

**Draft Scope
For Draft Environmental Impact Statement
Proposed Site Plan and Change of Zone Application for
Harbor View Estates
Hamlet of Copiague, Town of Babylon
Suffolk County, New York**

Overview

This document is a Draft Scope for the Draft Environmental Impact Statement (DEIS) for a proposed site plan review and change of zone for an overall 5.035 acre property from Residence “B” and “C” to Senior Citizen Multiple Residence (SCMR). The subject property is located on the west side of South Great Neck Road at Austin Place, Hamlet of Copiague, Town of Babylon, Suffolk County, New York. The applicant, McDonald Family Enterprises, LLC, is proposing to remove the dwellings and accessory structures and construct a multiple residence complex consisting of 18 townhouse units, 22 condominium units, recreation building and 18 slip boat dock.

To ensure that the DEIS will address all significant issues, the Town Board of the Town of Babylon, as lead agency, has elected to conduct formal scoping pursuant to 6 NYCRR Section 617.8. The Draft Scope will include a description of the proposed action and outline the applicant’s proposed content for the DEIS which will include:

- Brief description of the proposed action;
- Potentially significant adverse impacts;
- Extent and quality of information needed to adequately address potentially significant adverse impacts;
- Initial identification of mitigation measures; and

- Reasonable alternatives to be considered.

Description of the Proposed Action

Site History

The subject property has been developed for single family residential use since the 1930's. An application to rezone tax parcels No. 0100-192.00-01-005.000, 006.000 and 007.000 to Senior Citizen Multiple Residence was received by the Town in 1989. A Positive Declaration was adopted and a Draft EIS was prepared. At the applicant's request, the project was withdrawn in 1993.

Current Site Conditions and Activities

The subject site is situated on the west side of South Great Neck Road, in the Hamlet of Copiague, Town of Babylon. The property extends, running south from the Merrineck Shopping Center, 461.06 feet to Austin Place. Parcels No. 5, 6 and 10 are currently vacant. A dwelling and detached garage structure were recently removed from lot No. 6. Parcels No. 7, 9 and 11 are each developed maintaining a residence and detached structure/garage on each parcel. The parcels maintain approximately 427 feet of shoreline frontage on Howell's Creek.

Existing site data are as follows:

Pervious Surfaces:

Wetlands	0.92 acres
Water Surface Area	0.63 acres
Lawn/landscaping	4.40 acres

Impervious Surfaces:

Roads, Buildings, Pavement 0.08 acres

Implementation of the proposed action will ultimately result in the removal of several structures from the site. No existing structures are planned to remain.

Proposed Redevelopment Plan

The applicant is proposing to redevelop 5.035 acres representing Suffolk County Tax Parcel District 0100, Section 192, Block 1, Lots 5, 6, 7, 9, 10 and 11, as a senior community in accordance with the requested SCMR zoning. Specifically, the proposal includes the marrying of the parcels and the construction of 6 residential buildings containing 40 senior citizen units (18 2-bedroom townhouse and 22-1 bedroom condominium units). A 1,417 square foot community center will be centrally located on the property and an 18 slip community dock. In addition, a 70,000 square foot recreation area, which includes walking paths, game areas and water access, has been provided.

The proposed use will require 96 parking spaces, and the applicant will provide 81 parking spaces and 5 additional landbanked spaces. As with the current condition, public water and sewer service is expected to be provided to the site.

Upon implementation of the proposed action, site data are expected to be as follows:

Building Area	0.97 acres
Permeable Surface Area	0.786 acres
Landscaped Area	1.753 acres
Undeveloped Area	0.907 acres

- Utilities;
- Detailed information on the proposed redevelopment including zoning and build-out data (e.g., buildings, pavement, landscaping, buffers, etc.) and site operations;
- Site access and circulation;
- Infrastructure demands including water supply, wastewater treatment and stormwater management; and
- Required approvals.

Potentially Significant Adverse Impacts

The DEIS will be prepared in accordance with 6 NYCRR §617.9(b). Based upon review of the site, the proposed plan and the Environmental Assessment Form, the Town Board of the Town of Babylon adopted a Positive Declaration on July 18, 2006 and identified the following potential adverse environmental impacts that may result from implementation of the proposed action that, as such, must be evaluated in the DEIS: land use density, surface water, groundwater, drainage, construction in a Flood Zone, compliance with Town Master Plan and potential impacts associated with the development and uses within a New York State Department of Environmental Conservation Tidal Wetlands. These potential adverse impacts will be fully addressed in various DEIS sections, as briefly outline below.

Geology, Soils and Topography

The DEIS will include a brief description of geology and discuss any significant geological features found on or adjacent to the site.

The Soil Survey of Suffolk County will be reviewed to determine soil classifications on the

site and in the project area. This section of the DEIS will assess the soil type(s) on the site and the associated engineering limitations using the Soil Survey of Suffolk County and available soil boring logs. The suitability of the soils (stability, quality, etc.) for the proposed site alterations will also be examined. The results of soil borings will be presented to document actual subsurface conditions.

Topographic information will be included as obtained through review of relevant USGS Maps and available site specific topographic surveys. A thorough narrative description of potential adverse impacts to soils and topography and strategies to minimize impacts will be included in this analysis. Changes in topography that would occur, including a quantitative characterization of the cut and fill required, will also be provided.

Water Resources

To adequately assess the potