phase 3
Providing capacity at STP for sanitary flow from downtown Sayville businesses		

(1) 2019 dollars.
(2) Determined by taking the difference between the average annual market rents and the average annual work force housing rents and applying a market capitalization rate of 10%.
(3) Reflects value of the park acreage and improvement costs.
(4) Reflects increased tax revenue allocated to Connetquot CSD in excess of increased district expenditures for enrollment increase from project.
(5) Includes Phase I of sanitary system construction ($3,828,107) and Phase II ($2,887,223).

In addition to the Community Benefits described above, general benefits of the proposed project include:

- The project will further the goals of the Town of Islip and the County of Suffolk, which include positive economic growth and the retention of young people, in terms of providing quality rental housing opportunities.
- The proposed project satisfies the standards given in Section 263 of the NY Town Law for a PDD, ensuring that the benefits of the PDD concept are realized.
- Relate to community context by its conformance to similar and complementary uses on abutting sites to the east, west and south.
- The proposed project conforms to the spirit and intent of the type of use recommended for the site in the 1976 Sayville Hamlet Study. Though the golf course cannot be retained, residential development is clustered on the site to provide a quality multiple family/apartment use with internal sense-of-place and community enhancement through a 25-acre passive/active perimeter park.
- The project conforms to the Goals of the on-going Update to the Town Comprehensive Plan. Use of the site in conformance with the recommendations of the 2009 Sunrise Highway Corridor Study (for continued recreational use) is not viable. It is noted that this Study was not adopted by the Town of Islip Town Board.
- Provide a "sense of place" through attractive community architecture, gathering areas, walking opportunities, landscaping and interior setbacks and open space.

- Utilize a superior site design providing on-site stormwater retention/recharge, utilities and services, and public open space/recreational amenities.
- The project's anticipated high-quality architecture and landscaping designs will upgrade the visual quality and appearance of the site and of the neighborhood.
- The project will generate approximately ~~1,384 full-time equivalent (~~ 1,404.0 FTE~~)~~ job opportunities during construction and approximately 60.1 FTEs during operation.
- The site will be privately maintained, thereby minimizing the increase in public expenditures for road, sanitary wastewater treatment and drainage system maintenance.
- The project will have a substantial positive effect on allocations to all taxing jurisdictions, particularly to the Connetquot CSD, which will experience a substantial increase in school taxes ~~compared to existing conditions.~~

compared to existing conditions.

~~**TABLE 1-2**~~
~~**COMMUNITY BENEFITS**~~

~~Community Benefit~~	~~Value ($)~~ [1]	~~Timing of Implementation~~
~~217 affordable units~~	~~26,289,960~~ [2]	~~Continually, as each phase is constructed and the residences are occupied~~
~~25-acre public park~~	~~2,500,000~~ [3]	
~~Increase in annual wages from direct jobs~~	~~4,030,687~~	
~~Increase in annual wages from indirect jobs~~	~~5,323,179~~	
~~Increase in annual wages from induced jobs~~	~~2,300,386~~	
~~Net annual tax revenue increase for Connetquot CSD~~	~~2,990, 184~~ [4]	
~~Installing sanitary sewer line to downtown Sayville~~	~~6,715,330~~ [5]	~~Commences with Phase 1 of residential construction program; completion no later than completion of Phase 3~~
~~Providing capacity at STP for sanitary flow from downtown Sayville businesses~~		

~~(1) 2019 dollars.~~
~~(2)(1) Determined by taking the difference between the average annual market rents and the average annual work force housing rents and applying a market capitalization rate of 10%.~~
~~(3)(1) Reflects value of the park acreage and improvement costs.~~
~~(4)(1) Reflects increased tax revenue allocated to Connetquot CSD in excess of increased district expenditures for enrollment increase from project.~~
~~(5)(1) Includes Phase I of sanitary system construction ($3,828,107) and Phase II ($2,887,223).~~

Incentive Zoning/PDD Goals

As discussed in **Section 1.2.1**, the project conforms to the yield and density regulations of the new PDD under which the project is to be developed, which will in turn be incorporated into the Town Zoning Code. It is acknowledged that the density of the proposed project, which is about 12 units/acre, is higher than some residential properties in the vicinity (see figure in **Appendix C-2**). However, it is noteworthy that the area is developed at a range of densities, from low to medium/high (i.e., 1 to 6± units/acre). The figure shows that land contiguous to the west is developed at 2 units/acre, while properties to the north and south are developed at a density of 6 units/acre (half that of the project). The project is not out of character with the

area, based on the mix of densities in the area the project features noted above. Further information on land use is provided in **Section 3.2**. The proposed project will increase the acreage of higher-density residential development in the vicinity of the project site; however, the site is large and well-suited for this type of development in consideration of the setbacks, buffers, visual character, perimeter park accessible to the public, location adjoining Sunrise Highway, the need for this form of housing and the extensive public benefits it includes. There are two sites in the area having the same or similar density as the proposed project, so that the proposed project will not set a precedent for higher density development in the area.

Furthermore, in conformance with Town Zoning Code requirements for use of affordable units as an incentive in the proposed PDD-GS District, the project provides a substantial number of such units as a Community Benefit sought by ~~NY~~NYS Town Law Section 261-b 2. The combined Community Benefits and features justifying the incentive zoning of the proposed project include:

- 217 affordable units
- 25 acres of public open space
- generation of an estimated $11.65 million in annual wages for direct, indirect and induced jobs
- generation of an annual net tax revenue benefit to the Connetquot CSD of $2.99 million
- sanitary sewer line extension to serve downtown Sayville businesses (Phases I and II)
- extra capacity designed into project's STP, to serve the flow from downtown Sayville
- committing to using a combination of alternative energy sources and LEED® features

~~**Appendix C-2** depicts the relationship between the project's density and that of the surrounding area. The proposed project will increase the acreage of higher-density residential development in the vicinity of the project site; however, the site is large and well-suited for this type of development in consideration of the setbacks, buffers, visual character, perimeter park accessible to the public, location adjoining Sunrise Highway, the need for this form of housing and the extensive public benefits. There are two sites in the area having the same or similar density as the proposed project, so that the proposed project will not set a precedent for higher density development in the area. It is acknowledged that the density of the proposed project, which is about 12 units/acre, is higher than some residential properties in the vicinity. Generally, the area is developed at low to medium/high density (i.e., 1 to 6± units/acre). The figure shows that land contiguous to the west is developed at 2 units/acre, while properties to the north and south are developed at a density of 6 units/acre (half that of the project). The project is not out of character with the area based on the mix of densities in the area the project features noted above. Further information on land use is provided in **Section 3.2.**~~

Fiscal and Economic Benefits

The following discussions of fiscal and economic impacts associated with the project have been taken from the Fiscal and Economic Impact Summary (see **Appendix C-3** and **Table 1-3**).

Fiscal Impacts

- For taxing purposes, and according to the Town of Islip Assessor, the total estimated market

valuation of the proposed project is approximately $39.3 million. The proposed project will significantly increase taxes generated by the site, resulting in a substantial increase in revenues distributed to each taxing jurisdiction. Upon full build-out and a stabilized year of operations, the proposed project is estimated to contribute over $10.1 million[1] in annual tax revenue.

- Upon full build-out, over $7.3 million will be received by the two school districts, with the Connetquot CSD anticipated to receive over $6.4 million and the three tax lots in the Sayville UFSD [Union Free School District] to generate $483,302 in tax revenue.
- An additional $312,539 is projected to be levied by the Connetquot Library District and $32,225 by the Sayville Library District.
- Over $1.2 million, or 12.2% of the total tax revenues, are projected to be distributed to Suffolk County, and approximately $812,000 (8.0% of the tax revenue) is projected to be levied to the Town of Islip.
- The West Sayville-Oakdale Fire District is projected to levy over $440,000, or 4.3% of the total tax revenue generated by the proposed project, and the Sayville Community Ambulance is projected to generate $105,324 or 1.0% of all revenues.
- The balance of the current property tax revenues is projected to be apportioned to various other local taxing jurisdictions including NYS Real Property Tax Law, NYS MTA [Metropolitan Transportation Authority] Tax, and the Town Street Lighting District, among others.
- It is projected that 210 school-aged children will reside at the proposed project. The majority of the site (117.1 acres, or 99.2%) is located within the Connetquot CSD, and a small portion (0.93 acres, or 0.8%) is located within the boundaries of the Sayville UFSD. However, it is not expected that any of the residential development will occur within the boundaries of the Sayville UFSD, and for the purpose of this analysis, it was assumed that all students would be enrolled in the Connetquot CSD.
- It is estimated that a total of 11 students will attend private schools; the remaining 199 students are likely to attend public schools within the Connetquot CSD.
- It is estimated that the 199 students will result in additional costs to the Connetquot CSD amounting to approximately $3.49 million per academic year. However, the proposed project is anticipated to levy tax revenues for the Connetquot CSD, estimated to total over $6.4 million per year upon full build-out. These property tax revenues would cover all associated expenses incurred by the 199 public-school students, resulting in a net surplus revenue to the Connetquot CSD of nearly $3.0 million per year. This net revenue could ease the district's need to tap into additional fund balances and could also help alleviate an increased burden on other taxpayers throughout the district

[1] It is important to note that there will be an incremental tax increase that would be realized by the Town until all of the improvements are fully taxed. It is anticipated that the proposed project will be built in phases, with the completion of the proposed project to occur in 2026.

TABLE 1-3
SUMMARY OF KEY FISCAL FINDINGS

Fiscal Parameter	Impact
Total Residents	2,705
School-Aged Children	*210*
School-Aged Children Projected to Attend Public Schools	*199*
Expenditures Incurred by Connetquot CSD by Project	$3,490,136
Projected Total Tax Revenue: Proposed Project	$10,149,131
To Sayville UFSD	*$483,302*
To Sayville Library District	*$32,225*
To Connetquot CSD	*$6,480,320*
To Connetquot Library District	*$312,539*
To Suffolk County	*$1,233,627*
To Town of Islip	*$812,072*
To Other Local and Special Taxing Jurisdictions	*$795,046*
Net Annual Revenue (Impact) on Connetquot CSD	$2,990,184

Source: Analysis by Nelson, Pope & Voorhis, LLC.

Economic Impacts of Construction

A summary of key economic findings during construction is provided in **Table 1-4.**

TABLE 1-4
SUMMARY OF KEY ECONOMIC FINDINGS
Construction

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Total: All Phases of Construction			
Direct Impact	$318,274,045	1,404.0	$158,796,084
Indirect Impact	$100,845,575	708.0	$41,287,695
Induced Impact	$138,471,866	941.0	$49,237,746
Total Impact	$557,591,480	3,052.9	$249,321,523

Source: Direct impact of output (annual revenues) and employment provided by R Squared Development, LLC; Labor income estimated by New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

Economic Impacts of Annual Operations

A detailed analysis of direct, indirect and induced impacts generated annually during operations is outlined in **Table 1-5** below. It is important to note that each of these impacts is permanent and on-going and they are projected on an annual basis, assuming continued stabilized operations.

TABLE 1-5
ECONOMIC IMPACTS OF A STABILIZED YEAR OF OPERATIONS
Proposed Project

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Direct Impact	$41,416,404	60.1	$4,030,687
Indirect Impact	$14,124,823	104.4	$5,323,179
Induced Impact	$6,431,337	42.8	$2,300,386
Total Impact	$61,972,565	207.2	$11,654,253

Source: Direct impact of output (annual revenues) and employment provided by R Squared Development, LLC; Labor income estimated by New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

Property Value Impacts

Appendix C-4 contains the Impact Study and Analysis of Real Property prepared by the Breslin Appraisal Company, Inc., of Huntington, New York conducted for the proposed project. The purpose of the study is to determine the potential impact of the proposed project on surrounding and area real estate values. The following description of the report and its conclusions have been taken from that document.

> …we have prepared an analysis and study of the impact of luxury rental housing on neighboring property values of the above referenced property. Our study involved looking at the subject proposal, comparing it to other similar type communities on Long Island to determine whether those have impacted surrounding property values.
>
> The subject property is the closed Island Hills Golf Club and consists of approximately 114 acres. The site is an irregular shaped parcel and has frontage on several residential streets with its primary access on Lakeland Avenue. The topography is varied; the highest points are at the perimeter and the lowest near the center of the property. The majority of the border of the property is aligned with trees.
>
> The proposed use is residential apartments. Close to Sunrise Highway and a short distance from Sayville's train station and downtown, the property lends itself to upscale and well-designed rental homes, which also fill a growing demand situated on Long Island in general and specifically for this area. The proposed zoning is a site-specific Planned Development District (PDD) based on the Town's existing Residence CA District zoning, which, at its maximum, would permit 1,371 units. The ultimate density will be determined at the conclusion of this process.
>
> In the last ten years or so we have seen the development of numerous higher end luxury rental communities be developed throughout Long Island. These developments have targeted and filled a need for much needed housing stock for our young professionals and our empty nesters. The most significant developer of these communities has been The Avalon Bay Company. They have built several on Long Island; two in Melville, one in Smithtown, one in Port Jefferson, one in Garden City and another in Huntington Station.

In addition there is: Fairfield Knolls at West Sayville, a 55 and over rental community of one-bedroom and two-bedroom apartments located in the Hamlet of West Sayville; the Fairfield Broadway Knolls at Holbrook, a luxury rental community of one-bedroom and two-bedroom apartments located in Holbrook, Town of Brookhaven; the Rosemont Brookhaven, a luxury rental community of one-bedroom, two-bedroom, and three-bedroom apartments located in Bellport, Town of Brookhaven; the Enclave at Charles Pond, a luxury rental community of one-bedroom and two-bedroom apartments located in Coram, Town of Brookhaven; the Jefferson at Farmingdale Plaza also luxury rental community of one-bedroom and two-bedroom apartments located in the Village of Farmingdale, Town of Oyster Bay; and the Hawthorne Apartments, another luxury rental community of one-bedroom and two-bedroom apartments located in the Village of Valley Stream, Town of Hempstead. Furthermore, the Town of Islip recently approved the redesign of a high end rental project at the Windwatch site in Hauppauge. This involves two separate rental towers which surround a townhouse development and a hotel. This is not yet open. Our analysis of the Fairfield Knolls at West Sayville, Fairfield Broadway Knolls at Holbrook, Rosemont Brookhaven, and Enclave at Charles Pond, The Jefferson at Farmingdale Plaza, and the Hawthorne Apartments may be found on the following pages of this report.

In addition to the detailed analyses we have considered the limited data surrounding the Garden City Avalon and the Melville Avalon. In the case of the two Avalon communities in the Town of Huntington, both in Melville and Huntington Station, they are adjacent to residential communities of Townhouses that have prospered. Both are Country Pointe Developments. ~~Also, adjacent to the Melville Avalon, the Huntington Town Board just rezoned another site to R-3M apartments.~~ What these types of projects have shown us is that there is a tremendous need for this type of housing and they create their own community, which then blends in with and becomes a part of the surrounding land use pattern and community.

Based upon this data as well as our general experience, it is our opinion that the development as proposed will have no adverse impacts on surrounding residential real property values, specifically those near Island Hills, and ~~it will not adversely affect the community in any way. It~~ will provide a needed element of housing stock for the community. ~~We would, therefore, urge the town to look favorably on this application.~~

Covenants and Restrictions Proposed

The proposed project does not require or include any ~~covenants and restrictions (~~C&Rs~~),,~~ and the Applicant does not propose any such measures at this time. It is anticipated that, if a change of zone is granted that C&Rs will be imposed to address required mitigation, phasing, and other concerns raised by the public or Board members during the Change of Zone process.

1.3 Project Location and Existing Site Conditions

1.3.1 Project Location

This project is located on the site of the former Island Hills Country Club, in the hamlet of Sayville, Town of Islip. The subject site is located on the west side of Lakeland Avenue and the east sides of Bohemia Parkway and Hauppauge Road, between 11th Street and Sterling Place;

the address of the site is 458 Lakeland Avenue. **Figures 1-1a and 1-1b** provide the site's regional and local location, respectively. The property's tax lots are listed in **Table 1-1**, and depicted on the **Boundary and Topographic Survey**.

Notable properties in the vicinity include Baymen Soccer Field and West Sayville National Wildlife Refuge (WSNWR), both about 800 feet to the south, St. Lawrence Parish Cemetery (across Lakeland Avenue to the east), the Community Ambulance Company facility (abutting the subject site on Lakeland Avenue), and Edward J. Bosti Elementary School, about a half-mile to the west.

The site is within the following planning and service zones and districts:

- Residence AAA Zoning District
- Groundwater Management Zone VI (300 gpd/acre)
- Greens Creek Watershed
- Connetquot CSD (99.2% of the site)
- Sayville Union Free School District (UFSD; 0.8% of the site)
- West Sayville Fire Department
- Suffolk County Police Department (SCPD), Fifth Precinct, Sector 503
- Suffolk County Water Authority (SCWA), Distribution Area 1
- Public Service Electric and Gas (PSEG), Long Island (electricity)
- National Grid (natural gas)

1.3.2 Existing Site Conditions

The subject property is 114.34 acres in size and is currently unused and unoccupied. This property is gated and fenced, the country club buildings are closed and sealed, and the golf course has not been maintained as such since the site was closed, though maintenance personnel visit the site and selectively mow portions of the property.

As noted in **Section 1.2.2**, much of the site was cleared and developed as vegetated golf course-related surfaces (e.g., fairways, roughs, tees and greens, etc.), which now are generally not maintained. The site is now dominated by untended vegetation (90.05 acres, or 78.8% of the site), with about 4.~~38acres~~38 acres of paved surfaces, 0.15 acres of former ponds, 3.86 acres of unvegetated surfaces (former golf course sand traps), and 0.96 acres of building footprint.

~~Notable properties in the vicinity include Baymen Soccer Field and West Sayville National Wildlife Refuge (WSNWR), both about 800 feet to the south, St. Lawrence Parish Cemetery (across Lakeland Avenue to the east), the Community Ambulance Company facility (abutting the subject site on Lakeland Avenue), and Edward J. Bosti Elementary School, about a half-mile to the west.~~

~~The site is within the following planning and service zones and districts:~~

- ~~Residence AAA Zoning District~~
- ~~Groundwater Management Zone VI (300 gpd/acre)~~
- ~~Connetquot CSD (99.2% of the site)~~
- ~~Sayville Union Free School District (UFSD; 0.8% of the site)~~
- ~~West Sayville Fire Department~~
- ~~Suffolk County Police Department (SCPD), Fifth Precinct, Sector 503~~
- ~~Suffolk County Water Authority (SCWA), Distribution Area 1~~
- ~~Public Service Electric and Gas (PSEG), Long Island (electricity)~~
- ~~National Grid (natural gas)~~

~~1.3.2~~1.3.1 ~~Existing Site Conditions~~

As can be seen upon review of **Figure 1-3** and the **Boundary and Topographic Survey**, the 114.34-acre site is presently developed and occupied by the closed Island Hills Country Club. The site features seven structures, of which six are found in the site's northeastern portion. From north to south, these structures include (see **Figure 1-3**):

- a pool house (swimming pool adjacent to its south);
- the former golf course clubhouse;
- a vacant single-family house;
- a golf course pro shop/golf cart storage facility; and
- a vacant single-family house.
- the ~~central maintenance building~~CMB
- the ~~southern maintenance building~~SMB

The 18 golf holes and driving range occupy the majority of the site; a narrow buffer of vegetated space lines the boundary of the site.

The site is connected to the SCWA distribution system, as well as to the electricity system of PSEG and natural gas services of National Grid. None of these services are presently consumed on the site. An irrigation well is located along the site's western property line; it is used exclusively for golf course and landscape irrigation, but is no longer in active use. It is not known whether this well is permitted by the NYSDEC or is equipped with a meter.

The clubhouse is served by three septic systems, and each of the two maintenance buildings, each single-family house, the pro shop/golf cart storage building and the pool house have a septic system.

Phase I Environmental Site Assessment

Appendix B-1 contains the text portion of the most recent Phase I ESA prepared for the site (June 2018) prepared by PWGC; the appendices to the report are recorded on a CD [compact

disk] that is attached hereto. The following Executive Summary summarizes the outcome of that Phase I ESA.

> The purpose of the Phase I ESA was to identify and evaluate the presence of Recognized Environmental Conditions (RECs) at the subject site. RECs are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.
>
> Work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 Code of Federal Regulations (CFR) Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.
>
> PWGC evaluated the findings associated with the subject property and identified three RECs, one HRECs [historic RECs] and no CRECs [controlled RECs] with respect to the subject property. Conditions determined to be RECs are detailed below:
>
> - The site has a long history of being an active golf course. Chemicals such as pesticides, herbicides, and fertilizers have been used at the site; the majority of the chemical storage and mixing was conducted by the SMB. Samples from previous site assessments reveal that the surface soils are impacted with metals and pesticides, predominantly mercury, chlordane, and heptachlor epoxide. Debris piles and mounds of soil were historically observed and sampled. During the recent site inspection, these piles and mounds were not identified; however, the presence of overgrown vegetation may have made inspection of these piles difficult. As the property no longer operates as a golf course and redevelopment of the property is contemplated, these conditions represent a REC.
>
> - Three ASTs [aboveground storage tanks] were identified at the site: one 275 gallon AST located in the basement of each residential house and one 550 gallon AST located adjacent to the pro-shop and in direct contact with the soil. The ASTs were in varying conditions from good to fair and there was no evidence of leaks from the ASTs. The ASTs are still partially full of liquids and over time, the ASTs, without proper maintenance may fail. The presence of these ASTs represents a REC.
>
> - Several of the onsite sanitary and stormwater systems were successfully remediated in 2007 and in 2015. The golf course ceased operations shortly after the 2015 remediation, so the structures remediated in 2015 are unlikely to be impacted; however, a significant amount of time has passed since the 2007 remediation occurred of the structures in the club house parking lot. Continued use after the remediation may have resulted in additional impact to that system; therefore, the presence of the sanitary and stormwater drains in the parking lot of the club house and the two stormwater drains on the course represent a REC.
>
> - The subject property is identified as a NYSPILLS site. Spill number 05-11071 was opened on December 12, 2005, due to a bad check valve observed during a tank test. No contamination was found, the check valve was replaced, and the tank passed a new test. The NYSDEC closed spill number 05-11071 on March 21, 2006; therefore, this represents a HREC.

Based on the identified RECs, PWGC recommends a Phase II ESA be performed at the site. The Phase II ESA should include:

- General characterization of surface soils across the golf course to determine the extent of impact from the site's historic operation as a golf course. Samples should be analyzed for a minimum of pesticides, metals, and herbicides. Preparation of a Soil and Materials Management Plan may be appropriate to document the procedures for properly handling shallow soils and soil from the debris pile if the site is to be redeveloped.
- The stormwater and sanitary systems should be sampled, remediated if necessary, and decommissioned with SCDHS and EPA [Environmental Protection Agency as they are no longer in service as part of the redevelopment of the property.
- The ASTs should be cleaned and removed from the site as part of the redevelopment of the property.

Although not a part of the ASTM E1527-13 scope, the following additional site concerns must be considered:

- Based on the apparent age of the buildings at the site, it is possible that ACM [asbestos-containing material] are present within the structures. PWGC recommends that, prior to demolition or renovation of the buildings, a proper asbestos survey be performed, and identified ACM properly abated.

Phase II Environmental Site Assessment

Appendix B-2 contains the text portion of the Phase II ESA, prepared in July 2018 in response to the Phase I ESA noted above. The appendices to this report are recorded on a CD that is attached hereto. The following text summarizes the purpose and testing program undertaken for the Phase II ESA.

The purpose of the Phase II ESA was to evaluate surface and subsurface conditions at the property related to its use as a golf course to obtain sound, scientifically valid data concerning actual property conditions.

The scope of this environmental assessment was divided into three segments: evaluation of shallow soils, evaluation of deep soils, and evaluation of groundwater. PWGC utilized prior experience of performing environmental investigations at golf courses and agricultural properties to identify a sampling frequency appropriate for the subject property. Sampling was conducted between May 17 and June 15, 2018. The locations of the shallow soil borings, deep soil borings, and groundwater monitoring wells are shown on Figure 3 [in **Appendix B-2**] which is overlain with an aerial image of the golf course.

This Phase II ESA is limited to the area of the golf course and does not include the on-site buildings or parking lots. The RECs associated with the ASTs and UICs will be addressed at a later time as a part of redevelopment of the property. No additional effort is necessary to address the HREC associated with the historic spill as the spill has been closed. This Phase II also addressed deficiencies of the 2006 Phase II including:

- Site sampling was more diverse in that it addressed each of the various course components (greens, tee boxes, fairways, roughs, and undeveloped area). The 2006 investigation focused mainly on fairways.
- Site sampling evaluated contaminant levels at depth, where the previous sampling were surface soils only.
- Groundwater samples included filtered samples for metals so errors related to sample turbidity could be properly addressed.
- Significant regulation changes with the NYSDEC occurred between 2006 and 2018 with respect to use based cleanup objectives and beneficial reuse of soils. The 2018 Phase II accounted for these changes.

Based on the results of the Phase II ESA, PWGC offered the following conclusions:

- The site's usage has resulted in impact to the shallow soils. Generally, the impact is focused on the greens and tee boxes, with less impact on the fairways and driving range. Little to no impact was observed in the roughs and woods and are generally similar to what would be observed in a residentially developed area. The shallowest soils exhibit the most impact which decreases with depth. The most prevalent contaminant observed, in terms of frequency and concentration, was mercury; other contaminants included chromium, arsenic, cadmium, lead, and several pesticides.
- Generally, soils at the site greater than 2 feet below grade met UUSCOs (Unrestricted Use Soil Cleanup Objectives) indicating that the contaminants did not migrate significantly downwards. Within the greens and tee boxes, exceedances of RRSCOs were observed up to a depth of approximately 2.5 feet deep.
- The groundwater quality at the site has not shown evidence of being impacted by the site's usage.

The Applicant is committed to completing the recommended soil management and system closures identified by PWGC in 2018, see **Section 1.6.5**.

1.4 Project Design, Layout and Operations

1.4.1 Overall Site Layout

Table 1-~~6a~~6A and the **Conceptual Layout Plan** show that the project will be developed in six Phases (numbered 1-6), with each Phase to occupy its correspondingly-numbered Lot~~.~~; the site will be subdivided accordingly, as shown in **Figure 1-4**. There are six groupings of residential structures, one grouping for each phase. A total of 27 residential structures are planned, with one additional building planned for the STP and maintenance department. The STP and maintenance building are to be constructed as part of Phase 1. The resident amenity areas (limited to the site residents, and including small convenience item retail/commercial spaces), will be located within the ground floor levels of four buildings in Phase 1 and in four additional buildings in Phase 5. A community garden is planned for Phase 3, and each grouping of

buildings will be served by an outdoor swimming pool/patio area, a shade structure/gazebo, and a pool equipment shed.

In addition to the STP, the project will include a stormwater system that includes a new, artificial drainage/retention pond, and connections to the public water supply, and sitewide recreational amenities (including interior open spaces and an internal walking trail network), and a 25-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

The proposed project provides for three widely-dispersed driveways, located on the property's northern, southwestern and northeastern frontages on 11th Street, Hauppauge Road, and Lakeland Avenue, respectively. The two former access points will be connected by a roadway crossing north-south through the central portion of the site. The latter access drive is an east-west roadway that intersects the north-south roadway in a traffic circle in the north-central part of the property. Each of the groupings of residential buildings are accessed off these roads, via driveways into head-in parking areas.

Site and project characteristics under both existing and proposed conditions are presented in **Table 1-~~6b~~6B**. Architect's materials depicting the types of building style the Applicant proposes to develop, as well as general views depicting site elements can be found in **Appendix D-1**. ~~The following general discussion of the relationship between the physical and the aesthetic characteristics of the project was prepared by the Applicant's architect.~~

> ~~Greybarn-Sayville is the second of a new, multi-family rental housing concept designed specifically for Long Islanders by Long Islanders. The Greybarn concept brings the Long Island tradition of creating tight-knit, suburban communities into the 21st century. Defined by a pattern of open and walkable green spaces, Greybarn is a place where residents are part of the fabric of a community brimming with energy where they can find themselves in moments of calm or delve into vibrant activity right where they live.~~

~~Homes are bright, modern and oversized with loft-like living, with amenities that are unique and interactive. Designed to look like the great houses and farms of the past, Greybarn's identity is unique to Long Island, and is not intended or designed to be implemented anywhere else in America. Clustered around courtyards and amenities, the buildings are laid out on the site to create a sense of community and to leave large areas of walkable, usable open space. Parking lots are located for easy access to the homes, but are reduced in size/capacity and heavily landscaped so as to avoid large areas of unbroken paving.~~

TABLE 1-6A
SITE DEVELOPMENT SCHEDULE

Building	Residences/Buildings				Parking			
	Micro	1-Bdrm.	2-Bdrm.	Total	Required*	Built	Landbanked	Total
Lot/Phase 1 *(20.9 acres; 8,000 SF of clubhouse amenity space & 4,000 SF of retail amenity space~~)*~~)*								
1		32	31	63				
2		30	29	59				
6	4			4				
7	4			4				
8	4			4				
9	4			4				
STP								
Maintenance								
Totals	*16*	*62*	*60*	*138*	*242*	*209*	*33*	*242*
Lot/Phase 2 *(24.2 acres)*								
3		30	29	59				
4		32	31	63				
5		49	51	100				
Totals		*111*	*111*	*222*	*389*	*335*	*54*	*389*
Lot/Phase 3 *(23.1 acres)*								
10		49	51	100				
11		30	29	59				
12		41	43	84				
13		38	37	75				
Totals		*158*	*160*	*318*	*557*	*486*	*71*	*557*
Lot/Phase 4 *(13.7 acres)*								
14		41	43	84				
15		32	31	63				
16		32	31	63				
17		39	40	79				
Totals		*144*	*145*	*289*	*506*	*449*	*57*	*506*
Lot/Phase 5 *(18.3 acres; 12,000 SF of clubhouse amenity space~~)*~~)**								
18		32	31	63				
19		38	37	75				
20		30	29	59				
21	4			4				
22	4			4				
23	4			4				
24	4			4				
Totals	*16*	*100*	*97*	*213*	*373*	*321*	*52*	*373*
Lot/Phase 6 *(12.6 acres)*								
25		30	29	59				
26		32	31	63				
27		32	31	63				
Totals		*94*	*91*	*185*	*324*	*289*	*35*	*324*
TOTALS	**32**	**669**	**664**	**1,365**	**2,391**	**2,089**	**302**	**2,391**

~~* 24,000 SF amenity space in eight bldgs. (3,000 SF each); total amenity bldg. footprint 29,520 SF (3,690 SF each).~~
* Per Town Parking Code rate of 1.75 spaces/unit.

TABLE 1-6B
SITE AND PROJECT CHARACTERISTICS
~~Proposed Project and Existing Conditions~~

Parameter	Proposed Project	Existing Conditions
Use	Multi-Family Residential	Vacant
Yield	1,365 units & 24,000 SF amenity spaces	Closed golf course
Zoning	PDD-GS	Residence AAA
Wastewater Treatment	On-Site STP	Septic Systems
Surface Types (acres)**:**	---	---
Building Footprint	13.10	0.96
Paved Surfaces	31.86	4.38
Water Surfaces	3.46	0.15
Unvegetated	2.25	3.86
Landscaped	58.55	90.05
Fertilized & Irrigated	*12.02*	*0*
Not Fertilized or Irrigated	---	*90.05*
Native Landscaped	*10.02*	*0*
Native Low-Mow Meadows	*36.51*	*0*
Natural	5.12	14.94
Total Site Area	114.34	114.34
Water Resources:	---	---
Sanitary Flow (gpd)	307,125 (1)	0
Landscape Irrigation (gpd)	34,813 (2)	0
Total Water Use (gpd)	341,938 (3)	0
Recharge Volume (MGY)	237.85(4)	89.21/82.82(5)
Nitrogen Recharged (lbs/yr)	9,951.00/2,713.84(4)	4,052.39/499.84(5)
Nitrogen Concentration (mg/l)	5.02/1.37(4)	5.45/0.72(5)
Trip Generation (vph):	---	---
Weekday AM Peak Hour	491 (6)	0
Weekday PM Peak Hour	601 (6)	0
Saturday Mid-Day Peak Hour	601 (6)	0
Miscellaneous:	---	---
Employees (FTE)	60.1	1
Total Residents	2,705	0
School-Age Children	210	0
Total Taxes ($/year)	10,149,131	274,246
School Taxes ($/year)	6,963,622	187,353
School Expenditures ($/year)	3,490,136	0
School Fiscal Impact (+/-$/year)	+3,473,486	+187,353
Parking Required (min.)	2,391 (7)	n/a
Parking Provided	2,391	n/a

(1) Assumed usage of proposed project, based on SCDHS design flow factors; see **Table 1-9**.
(2) Assumed to be provided from the on-site irrigation well, for 150-day irrigation season.
(3) Includes water supplied by the SCWA and the on-site irrigation well.
(4) See **Appendix E-3** and **Section 2.2.2.**
(5) See **Appendix E-2** and **Section 2.2.1.**

(6) Assumes off-site traffic mitigation measures are implemented; see **Appendix F-1**.

~~Greybarn's mix of one- and two-bedroom units are designed to enhance and expand the housing options available for those who already live in the Sayville area, as well as for those who would love to become part of neighborhood. Greybarn is designed specifically to meet the needs of all ages. Whether residents are young and want to live where they grew up but aren't ready to buy a house, or are at a time in their lives where mowing the lawn makes less sense but they want to live with the people who have always been their neighbors, Greybarn offers a new type of home for those who enjoy living in Sayville with all that it offers.~~

~~The architecture uses traditional materials and forms to house apartments that enhance the way Long Islanders live today. Open kitchens, large windows, and bathrooms for every bedroom makes it easy to feel at home and enjoy our time at home. Gambrel and gable roof forms shape the way the buildings look against the beautiful Long Island sky, making each building different than the next, to create a sense individuality within a cohesive overall environment. The top floors of both the three- and four-story buildings are tucked into the roofs, making a 3-story building look like a 2-story building, and a 4-story building look like it has only three stories.~~

~~Amenities include a resident's clubhouse with free Wi-Fi that is like a second living room, gyms, pools and walking paths. Each building not only includes mailboxes, but a locker system for getting deliveries that you know will be safe and secure until you get home.~~

(7) Per Town Parking Code rate of 1.75 spaces/unit.

1.4.2 Structures

Residences

Table 1-~~6a~~6A provides information on the numbers of micro, 1- and 2-bedroom units in the project, as well as the floor area of the amenity spaces. **Table 1-7** provides the average unit square footages of the residential units.

TABLE 1-7
SUMMARY OF RESIDENCE FLOOR AREAS

Residence Type	Yield (units)	Average Unit Size (SF)
Micro Units	32	420 SF*
1-Bedroom Units	669	890 SF
2-Bedroom Units	664	1,180 SF
Totals	**1,365 units**	**1,392,370 SF**

* Does not meet 600 SF minimum unit size per Town regulations, but would be allowed under proposed PDD-GS regulations.

The following discusses the analysis of proposed building heights and building setbacks, it was prepared by the project's architect to evaluate the proposed building heights as perceived by outside observers, particularly in relation to allowed building heights in the other zoning districts in the immediate area~~.~~ (see also **Section 3.4.2**).

The buildings have been sited to take advantage of the existing grading of the site. All buildings located around the perimeter of the site are 3-stories; 4-story buildings are located only in the middle of the site and in lower-lying areas, using the site grading to minimize their perceived height.

~~As can be seen in the Viewshed Analysis [**Appendix D-3**], at the size of this site and over the distances from the property lines to the proposed buildings, the additional height of going from 2-1/2 stories to 3-stories will only be minimally perceivable.~~

~~In order to make height easier to understand, we have developed the below Zoning Height Diagram [see **Appendix D-2**]. We have used the Bohemia Parkway side of the site for purposes of this analysis, but the principals apply to all of the roadways around the proposed PDD.~~

~~The homes immediately across Bohemia Parkway from the site are within the Residence B zoning district and we have assumed that if single-family homes were to be constructed on the proposed site they would be covered by the provisions of the Residence AAA zoning district. The specific requirements of the districts for heights and setbacks are:~~

- ~~Residence B: building height – 2 stories /28 feet; 25-foot front yard setback~~
- ~~Residence AAA: building height – 2-1/2 stories/35 feet; 50-foot front yard setback~~
- ~~Proposed PDD:~~
  - ~~2-story buildings: 35-foot height; 75-foot front yard setback (min. 267.7 feet provided)~~
  - ~~3-story buildings: 45-foot height; 75-foot front yard setback (min. 116.3 feet provided)~~
  - ~~4-story buildings: 55-foot height; 100-foot front yard setback (min. 211.1 feet provided)~~

~~As the diagram clearly shows, these heights as the proposed distances from the property line actually create a more open view of the sky and access to sunlight than would be possible under either the Residence AAA or Residence B districts.~~

As described in **Section 1.2.1**, the proposed project seeks a rezone of the site to a PDD-GS, which enables an increase in density that will be partially offset by designating a portion of that increase as affordable units. The Town of Islip does not have a general PDD ordinance in its Zoning Code, and so the Town Board relies on authority granted it under Section 261-b. 2. of the NY Town Law to establish location-specific PDDs. Note that the proposed PDD-GS is based on the uses, yields and bulk requirements of the Residence CA zoning district.

Under the proposed PDD-GS regulations for the project, the site would be permitted a density of up to 9 units/acre, or 1,029 units (the AOR yield). These same regulations require that at least 10% of the AOR yield (103 units) be designated for "affordable" or "workforce" units, which will be permanently designated for occupancy at a rate below market rate. The proposed PDD-GS regulations allow for additional, incentive density, provided that this incentive yield is offset by compensating features designating the incentive units as affordable.

One of the offset mechanisms for incentive yield is designation of affordable units, set at a rate of up to 1 unit/acre, or 114 additional affordable units. The project proposes a total of 217

affordable units. In this way, the proposed project provides a substantial number of affordable units as sought by the Town Zoning Code~~.~~, whereas, under the site's existing Residence AAA zoning, which would allow for only 98 units, of which 10 would be affordable units. In this way, the goals of the Long Island Workforce Housing Act would be more closely met than would otherwise be the case under the existing zoning.

Amenity Areas and Operations

As shown in **Figures 1-2b and 1-2c**, indoor recreational ("clubhouse") and retail amenities are proposed; access to these resources will be limited to the site's residents (access may be controlled by a payment card issued to the residents). The clubhouse amenities may include fitness centers, yoga and spin studios, screening rooms, club rooms, community kitchens, community workspace/library, and meeting rooms; the commercial amenities may include a café/coffee shops. These indoor amenities would be distributed amongst the first-floor levels of four structures in Phase 1 and four structures in Phase 5, where the second floors are occupied by the "micro" units. The areas of these indoor amenities would total 24,000 SF, within an overall 29,520 SF of floor space.

Outdoor recreation amenities for the use of the residents are also proposed in the form of open spaces, pool/patio areas, and an internal walking/bicycle trail network, dog park, grilling areas, and community garden.

Finally, the project includes a ~~significant~~ recreational amenity that will be available to the general public: a 25-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

Based on the Final Scope, operations related to household wastes and site maintenance are included herein. It is expected that potentially toxic and hazardous chemicals in the form of common household-grade cleaners will be present on the site, maintained by tenants for their use in the residences. It is expected that the tenants will exercise good judgement in the use, storage and disposal of these substances. The Town provides educational information pertaining to household pollutants, and operates the Stop Throwing Out Pollutants (STOP) program to assist Town residents in properly managing household wastes.[2] In addition, processing of waste through a centralized STP will assist in monitoring and management of the waste stream and prevention of disposal to individual on-site sanitary disposal systems.

Additionally, building maintenance staff may keep separate supplies of commercial-grade cleaners in janitor closets or other containment not accessible to the tenants. Finally, the site maintenance staff may maintain toxic and hazardous substances in the maintenance building and for the STP. The use, storage and disposal of these substances may be subject to Suffolk County Sanitary Code (SCSC) Article 7 and/or Article 12 regulation. In such a case, it will be the

[2] http://www.islipny.gov/component/content/article/148-departments/3196-stopprogram

responsibility of the site management to ensure that proper facilities are established for storage, that staff is properly trained in the use of these substances, and that conforming emergency containment and clean-up procedures are established.

1.4.3 Clearing, Grading and Drainage System

Clearing

Clearing will be based on the grading and drainage plan for the site. A preliminary grading and drainage plan has been prepared to establish limits of clearing as well as to ensure property grading and drainage for the proposed project in conformance with applicable requirements. These site plan elements also provide a basis for environmental analysis included in this DEIS. Based on the surface type values in **Table 1-6b**, it is anticipated that the proposed project will require the clearing of an estimated 109.22 acres (95.5%) of the site, which may be assumed to represent the acreage subject to grading.

Table 1-8 details the types and acreages of each cover type on the site at present that are expected to be cleared and graded.

~~Grading~~

~~As shown in the **Grading and Drainage Plan** (*in a pouch at the back of this document*), it is expected that narrow areas of now-vegetated buffers along the site's boundaries will be retained and the remainder of the property will be subject to clearing and grading.~~

TABLE 1-8
CLEARING

Existing Cover Type	Existing Acreage (acres)	Anticipated to be Cleared (acres)	Anticipated to Remain (acres)	Percent of Cover Type to be Removed
Building Footprint	0.96	0.96	0	100.0
Paved Surfaces	4.38	4.38	0	100.0
Water Surfaces	0.15	0.15	0	100.0
Unvegetated	3.86	3.86	0	100.0
Landscaped	90.05	90.05	0	100.0
Natural	14.94	9.82	5.12	65.7
Totals	**114.34**	**109.22**	**5.12**	**95.5**

Grading

As shown in the **Grading and Drainage Plan** (*in a pouch at the back of this document*), it is expected that narrow areas of now-vegetated buffers along the site's boundaries will be retained and the remainder of the property will be subject to clearing and grading.

Based on the **Grading, Drainage and Utility Layout Plan**, it is expected that approximately 268,883 cubic yards (CY) of soil will be excavated during grading operations for the overall project, of which an estimated 222,043CY will be retained on-site for use as fill. The remaining 46,840 CY will be removed from the site for sale as fill material elsewhere (if it displays appropriate characteristics for this use), or disposal at a licensed and approved construction and demolition (C&D) landfill.

Drainage System

All stormwater runoff generated on the property will be retained and recharged in a drainage system designed to provide effective stormwater management and conform to the design requirements of the Town Engineer as implemented in review of the project. The proposed design will store 5 inches of runoff; however, because of the high percolation rate of the soils on-site, it is expected that the project's drainage system will be able to handle 8 inches of runoff. The Applicant will be requesting a Planning Board relaxation from the Town's Land Development and Subdivision ordinance design criteria requiring storage capacity for an 8-inch storm event. As shown in the **Grading, Drainage and Utility Layout Plan**, all stormwater will be collected as well as recharged within the site through a series of roadside catch basin and drywells, and a 1.78-acre pond/retention area to be excavated in the center of the site. As shown in the plan, the system is required to have a minimum capacity of 1,034,970 cubic feet (CF), and has a design capacity of 1,390,146 CF of storage, conforming to a 5 inch storm, not including a factor for soil percolation. The Town Engineering Department will review the system for sufficiency as part of the change of zone, and will review drainage in more detail as part of the site plan review process.

The project's drainage system will be designed to comply with State Pollutant Discharge Elimination System (SPDES) requirements under the NYSDEC SPDES General Permit and Chapter 47 of the Islip Town Code. Under these requirements, a site-specific Stormwater Pollution Prevention Plan (SWPPP) must be prepared and submitted to the Town for review and approval as a condition to final site plan approval. The SWPPP evaluates the proposed drainage system to ensure that it meets the NYSDEC and Town requirements for treatment and retention of stormwater runoff. The SWPPP must demonstrate that the proposed stormwater management system is sized adequately to ensure that there is no net increase in peak stormwater discharges from a property once developed.

The following description of the project's drainage system has been prepared by the project's engineer:

Area Flooding/Drainage Assessment

Drainage for the project will be designed and installed in accordance with Town of Islip and NYSDEC SWPPP requirements. A separate permit for the construction and operation of a stormwater treatment system will be obtained from the NYSDEC.

Runoff generated within the project area will be contained on-site. A Pond/Retention Area, swales, and leaching pools will be designed and installed to store runoff for a 5-inch rain event. A SWPPP will be also developed. This plan requires the post development peak runoff rates to not exceed the pre-development peak runoff rates for a 100-year storm. Since all stormwater will be disposed of on-site and be filtered by the natural sands that are present; no additional stormwater treatment devices will be required or installed.

Generally, retention ponds with a bottom elevation 2.0 feet above the groundwater elevation will be unlined. Ponds with less than two feet of separation between the bottom elevation of the pond

and the groundwater elevation will be lined on the bottom and the sloped walls. Where provided, the liner will be extended vertically along the slope of the pond walls such that that the top of the liner will terminate a minimum of two feet above the groundwater elevation. Whenever practical, swales and ponds will be interconnected to limit the potential of an overflow condition.

Soil erosion and sediment control plans will be prepared and implemented during construction will be prepared in accordance SWPPP and the Town of Islip requirements. Installation of the stormwater infrastructure will depend on the construction phasing of the project, however there will be adequate storage volumes available for the disturbed areas. During construction and after construction completion, the drainage system will be inspected in accordance with the NYSDEC SWPPP requirements.

The system will be designed to comply with SPDES requirements under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (hereafter, the "General Permit"). Based on existing developments in the area, local geologic conditions, and adequate depth to groundwater, subsoils are expected to be of suitable quality to allow efficient recharge of stormwater, subject to further evaluation during subsequent project review (see **Section 1.6.5** for additional information in regard to erosion control during construction).

1.4.4 Vehicle Access, Internal Road System and Internal Circulation

Multi-Modal Transportation

The proposed project includes several multi-modal transportation features, including:

- internal sidewalks;
- a network of private pedestrian paths between the residential buildings, the amenity areas, and the site's perimeter (linking to the public sidewalks);
- walking trails within the 25-acre public park;
- bicycle racks for residents of the site to bicycle within the community; and
- ~~access to a private transit firm (Chariot; see **Appendix F-2**) for local trips; and~~
- access to Long Island Bus Route 57, which operates along Hauppauge (Terry) Road ~~on,~~ the ~~project's southwestern frontage on that roadway~~two nearest stops are at the intersections with Bourne Boulevard and St. Johns Street; Route 57 operates between Smithaven Mall and Railroad Avenue at Montauk Highway, in Sayville.

Parking

Based on the Town ~~parking requirements~~Parking Code requirement of 1.75 spaces/unit, a total of at least 2,391 parking spaces is required. The **Conceptual Site Plan** shows that a total of 2,391 spaces will be provided, as 2,089 spaces distributed among the residential structures and 302 "landbanked" spaces, which are not immediately constructed but are designated in case such additional spaces prove necessary in the future. All spaces will be "head-in," and conform to Town standards for length and width.

Vehicle Access

Three vehicle access points are proposed, on the north (onto Eleventh Street), the northeast (onto Lakeland Avenue), and the southwest (onto Hauppauge [Terry] Road. The Lakeland Avenue access will continue to be controlled by the existing traffic signal, and the other two accesses will be controlled by a Stop sign for exiting vehicles.

Internal Road System and Maintenance

The project's northern and southwestern access points will be connected to each other by an internal roadway crossing north-south through the central portion of the site; the third access, in the northeast onto Lakeland Avenue, will lead to an east-west roadway that intersect the north-south road in a traffic ~~circle~~roundabout in the north-central portion of the site. Each of the groupings of residential buildings are accessed off these roadways, via driveways into head-in parking areas.

The two project internal roads will have a paved width of 30 feet, and will be lighted, curbed, and striped, and will be connected to the project's comprehensive drainage system. The project's internal roadways will not be offered to the Town for dedication as Town roads, but will remain in private ownership, to be maintained by the owner.

All of the project's internal roadways will conform to the applicable design requirements of the Americans with Disabilities Act (ADA). Additionally, the Applicant is willing to consider incorporating "Complete Streets" principles such as bicycle lanes in roadway design, where appropriate. Inclusion of such features would be decided in conjunction with input from the Town Planning Department, during the site plan review process.

Emergency Access

Emergency access is effectively provided by the multiple access locations into the proposed development. The three vehicle access points at Eleventh Street, Lakeland Avenue and Hauppauge [Terry] Road will be designed for appropriate turning radii and width dimensions for emergency access purposes. These access points are distributed at the north, northeast and southwest parts of the proposed development to provide multiple dispersed and separate access locations for emergency vehicles.

Internal Circulation

As shown in the **Conceptual Site Layout Plan**, the project site will have two internal roadways, which traverse north-south and east-west, intersecting in a traffic circle in the property's north-central area. All vehicle access to the residential and amenity buildings will be directly off these two roadways, leading directly to parking lot aisles.

Roadway and Traffic-Related Improvements

A Traffic Impact ~~Statement~~Study (TIS)t has been prepared for the proposed project. The study evaluated thirty-five intersections and was prepared based on the Final Scope as adopted by the Town Board. Based on the results of the TIS (see **Appendix F-1**), a number of road improvements are recommended to ensure safe ingress/egress at the site and to maintain

adequate roadway operations surrounding the site. Note that the off-site roadway widenings described below will not require any takings of privately-owned land, but will take place within the road ROWs. The following roadway and/or traffic-related improvements are recommended, in order to mitigate the anticipated traffic impacts of the proposed project:

~~**Phase 1 Roadway Mitigation measures**~~

~~Lakeland Ave at Site Access (Figure 27, **Appendix F-1**)~~

~~Widening along~~Based on the results of the Traffic Impact Study as detailed in the body of this report, the construction of Phases 1, 2 and 3 of the proposed project, totaling 678 residential units, will not significantly impact the operation of the roadways and intersections adjacent to the site. The impacts created by Phases 4, 5 and 6 (up to the full build out of 1,365 residential units) can be mitigated by the implementation of the following improvement measures. With these improvement measures, the intersections in the study area and the Lakeland Avenue/Railroad Avenue corridor will continue to operate at No Build or better levels of service after the full build out of the project.

- The southbound approach of the intersection of Lakeland Avenue ~~in the vicinity of the site access to provide an additional NB thru~~at NYS Route 27 North Service Road which currently provides an exclusive through lane~~. Begins~~, a shared through/right turn lane and an exclusive right turn lane will be redesigned to provide two exclusives through lanes and two exclusive right turn lanes. Minor signal timing adjustments will also be conducted for the northbound left turn phase.
- The northbound approach of the intersection of Lakeland Avenue and Tariff Street/Johnson Avenue will be widened to provide an exclusive left turn lane enabling the redistribution of green time to improve the failing westbound approach.
- Widen Lakeland Avenue between Chester Road and 11th Street to provide an additional northbound through lane. The widening will begin around Eastover Road and extends to meet the existing 2 lane section of Lakeland Avenue just north of 11th Street. ~~This mitigation is mainly to improve the impacts on the unsignalized intersections in the vicinity of the site driveway (11th St~~The segment of Lakeland Avenue between Eastover Road and Chester ~~St).~~ Road will be striped to provide one shared northbound left turn/through lane into Chester Street and one through lane.
- ~~Construction of new site access and associated modifications to Lakeland Avenue.~~
- ~~Construction scope to include the following:~~
  - ~~pavement widening;~~
  - ~~pavement overlay;~~
  - ~~new curb, sidewalk and ramps;~~
  - ~~stormwater drainage at new curb lines & modification to existing;~~
  - ~~reset existing fence;~~
  - ~~pavement markings; and~~
  - ~~new traffic signal.~~

~~**Phase 4 Roadway Mitigation Measures**~~

~~Lakeland Ave at NYS Route 27 North Service Road (Figure 28, **Appendix F-1**)~~

- ~~Convert southbound approach from T-TR-R to T-T-R-R; new right turn lane should be approximately 250 feet long (max out due to physical constraints).~~
- ~~Implement minor signal timing adjustments for the NB Left.~~

- Construction scope to include the following:
  - pavement widening;
  - new curb, sidewalk and ramps;
  - stormwater drainage at new curb line & modification to existing;
  - reset existing fence and guiderail;
  - pavement markings; and
  - signal modifications (to be determined during design).

Phase 5 Roadway Mitigation Measures

Lakeland Ave at Tariff Street / Johnson Ave (Figure 29, **Appendix F-1**)

- Convert northbound approach from LT-R to L-T-R; new left turn lane will be approximately 100 to 125 feet long.
- Construction scope to include the following:
  - pavement markings;
  - sidewalk ramps; and
  - signal modifications (to be determined during design).

These improvements are proposed to be included as part of the proposed project, in order to implement the recommendations of the TIS to endure adequate roadway operations.

1.4.5 Utilities

Wastewater Disposal System

The subject site is not located in any established Suffolk County, Town of Islip, or private Sewer District nor are there any existing STPs in the area of the site that could accommodate or be expanded to accommodate the wastewater generated by the proposed project.

Sanitary wastewater flow and discharge requirements are determined by the SCDHS, under the jurisdiction of Suffolk County Sanitary Code (SCSC)SCSC Article 6, which also addresses sewage facility requirements for realty subdivisions, development and other construction projects in order to limit the loading of nitrogen in various groundwater management zones as established by the SCDHS. As promulgated under Article 6, a Population Density Equivalent must be determined for the site in order to determine the type of sewage disposal system that would be allowed for a proposed project. This equivalent (or total allowable flow) is then compared to the design sewage flow for the project. If the project's design sewage flow exceeds the Population Density Equivalent, a community sewerage system or on-lot sewage treatment system is required. If the project's design sewage flow is less than the site's Population Density Equivalent, a conventional subsurface sewage disposal system may be used, provided individual systems comply with the current design standards and no community sewerage system is available or accessible.

The project site is located within Groundwater Management Zone VI as defined by the SCDHS. Based on the requirements of Article 6, if an on-site septic system is proposed, no more than 300 gallons may be discharged per acre (assumed for calculation purposes as 40,000 SF) on a daily basis within this zone. (i.e., 300 gpd/acre). This discharge rate implies a density of 1 unit/acre; in contrast, a density of 12 units/acre implies a discharge of 3,600 gpd/acre. The site acreage used for determining this Population Density Equivalent must not include wetlands, surface waters, or land in flood zones. Therefore, as no such resources are present on the site, the net site area is 114.34 acres in size, and the Population Density Equivalent (total allowable flow) on the subject site is calculated as:

114.34 acres x 300 gpd/acre = *34,290 gpd*

As tabulated in **Table 1-9** below, the project design flow is greater than the allowable flow, so the Applicant proposes to construct an on-site STP.

The following general descriptions of the project's wastewater treatment system was prepared by the project's engineering consultant.

Sewage Collection, Treatment and Disposal

Sewage generated by the residences and the amenity spaces will be conveyed by a gravity sewer sub collection system to an on-site STP. The gravity sewer will be designed in accordance with the SCDHS, SCDPW [Suffolk County Department of Public Works] and the Ten States Standards. Pipes will be constructed of PVC [poly vinyl chloride] pipe, and precast concrete manholes will be installed when there is a change in direction or size of the pipes, or to provide convenient access points to the collection system for maintenance personnel. Each ground floor residence will have a separate connection to the sewer collection system. Residences located above the ground floor will share a sewer house connection.

All sewage generated on-site will flow from the sewage collection system into a sewage pumping station adjacent to the proposed STP. The pumping station will convey sewage to the holding tanks, screens and process tanks within the STP. The pumping station will be designed for a flow rate of 377,000 gpd. The design flow for the project is estimated at 307,125 gpd. The pump station will be designed to handle an additional 69,875 gpd of flow from off-site sources [see below]. The installation of the collection system will occur in phases since land grading activities will be required to ensure sewer pipes are installed in conformance with regulatory requirements. Sewer pipes installed underneath the main access roadways will be installed when that roadway is constructed.

The STP will be constructed to treat 377,000 gallons of sewage per day. The design flow for sewage generated on the project is estimated at 307,125 gpd. The STP will be designed to handle an additional 69,875 gpd of sewage from offsite sources.

The STP will be completely enclosed within a building. The building will have architectural features and exterior fenestrations to mimic a barn. The sewage treatment process will be a sequencing batch reactor. This process is commonly utilized in similar facilities throughout Suffolk County and long term operation of this types of system has demonstrated that effluent will routinely meet the NYSDEC SPDES requirements for reduction of nitrogen and suspended solids.

The STP will be constructed at the commencement of the project [i.e., as part of Phase 1]. The process tanks will be constructed of reinforced concrete. A total of six tanks will be constructed. Four tanks will be process tanks and will permit operation of the treatment plant at the lower flows while construction of the residential units proceeds in phases. As additional residences become available and sewage flows increase, additional process tanks will be put online. The sewage treatment plant will have additional process tanks to store influent flow such that processing of the sewage can continue during low influent flows. This will significantly improve the effluent quality. A separate process tank will store waste activated sludge. Waste activated sludge will be removed from the site on a monthly or longer basis by a waste hauler for additional offsite processing. The sewage treatment plan will have both influent and effluent screens. The effluent screens will further reduce the concentration of suspended solids such that it will reduce the size and maintenance requirements of the leaching pool groundwater disposal system. Standby power will be designed and installed such that the sewage treatment plant will be operation in the event of a primary power failure.

Treated effluent will discharge into a leaching pool groundwater disposal system. Due the relatively shallow depth from grade to the water table beneath the project site [see **Section 2.1.1],** the groundwater disposal system will be designed and installed in accordance with SCDPW standards for discharge to a disposal system with a high groundwater condition. There will be four separate leaching pool clusters, such that one leaching pool cluster can be held out of service at all times in reserve, to address any surge in demand. The groundwater disposal system will be designed for two hundred percent of the daily design flow. The complete installation of the groundwater disposal system will occur when the STP is constructed.

The proposed STP has been designed with a capacity in excess of the volume of wastewater expected from the proposed project (307,125 gpd), as well as additional capacity to handle the 69,875 gpd from the downtown Sayville hamlet business district. Thus, the STP will have a capacity of 377,000 gpd.

Approvals from the NYSDEC, SCDHS and ~~Suffolk County Department of Public Works (SCDPW)~~SCDPW will be required; review and approval of an Engineering Report and Construction Plans and Specifications by the SCDHS and SCDPW would be required, ensuring that this facility will be designed, constructed operated in conformance to established regulations. Finally, the STP will be subject to a SPDES permit from SCDHS issued on behalf of the NYSDEC.

Sanitary Sewer Collection System

As noted in **Section 1.2.5**, as one of the Community Benefits, the proposed project includes both Phases of a two-phase extension of a sanitary sewer line from the on-site STP to the downtown Sayville hamlet center south of the site, so that this area can be served by the project's tertiary STP. This benefit will have the effect of providing treatment for the downtown area for water quality benefits, and will assist in encouraging ~~growth~~redevelopment in the downtown area by making wastewater treatment available. The benefit of the

conveyance pipe and treatment capacity will come with no public cost; however, the individual connections to the new system would be borne by each landowner during Phase II.

It is expected that the new sewer line would be installed in two phases; in Phase I, the Applicant will provide an estimated 10,500 feet of 4-inch diameter force main from the STP easterly to Lakeland Avenue, then south beneath that roadway south to Montauk Highway (Suffolk County Route 85). From that intersection, Phase II construction (also provided by the Applicant) will install 4-inch force mains will run east and west on Montauk Highway within the downtown Sayville hamlet area (see **Appendix A-~~7~~6**).

Water Supply System

Assuming that the amount of wastewater generated by the project represents the amount of water supplied to the project, the sanitary design flow rates used by the SCDHS for wastewater system design indicate that the project's anticipated domestic water consumption would total 307,125 gpd (see **Table 1-9**). Water will be provided to the site by the SCWA.

It is expected that 12.02 acres of project's landscaping (10.5% of the site) will be irrigated, and at a rate of 16 inches per year, which would result in an irrigation demand averaging 34,813 gpd over the estimated 5-month irrigation season (assumed from roughly mid-May to mid-October). This volume would be provided from the project's on-site irrigation well (see below).

As a result (see **Table 1-9**), the proposed project is expected to use a total of 341,938 gpd during the period mid-May to mid-October (of which 307,125 gpd would be provided by the SCWA and 34,813 gpd would come from the on-site irrigation well), and 307,125 gpd from mid-October to mid-May (all of which will be provided by the SCWA).

TABLE 1-9
ANTICIPATED DOMESTIC WATER USE AND WASTEWATER FLOWS (1)

Component	Yield	Flow Factor (2)	Usage
Residences (Micro units)	32 units	225 gpd/unit	7,200 gpd
Residences (1-bedroom units)	669 units	225 gpd/unit	150,525 gpd
Residences (2-bedroom units)	664 units	225 gpd/unit	149,400 gpd
Domestic Use/Wastewater Flow	**---**	**---**	**307,125 gpd**

(1) SCDHS Population Density Equivalent for site is 34,290 gpd.
(2) Per SCDHS design criteria for wastewater system sizing.

The following general descriptions of the project's potable water and irrigation water distribution systems were prepared by the project's engineering consultant.

> Water for potable use will be supplied by the SCWA. The installation of the water services will be in compliance with SCDHS and SCWA Standards. Each building will have a separate water service from the existing SCWA distribution system located on the adjacent streets that surrounds the project site [see **Figure 3-5c**]. Each building will have a separate tap, water meter, and a backflow prevention

device in accordance with regulatory requirements. The estimated daily volume of potable water at the project completion will be 307,125 gpd [see **Table 1-9**]. Potable water will not be used for irrigation purposes. The installation of the water services will coincide with land grading and building construction activities.

Water for fire protection will be supplied from the SCWA distribution system. The fire services will be capable of handling the required flow rates. If required, a fire suppression booster pumping station will be installed to increase the water pressure for the fire suppression systems within the buildings. Backflow prevention devices will be installed in accordance with SCWA requirements. Fire hydrants will be located in the vicinity of the entranceway of each building and throughout the site in accordance with the local fire department requirements. The fire hydrants will be owned and maintained by the POA. [Property Owners Association]. The installation of the fire suppression services will be constructed in phases to coincide with land grading and building construction activities.

Irrigation Water Supply and Distribution System
Irrigation water for the project will be provided either by the existing well that previously serviced the Island Hills Golf Course, or by a new on-site irrigation well that would be installed for the proposed project. The existing well and pump is permitted by the NYSDEC. The existing well is located adjacent to Bohemia Parkway south of 11th Street [see **Figure 1-3**]. The existing well and pump can adequately meet the irrigation requirements for this project. A new irrigation distribution system will be installed to service the landscape areas and the main landscaping pond. Irrigation water will not be utilized to fill grass lined swales and retention ponds constructed solely for the purpose of retaining site runoff, however irrigation water will be utilized to maintain turf lawns and vegetation in these areas. The SCWA is aware the potable water system will not be used for irrigation purposes. The project sponsor is aware the SCWA will require notification if potable water will be utilized for irrigation purposes.

All necessary connections, meters, easements and installations will be provided to ensure adequate water supply. The potable water consumed by the project will be supplied from SCWA Distribution Area 1.

Renewable Energy

The Applicant understands that energy-efficiency benefits the overall environment, reduces dependency on non-renewable resources, and benefits residents through decreased operational costs. As indicated in **Section 1.2.1**, the

The Applicant seeks to provide energy-efficient housing in conformance with Town Code Section 68-30, and embraces the concept of ensuring a more energy-efficient project than mandated by merely meeting the NYS Energy Code. As described in **Appendix A-2**, alternative energy sources and energy-conserving materials, fixtures and mechanical systems will be utilized where practicable to reduce the total energy demand of the project. No determination by the Applicant regarding use of specific alternative energy sources, equipment or systems has been made at the present stage of the application process. Generally, the Applicant is committed to incorporating appropriate energy-saving designs, materials, equipment and

systems, and is willing to consider active solar energy systems (e.g., rooftop solar panels) and LEED® features and concepts, but such decisions will be made later, during the site plan application process.

It is expected that specific sustainable energy-related features, systems and equipment will be determined in concert with the appropriate Town agencies during the site plan application review process.

1.4.6 Site Landscaping, Lighting and Amenities

Site Landscaping

Appendix D-4 presents some generalized information on the types and arrangements of landscape vegetation to be planted in the various parts of the project site, including between and along the groups of residential buildings in each of the project's six phases ("Villages 1 through 6"), around the drainage pond, areas along the internal roadways, within the amenity areas ("Town Squares 1 and 2"), and the perimeter public park. The Landscape Concept Summary **(see Appendix D-4)** has been designed in consideration of the **Tree Survey** prepared for the project site.

The overall landscape concept provides five areas of focus with typical planting scenarios that would complement the use of the areas. Throughout the entirety of the site, a non-mowed grass is used in all open spaces to provide a sense of naturality to the site and encourage the outdoor use of the site's residents. The use of open space is prevalent in areas surrounding the pond and the perimeter public park. The remainder of the site is heavily focused on creating a transition between the natural and built environment by placing trees and shrubs along the internal roadways, building edges and other amenities.

It is assumed that 12.02 acres (10.5%) of the 58.55 acres of landscaped areas will be irrigated, at a rate of 16 inches, to be applied over the anticipated 5-month (150-day) irrigation season. This volume of irrigation use averages 34,813 gpd, and will be provided by the golf course irrigation well, which will be repurposed by the Applicant for this purpose.

In order to minimize potential adverse impacts to groundwater quality from applications of landscape chemicals, landscape species that require little or no fertilization (beyond an initial application, upon planting) will be used to the maximum extent practicable. Any use of landscape chemicals other than fertilizers, such as herbicides, fungicides, etc. will be strictly limited to only those areas affected, and applied only when such use is necessary to maintain landscape health and integrity. Additionally, it is expected that:

- the project will utilize only trained and certified personnel to perform all chemical applications;
- chemicals will be properly approved for use by the pertinent public/governmental agencies (e.g., NYSDEC, SCDHS, etc.);

- the storage, use, and application of landscape chemicals will be performed in conformance with applicable regulations and procedures of the NYSDEC and/or SCDHS;
- all chemical storage facilities, chemical application equipment loading areas, and chemical waste disposal activities will conform to applicable requirements of the NYSDEC and/or SCDHS;
- necessary governmental permits related to the use, application and storage of landscape chemical will be obtained and maintained in good order by the Applicant; and
- proper emergency response provisions will be incorporated into the project's overall maintenance system.

Fertilizer use is considered in the groundwater nitrogen budget model presented in **Section 2.2**. It is expected that, cumulatively, the above-described protective measures related to landscape chemical use will be protective of groundwater quality beneath and down-gradient of the project site, and upon surface water bodies in the down-slope direction, specifically Green Creek and Great South Bay.

Lighting

According to the **Lighting Layout Plan** (*in a pouch at the back of this document*), a comprehensive lighting system will be implemented to establish a safe and secure environment with illumination only in those areas where it is necessary. The proposed project will illuminate the internal roadways and parking areas, along with safety lighting in other appropriate locations such as the STP and the site access points. Lighting ~~will~~is not ~~be provided at the pool/patio areas,~~proposed along the internal sidewalk network, or along the walking trail in the 25-acre public park; however, this will be reviewed further at the time of site plan review.

Lighting will be consistent with current Town standards and requirements provided in Chapter 68, Article LII, with all lighting proposed to be dark-sky compliant with downcast fixtures. This will minimize the potential for enhancing or contributing to diffuse sky-glow. With the exception of the three site access drives, no pole-mounted lights will be placed within 50 feet of the site boundaries. In this way, the potential for lighting impacts beyond the property boundaries will be minimized, particularly in consideration of the buffering vegetation along the site's perimeter.

Landscape and Recreational Amenities

As noted in **Section 1.4.2**, the project includes substantial amenity spaces for its residents. These include 24,000 SF of indoor spaces in the ground floors of the four structures in Phase 1 and in Phase 5:

- access to these indoor amenity spaces will be limited to the site's residents;
- access will be controlled by a payment card issued to the residents;
- these interior amenity spaces may include fitness centers, yoga and spin studios, screening rooms, club rooms, community kitchens, community workspace/library, and meeting rooms; and
- the indoor amenity spaces may include a cafés/coffee shops.

Outdoor recreation amenities for the exclusive use of the residents are also proposed, in the form of pool/patio areas for each of the six development phases. Additionally, open spaces and an internal walking/bicycle trail network dog park, grilling areas, and community garden for the residents are proposed, to unify all six phases of the site.

It is expected that the site manager will assign staff to provide maintenance and upkeep services to each structure as well as to the various recreational amenity areas/facilities. It is not known at this time whether each building will have its own staff assigned to it, or staff will be assigned to a group of buildings, or staff will be tasked on an as-needed basis. However, the Applicant will provide thorough and efficient maintenance and upkeep services to all of the site, and will adjust such policies and procedures as the site becomes occupied and operational.

Finally, the project includes a ~~significant~~ recreational amenity that will be available to the general public: a 25-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

It is expected that the proposed project will use PSEG to supply electricity to the site and project; if natural gas is to be used, this will be provided by National Grid. Connections will be made to each utility through the creation of an internal distribution network within the proposed development. It is anticipated that both of these energy supply companies maintain adequate resources to supply the proposed project. In addition, energy-saving materials, mechanical systems, design and construction practices will be utilized where practicable to reduce the total energy demand of the project.

As confirmed by the Town, the project will not be served by the Town for garbage pick-up or disposal. ~~so the~~The site ~~management~~manager will hire a private carter to perform this operation. The Applicant has indicated that it will conduct solid waste removal procedures and practices similar to those it has established at its other facilities, particularly at the Greybarn-Amityville property. The following information on the anticipated solid waste-related storage and removal operations has been provided by the Applicant:

- ~~It is expected that the site manager will assign staff to provide maintenance and upkeep services to each structure. It is not known at this time whether each building will have its own staff assigned to it, or staff will be assigned to a group of buildings, or staff will be tasked on an as-needed basis. However, the Applicant is committed// to providing thorough and efficient maintenance and upkeep services to all of the site, and will adjust such policies and procedures as the site becomes occupied and operational.~~
- The garbage generated in the units and the non-residential spaces will be bagged by the occupants and taken to trash chutes in each building, where the combined trash is stored in roll-off carts.
- The site management will contract with a certified and licensed private carter for removal and disposal of garbage and recycled materials. On the designated pick-up days, maintenance staff in each building will wheel the roll-off carts outside for pick-up.

- Items too large or otherwise not suitable for the chutes will be taken to outdoor dumpsters placed on pads in the parking area abutting each building. These dumpsters will be removed by the carter when filled, as alerted by the site maintenance staff.
- The Applicant ~~is committed to and~~ will develop and implement a site recycling program, in coordination with the private carter contracted to perform the removal operations in this regard.

1.4.7 Open Space System

Based on the values in **Table 1-6b**, a total of 79.29 acres of the site (69.3%) will be open ~~spaces~~ space (in the 25-acre perimeter park, comprised of landscaped surfaces~~,~~ and pervious-surfaced walking paths), and outside the park as community spaces encompassing the pools and the retention pond, ~~paths,~~ sidewalks and patios, ~~unvegetated surfaces, and a fringe of retained wooded area along the site's perimeter.~~and interior landscaping. All of this acreage and these spaces will remain within the ownership of the Applicant, and will be transferred to the POA (see **Section 1.4.8** below) after completion of the project. The ~~above open spaces include the~~ 25-acre park~~, which~~ will be open to the public but will remain privately-owned by the POA. The Applicant (and, later, the POA) will maintain all open spaces and private amenity spaces on the site.

Only the STP and sanitary sewer extension will be offered to the SCDPW for dedication (see below). The Applicant does not anticipate the need for an easement to protect public access to the 25-acre park but, if such a mechanism is requested by the Town, the Applicant is willing to provide it.

1.4.8 Site Management

The project site will be subdivided, as shown in **Figure 1-4**. After completion of construction, the Applicant will transfer ownership of the site to a ~~Property Owner's Association (~~POA~~)~~ which will henceforth operate, manage and maintain the site. The POA will be responsible for upkeep of all of the site's facilities, pools and community recreational amenities, and utility systems, including but not limited to the residential units, the STP, the sanitary sewer extension, the drainage system, and the landscaping, as well as all management activities associated with the residences. The POA may provide such activities by hiring its own dedicated maintenance staff, or contract out such work to one or more private firms. The POA will contract with a qualified, licensed carter for removal of all solid wastes generated on the site. The POA will offer to dedicate the STP and the sanitary sewer extension to the SCDPW which would, if the offer is accepted, own, operate and maintain these facilities. If the SCDPW declines the offer, the POA will continue to own, operate and maintain the STP and the sewer extension privately.

As noted in **Table 1-6b** and **Appendix C-3**, a total of 60.1 FTE employees are anticipated on the site, as workers associated with the various amenity spaces and maintenance workers. It is

expected that these jobs will be day-time positions, and so would be present on the site from roughly 9 AM through 5 PM.

As shown in the **Conceptual Site Layout Plan**, access at each of the three vehicle accesses will be controlled by a manned gate house. As indicated by the Applicant, these gate houses will be manned on a 24/7 basis, by professionals employed by a private security firm contracted to provide security functions, which will include patrols and camera surveillance.

1.5 Permits and Approvals Required

Prior to the issuance of any permits or approvals, the Applicant and Lead Agency must fulfill the requirements of SEQRA. This document is part of the official record under the SEQRA process outlined in Title 6 of the New York Code of Rules and Regulations (6 NYCRR) Part 617, with statutory authority and enabling legislation under Article 8 of the NYS Environmental Conservation Law (ECL). The Islip Town Board is the Lead Agency for the change of zone application, as the application that triggered the SEQRA process is under the jurisdiction of that Board. The Town Board determined that the proposed project is a Type I Action pursuant to SEQRA, and the regulating provisions of 6 NYCRR Part 617. As lead agency under SEQRA, the Town Board adopted a Positive Declaration on the proposed project and conducted formal scoping in conformance with 6 NYCRR Part 617.8, providing forums for oral and written comments on the Draft Scope of the content for this DEIS, which was issued as the Final Scope. This DEIS describes the proposed project, catalogues site and area resources, discusses potential environmental impacts of the project, presents measures to mitigate adverse impacts, and examines alternatives to the project, as determined by the Final Scope.

This DEIS provides the Islip Town Board and all involved agencies with information necessary to render informed decisions on the change of zone application. Once accepted by the lead agency as complete, this document will be subject to public and agency review, a public hearing, and a subsequent period wherein written public and/or agency comments accepted. This period is followed by preparation of a Final EIS (FEIS) that addresses the substantive verbal or written comments provided. Upon acceptance of the FEIS, the Town Board will be responsible for the adoption of a Statement of Findings on the ~~change of zone application and the~~ information contained in the EIS. Each involved agency will prepare its own Findings Statement independently of the lead agency, pursuant to SEQRA, prior to rendering its own decision on the change of zone application. ~~If the~~The application ~~is~~will then proceed through the Change of Zone process and, if approved, the subject site ~~is~~will be rezoned to PDD-GS, and the Applicant will then proceed to a detailed Site Plan application for the Town ~~Planning Board~~Engineering Division to review, in consideration of the description and impact analyses contained in the EIS.

Should the Town Board approve the change of zone application, the permits and approvals listed in **Table 1-10** would be required prior to commencement of project construction.

As noted in **Section 1.2.2**, there are at present ~~four~~three easements on the site: These include:

- Electric Easement, 10 feet wide, abutting the property's southern boundary along Sterling Place;
- ~~Exclusive Use easement, 50 feet wide, abutting the site's southern boundary along Third Street;~~
- Telephone, gas & Electric Easement, 25 feet wide, within the site on the eastern half of the Chester Road Right-of-way (ROW); and
- Water easement, 50 feet wide, within the site on the western side of Lakeland Avenue.

Additionally, an area of about 13,500 SF lies in an area affected by a C&R ~~(Covenant and Restriction)~~ recorded in the County Clerk's office. It is within the subject site, south of and abutting the above-named water easement, along Lakeland Avenue. This C&R was filed in 1927 and prohibits the construction of a wireless tower, a piggery for more than two pigs, or a "flat roof "structure at this location.

TABLE 1-10
PERMITS AND APPROVALS REQUIRED

Issuing Agency	Required Permit or Approval
Town Board	Change of Zone (PDD-GS) Approval
	SEQRA Review (as lead agency)
Town Engineering Division	Site Plan Approval
	Subdivision Approval
Town Building Department	Demolition Permit
	Building Permits
Town Highway Department	Road Access Permits
SCDHS	SCSC Article 4 (Water Supply) Review/Approval
	SCSC Article 6 (Sanitary System) Review/Approval
	Subdivision Approval
SCSA*	Conceptual Approval
SCWA	Water Supply Connection Approval
SCDPW	NYS Highway Law 136 & Road Access Permit
	Application for Road Usage
	Application for Debris Removal/Demolition Permit
SCPC*	NYS General Municipal Law S-239 Review/Approval
NYSDEC	Mining Permit for Ponds *(if required)*
	Pond Stocking Approval *(if stocking proposed)*
	Long Island Well Permit *(if on-site well proposed)*
	SWPPP Approval
	SPDES Permit

* SCSA-Suffolk County Sewer Agency; SCPC-Suffolk County Planning Commission.

1.6 Construction Process and Operations

Section 1.6 describes the general construction process and presents more detailed information on various aspects associated with construction of the proposed project. **Section 4.1** describes and analyzes the anticipated impacts associated with these construction activities, and describes the proposed mitigation measures. It is noteworthy that the phased nature of the proposed project causes the construction impacts to be limited in scale to only the impacts associated with the units in that phases, and will be limited in duration to only the time needed to construct those units in that phase.

~~**TABLE 1-10**~~
~~**PERMITS AND APPROVALS REQUIRED**~~

~~Issuing Agency~~	~~Required Permit or Approval~~
~~Town Board~~	~~Change of Zone (PDD) Approval~~
	~~SEQRA Review (as lead agency)~~
~~Town Planning Board~~	~~Site Plan Approval~~

	Subdivision Approval
Town Building Department	Demolition Permit
	Building Permits
Town Highway Department	Road Access Permits
SCDHS*	SCSC* Article 4 (Water Supply) Review/Approval
	SCSC Article 6 (Sanitary System) Review/Approval
	Subdivision Approval
SCSA*	Conceptual Approval
SCWA	Water Supply Connection Approval
SCDPW*	NYS Highway Law 136 & Road Access Permit
	Application for Road Usage
	Application for Debris Removal/Demolition Permit
SCPC*	NYS General Municipal Law S-239 Review/Approval
NYSDEC*	Mining Permit for Ponds *(if required)*
	Pond Stocking Approval *(if stocking proposed)*
	Long Island Well Permit *(if on-site well proposed)*
	SWPPP* Approval
	SPDES Permit

* SCDHS-Suffolk County Department of Health Services; SCSC-Suffolk County Sanitary Code; SCSA-Suffolk County Sewer Agency; SCDPW- Suffolk County Department of Public Works; SCPC-Suffolk County Planning Commission; NYSDEC-New York State Department of Environmental Conservation; SWPPP-Storm Water Pollution Prevention Plan.

1.6.1 General Description of the Construction Process

In general, the construction process will begin with demolition of the all of the existing golf and country club-related buildings on the site, as well as removal of the septic systems, underground fuel or other types of storage tanks, and the existing utility connections. If any asbestos-containing materials are found to be present, they will be removed and disposed of in conformance with applicable requirements, procedures, and permitting processes. Soil remediation measures outlined in **Section 1.6.5** will be performed at this time. Site clearing and grading operations can then commence. Dust monitoring and mitigation measures are a part of the SMMP; therefore, potential impacts from dust raised by disturbance of impacted soils will be subject to a high level of control.

At the onset of the clearing and grading stage, clearing limits will be flagged and installation of staked hay bales and silt fencing along the development area periphery will occur (which would also establish the limits of clearing and grading). Such actions will protect those limited areas of natural vegetation on the site from impact, so that these can be incorporated into the project's perimeter buffering. Then, clearing operations can begin, followed by grading necessary to implement the drainage and wastewater treatment systems, utility connections, and for proper building and roadway foundations. Although not anticipated, it is noted that if debris is found in any areas of the site designated to remain in a natural state, it will be removed by hand (to minimize disturbance to these areas). All clearing and other debris will be properly handled

and disposed of in approved facilities. Generally, the Applicant seeks to balance the amounts of soil to be cut and filled for the project, in order to minimize the time necessary to establish project grades, as well as the cost associated with soil import or export, although this will ultimately depend on the final grading plan, which will be completed during Site Plan review. In order to minimize the time span that denuded soil is exposed to erosive elements and thereby raise dust, excavations for the curbs, roads, building foundations, wastewater system, drainage system and utilities will take place immediately after grading operations have been completed. Water sprays and temporary stabilization/seeding and other similar best management practices will also be utilized during the construction process to minimize dust and potential erosion on inactive area surfaces.

Once construction of the units, drainage system and STP connection are complete, asphalt road surfaces will be laid, followed by soil preparation using topsoil and installation of the landscaping, which will be performed while the utility connections are commissioned.

In order to minimize the length of roadways in the area that construction-related vehicles (particularly trucks) will traverse to and from the site (assuming such vehicles will approach the site on NYS Route 27), the construction entrance will be located at the existing site vehicle entrance on Lakeland Avenue. In this way, the potential for impacts to the neighborhood from such use (e.g., dust, truck noises and engine emissions, increased roadway congestion and commuter inconvenience) would be minimized and limited to the portion of Lakeland Avenue between the site entrance and NYS Route 27. The two main internal roadways will be installed in Phase 1, so that three vehicle access points will be available for the site's residents at the conclusion of this phase. As the Lakeland Avenue entrance will also be used by construction vehicles during construction of Phases 2 through 6, site residents will have the other two accesses available to access and depart the site without interacting with construction vehicles, depending on the time of day, day of the week (it is expected that construction will occur only on weekdays) and level of construction vehicle traffic.

It is expected that areas for construction worker parking, truck loading/unloading, and material storage/staging will be located within each Phase area.

Truck traffic associated with various stages of construction activities are expected, particularly with road construction and construction of the residences. These trips are primarily associated with delivery of equipment and building materials, and will vary depending on the stage of construction, the number of buildings being constructed and overlapping construction activities, availability of materials and other factors. Truck trips may also involve many deliveries in one day, followed by an extended period during which no deliveries are made. An example would be delivery of forms for concrete setup, which could involve multiple deliveries in a day, and then no deliveries until concrete is ready to be poured or forms are ready to be removed. Over the course of a day, if the worst case scenario involves simultaneous construction of roads, amenities, utilities and residential units (which could occur at times

during the construction schedule), estimates can be provided of the average number of trucks per day for construction of various components of the project.

1.6.2 Construction Schedule

~~Construction activities will not occur outside weekday daytime hours (approximately 7 AM to 6 PM), or as specified by the Town Code Chapter 35.~~ It is anticipated that the ~~construction period (to include clearing, grading, construction of the residential and commercial structures and improvements, and site finishing/landscaping) will occur in six phases~~ proposed project will be constructed in 6 phases over a period of 74 months (see **Figure 1-4** for the locations of each phase, and **Table 1-11**~~). Each phase is estimated to last either 16 or 20 months, so that some overlapping of phases will be necessary to fit within~~ lists the project components to be built in each phase). For example, if the overall ~~74-month~~ construction period~~. The overall construction period is anticipated~~ were to begin in early June ~~2020 and~~2021 it would conclude in early August ~~2026~~2027.

TABLE 1-11
PROJECT PHASING

Phase	Constructed During Phase
1	STP, Maintenance Bldg., 16 Micro units, 62 1-bdrm units, 60 2-bdrm units
2	111 1-bdrm units, 111 2-bdrm units
3	158 1-bdrm units, 160 2-bdrm units
4	144 1-bdrm units, 145 2-bdrm units
5	16 Micro units, 100 1-bdrm units, 97 2-bdrm units
6	94 1-bdrm units, 91 2-bdrm units;

~~Based on the anticipated construction timeline~~Each phase of the overall construction period will include activities such as clearing, grading, construction of the residential and accessory commercial structures spaces and improvements, and site finishing/landscaping. Each phase is estimated to last either 16 or 20 months, but overlapping of phases is planned in order to fit project development within the overall 74-month construction period.

As noted above, the entire construction ~~phase~~period would last ~~a period of~~ about 6 years~~.~~; however, it should be remembered that construction activities occurring on the site would vary within that time span That is, construction activities would not assume a continuous, unvarying level of intensity during all 72 months of construction. There will be lulls in construction activities, as one phase nears an end and the following phase begins, or activities may increase during periods of overlap in phases. Also to be considered is that, as each phase ends, the location of construction activities (and their associated impacts) would shift within the site to another phase area. Consequently, ~~some level of construction activity would be expected for a similar length of time. The~~the nature, intensity and scale of construction-related impacts would

vary ~~from quarter to quarter~~within each phase, and would be associated with the numbers of construction workers on-site as well as with the work tasks to be accomplished during each ~~quarter~~part of each phase.

~~Construction~~ Generally, the construction-related impacts ~~are not permanent and~~of the proposed project will be limited in duration, will vary in intensity during the construction process, ~~as varying levels of construction activity will occur during the overall construction period.~~ and will shift geographically as each phase undergoes development. . In terms of the permanent use and occupancy of the project site, construction is of limited duration and will be managed by the Applicant to comply with Town Code requirements and proper construction management practice.

As there are no significant types or acreages of sensitive natural ~~or scenic~~(e.g., steep slopes, wetlands, wildlife habitats or protected plant species, etc.) or scenic (e.g., overlooks, cultural sites, historic structures, etc.) features on the site, no measures to protect such resources are necessary or proposed.

With respect to the hours of the workday during which construction activities will be conducted, Chapter 35 of the Town Code was referenced, as this ordinance regulates noise generation in the Town. For the hours 7 AM to 8 PM, noise audible at a residential site may not exceed 55 dBA at the property line; however, construction-related activities are specifically exempted from this regulation. Nevertheless, the Applicant expects to limit the hours of construction to within the period 7 AM to ~~8~~6 PM, on weekdays and, should the construction schedule require it, Saturdays. Construction on Sundays or holidays is not expected.

1.6.3 Designated Construction Areas

Construction equipment storage/staging areas and construction worker parking areas will be designated within the site, in each Phase area as that Phase is constructed. "Rumble strips" will be placed at the site construction entrance, to prevent soil on truck tires from being tracked onto local roads, and a water truck will be available to wet excessively dry soils, in order to minimize potential impacts from dust raised.

1.6.4 Trip Generation, Vehicle Access and Public Roadway Use

Because of its proximity to NYS Route 27 (Sunrise Highway~~),~~)h Town approval, it is expected that all construction vehicle access will be from Lakeland Avenue, with no access through any abutting properties; it is anticipated that this access point will become the project's entrance at the end of the construction process. It is anticipated that construction-related vehicle trips to and from the site will primarily occur outside of the hours when school buses will be operating in the area, thereby minimizing the potential for accidents or impacts to school buses or school-

related pedestrians. Generally, construction vehicle traffic and its impacts would be temporary in duration and would occur on roads that have sufficient capacity to accommodate this traffic with minimal potential for impact. As a result, no significant or long-term construction or safety impacts to local roadways or the residents in the area are anticipated.

1.6.5 Soil and Materials Management Plan

The existing soil quality conditions on the subject site were investigated as described by the Phase I and II ESAs, which are appended to this DEIS in **Appendices B-1 and B-2**, respectively, and are summarized in **Section 1.3.2**. In association with these documents, ~~a Soil and Materials Management Plan (SMMP;~~an SMMP (see **Appendix B-3**) was prepared, to "*…support the redevelopment of the property, and detail the best management practices to be employed during construction for the handling of impacted soils.*" The SMMP also addresses the potential for dust raised during the construction period and provides appropriate dust control measures.

The following has been taken from the SMMP:

1.0 INTRODUCTION

P.W. Grosser Consulting, Inc. (PWGC) has prepared this Soil and Material Management Plan (SMMP~~)…~~) for the property located at 458 Lakeland Avenue in Sayville, New York, known as the former Island Hills Golf Club. This SMMP has been prepared to support the proposed redevelopment of the property and details the best management practices to be employed during construction for the handling of impacted soils. Historic environmental site assessments (ESAs) revealed the presence of elevated concentrations of several metals, particularly mercury, and pesticides related to the site's long-term usage as a golf course. This document is to be implemented and managed by the property developer in conjunction with an environmental consultant.

PWGC recommended preparation of a SMMP that details the proper handling of on-site soils to be protective for on-site personnel and the surrounding community in the event of soil intrusive activities or if the property is redeveloped.

2.0 SOIL MANAGEMENT

Currently, the property is mostly composed of an overgrown golf course and several support buildings for the former operation of the golf course. Regional groundwater flow beneath the subject property is in a generally southerly direction as obtained from groundwater contour maps developed by the United States Geologic Survey for Long Island in 2013.

In order to properly protect the environment and public health from the metals and pesticides detected, soil management at the site will consist of the following:

- Non-disturbed areas of the property which are to remain naturally vegetated and do not exceed RRSCOs [Restricted Residential Soil Cleanup Objectives] will not require soil management.
- Site development, such as roads, parking areas, sidewalks, concrete slabs, or other impervious layers will act as a physical barrier to prevent contact with soils in these areas. No other soil management procedures will be required in these areas.
- In areas not included above, soil management may consist of the following options:
- **Clean Soil Cap** - Construction of a 1 foot thick soil cap, in accordance with NYSDEC Part 360.13, in areas where the current landscaping is disturbed. The soil cap will be sampled at the following frequency and as described in Section 2.1:

Fill Material Quantity (cubic yards)	**Number of VOC Samples**	**Number of Non-VOC Samples**
0 - 300	2	1
301 - 1,000	4	2
1,001 –-10,000	6	3
10,000+	Two per every additional 10,000 cubic yards or fraction thereof	One per every additional 10,000 cubic yards or fraction thereof

Inline Table1 – Table sourced from Part 360-13-Minimum Analysis Frequency for Fill Material

Fill material will be sampled for metals, PCBs, pesticides, and SVOCs. VOC sampling of the fill material will not be required except in areas where their presence is possible, such as historic petroleum spill areas or if odors or elevated photoionization detector readings are detected. Asbestos sampling will not be required if the on-site structures are properly abated prior to demolition. Analytical results will be compared to the lower of Part 375 RRSCOs and PGSCOs {Protection of Groundwater Soil Cleanup Objectives] to meet the General Fill requirements. The soil cap will be covered with a grass/sod or vegetation layer to act as an additional barrier. To document the transition between the clean soil cap and deeper soils, a professional survey will be completed or a demarcation barrier, such as orange construction fencing, will be placed beneath the clean soil cap.

- **Vertical Mixing** - Vertical mixing is the widely-accepted process of remediating impacted surface soils by mechanically mixing them with cleaner soil found at greater depths. This method is based on the principle that the environmental and public health risk from these compounds is a function of the surface soil concentrations of these compounds to which a person is exposed; lowering concentrations of compounds lowers the risk to the person exposed to them. As soils generally deeper than 2 feet met UUSCOs, [Unrestricted Use Soil Cleanup Objectives], vertical mixing will reduce compound concentrations in the surface soil to concentrations less than RRSCOs and PGSCOs. Below this level, small amounts of these compounds are an acceptable environmental and public health risk, even in cases where exposure to the soil is continuous or over long periods. Vertical mixing will consist of thorough mixing of the top 1 foot of surface soils and may be performed by means of an excavator or by successive passes over the site with a scraper. The method used to perform the vertical mixing will be dependent upon the size of the work area.

- **On-Site Burial** - On-site burial of impacted soils in excavated areas, depending on contaminant concentrations and the depth to groundwater or proximity to surface water may be conducted. The PGSCOs and the mobility of contaminants will be considered to ensure a proper buffer zone between impacted soils and the groundwater table. Buried soils will require a 1 foot cap of clean soil and a grass/sod or vegetation layer to act as a barrier to impacted soils or an impervious layer such as roads, parking areas, sidewalks, or concrete slabs.

- **Landscape Berms** - Landscape berms may be constructed on the property in undeveloped open areas of the property, such as in buffer areas. The landscape berms will require a 1 foot cap of clean soil and a grass/sod or vegetation layer to act as a barrier to impacted soils.

- **Soil Removal** - Excess soil will be characterized for disposal purposes. Soil wastes will be transported to properly permitted off-site disposal facilities in accordance with NYSDEC Part 360. Other soils, if determined to have a beneficial use, will be transported to other appropriate sites in accordance with NYSDEC Part 360.

To prevent tracking of potentially impacted soil into areas where neither remediation nor other risk management measures are planned, the following precautions will be taken:

- Access to areas in which a clean soil cap has been constructed will be limited by temporary barricade fencing until landscaping activities have been completed.
- Vehicles and equipment will be cleaned or washed down prior to moving from impacted areas to areas in which soil mitigation is not necessary or has already been completed.
- Erosion controls (i.e. silt fencing or equivalent) will be installed to prevent runoff from impacted areas from entering areas in which soil mitigation is not necessary or has already been completed.

When possible, PWGC recommends minimizing excavation and disturbance of soils or re-use of deeper soils at the greens and tee boxes and placement of an impervious layer above these areas to reduce the need for soil management.

2.1 Endpoint Sample Collection

PWGC will collect endpoint soil samples after soil management measures are completed to determine whether surface soil concentrations of the trigger compounds are less than NYSDEC RRSCOs and PGSCOs which is the applicable maximum cleanup objectives for General Fill requirements. The number of samples collected will ultimately be determined based upon the areas disturbed and completed with a soil cap in accordance with the sampling frequency detailed in Inline Table 1. Samples may be collected from vertically mixed stockpiles or in situ after placement of the 1 foot thick soil cap. In-situ soil sampling will be biased towards areas that were previously sampled and contained exceedances of RRSCOs unless those areas are capped with an impervious layer, such as roads, parking lots, sidewalks, or concrete slabs. Soil samples will be collected from zero to two feet below grade using a stainless steel hand auger and will be submitted to a New York

State Department of Health (NYSDOH) certified laboratory for analysis. Samples will be analyzed for TAL metals by United States Environmental Protection Agency (USEPA) method 6010C/7471B and organochlorine pesticides by USEPA method 8081B. If analytical results indicate concentrations of metals or pesticides greater than NYSDEC RRSCOs or PGSCOs, there will be further soil mixing in that area until endpoint sample results are less than NYSDEC RRSCOs and PGSCOs

2.2 Dust Control

Dust from work activities could contain contaminants of concern. The on-site environmental technician will monitor dust levels and take immediate action when necessary. The environmental technician will implement the dust control plan [below] if there is any actual or potential visible dust. Dust suppression measures will be employed in accordance with the NYSDEC DER-[Department of Environmental Remediation]-10 Appendix 1B for Fugitive Dust and Particulate Monitoring. The primary sources of dust will be equipment, vehicular traffic, and construction activities on exposed soils.

2.3 Dust Control Plan/Monitoring

Dust monitoring will be conducted during intrusive activities in areas of concern, specifically during removal of the vegetative layer and excavating in the greens, tee boxes, and fairways, where contaminants were identified that exceeded RRSCOs. If there is dust or the potential for dust in areas of concern, the environmental technician will direct that the area be wet down. Calcium chloride may be used if the problem cannot be controlled with water. Dust control measures may include the following methods and, as good practice, can also be implemented at times when dust monitoring is not being conducted to prevent the migration of non-impacted dust off-site, as well as potentially impacted dust:

- Water may be applied to designated work areas prior to any clearing, mixing, or other earthmoving operations.
- Water may be applied to disturbed work areas several times per day during dry weather periods.
- The disturbed areas may be sprayed down at the end of each day to form a thin crust.
- Earth moving activities at the site may be suspended if winds steadily exceed 15 miles per hour and creates a dust issue.
- Unpaved haul roads and equipment paths may be watered on a sufficient basis to prevent dust emissions. An alternative to frequent watering may be to pour a 4-inch thick layer of gravel.
- Transportation of soils on-site may be performed in a covered vehicle or the soils must be sufficiently watered to prevent dust emissions.
- Vehicle speeds may not exceed 10 miles per hour and the site may be posted with speed signs.
- Parking areas shall be designated and may be sufficiently watered or gravel-lined to prevent dust emissions.
- Excavated areas and materials may be covered after excavation activities ceased.

If the particulate monitor detects concentrations greater than 150 µg/m^3 [microgram per cubic meter] (15 minute average) over the daily background or if visible dust is observed, the environmental technician will take corrective actions as defined herein, including the use of water for dust suppression and if this is not effective, requiring workers to wear APRs with high efficiency particulate air filter (HEPA) cartridges.

Absorption pathways for dust and direct contact with soils will be cut off by the required use of latex gloves, hand washing, and decontamination exercises when necessary.

The environmental technician will record air monitoring data and must ensure that air monitoring instruments are calibrated and maintained in accordance with the manufacturer's specifications. Instruments will be zeroed daily and checked for accuracy. Monitoring results will be recorded daily on the log included as Appendix D [of **Appendix B-3**].

The following action levels will be used:

- Total respirable dust at background in breathing zone: continue.
- Total respirable dust at 150 µg /m^3 (15 minute average) greater than background in breathing zone: Level C PPE - HEPA filters.

3.0 REPORTING

Upon completion of site capping, a Construction Completion Report will document the completion of the effort. The report will document that soil was managed in accordance with this plan and that endpoint sample results indicate that the surface soils do not contain concentrations of metals or pesticides greater than their respective NYSDEC RRSCOs. The Completion Report will be submitted to the developer following final capping of the site.

1.6.6 Erosion and Sedimentation Control

The SWPPP includes details of erosion controls required during construction to contain stormwater runoff on site during construction and ensure that there is no transport of sediment off site. The Erosion Control Plan will be prepared in accordance with the recommendations of the *NYSDEC Standards and Specifications for Erosion and Sedimentation Control* and the NYSDEC Technical Guidance Manual. Use will be made of measures including:

- silt fencing and temporary diversion swales installed along the perimeter of the limits of clearing within the site to minimize/prevent sediment from washing into the natural buffer areas, adjacent streets and properties.
- inlet protection installed around all grated drainage inlets to trap sediments in stormwater runoff.
- dust control and watering plan and a stabilized construction entrance to minimize the tracking of dirt and debris from construction vehicles onto adjacent roadways.
- designation of material and topsoil stockpile areas as well as use of silt fencing and anchored

tarps to prevent/reduce wind-blown dust and erosion from rainwater.
- establishment of a stabilized stone vehicle washing station which drains into an approved sediment-trapping device.

The proposed locations, sizes, and lengths of each of the temporary erosion and sediment control practices planned during site construction activities, and the dimensions, material specifications, and installation details for all erosion and sediment control practices will also be provided on the Erosion Control Plan.

Conformance to Chapter 47 of the Town Code and to the requirements of NYSDEC SPDES review of stormwater control measures is necessary, to be consistent with Phase II stormwater permitting requirements for the General Permit. Under this program, a site-specific SWPPP must be prepared and submitted to the Town for review and approval prior to final site plan approval.[3] Once the SWPPP has been approved by the Town, the Applicant will file a Notice of Intent with the NYSDEC to obtain coverage under the General Permit. The General Permit requires that inspections of the construction site be performed under the supervision of a qualified professional to ensure that erosion controls are properly maintained during the construction period.

1.6.7 Excess Soil Disposition

As discussed in **Section 1.4.3**, it is estimated that 46,840 CY of excavated soil will remain after filling operations for the overall project are completed, so that this material will be removed from the site. Assuming that trucks having a capacity of 40 CY per load, a total of 1,171 truckloads will be required. The length of time necessary to remove this volume of soil (that is, to conduct the removal operation) will depend upon the number of loading stations established: the more loading stations, the faster the removal operation will proceed, and the shorter the time needed to conduct the removal operation.

[3] The SWPPP must include: a description of existing site conditions including topography, soils, potential receiving water bodies and stormwater runoff characteristics, a description of the proposed project, construction schedule, the erosion and sediment controls planned during construction activities and the details of the post construction stormwater management system design and consistency of said system with the *NYS Stormwater Design Manual*, appropriate maintenance procedures for the erosion and sediment controls and each component of the post construction drainage system, pollution prevention measures during construction activities, a post-construction hydrologic and hydraulic analysis for all structural components of the post construction stormwater management system for a 1, 10 and 100 year storm event, and comparison of existing and post construction peak stormwater discharges. The SWPPP must demonstrate that the proposed stormwater management system is sized adequately to ensure that there is no net increase in peak stormwater discharges from a property once developed.

Table 1-12 provides estimates of the length of time needed to conduct the soil removal operation for the proposed project, assuming that 40 CY trucks are used, and each truck makes two round trips daily.

The estimated 2,342 soil transport truck trips would only occur on the segment of Lakeland Avenue extending northward to NYS Route 27 (Sunrise Highway).

As the project will be developed in six phases, not all 46,840 CY of excess soil will be generated at one time, and so not all of this soil will require removal at one time. As a result, the volume of excess soil generated during each phase will be substantially reduced, so that the soil removal operation will be substantially shorter in duration and, therefore represent a substantially reduced potential impact on the neighborhood, from noise, dust and truck traffic on local roadways.

TABLE 1-12
RANGE IN NUMBER OF TRUCKLOADS*
Removal of Excess Soil from Site

Number of Loading Stations	For 46,840_ CY of Excess Soil, 1,171 Truckloads Removed		
	Number of truckloads removed daily	Number of truck trips to/from the site daily	Duration of removal process
1	32	64	37 days
2	64	128	19 days
3	96	192	13 days
4	128	256	10 days
5	160	320	8 days

* Assuming 40 CY trucks are used, each truck making two round trips per day.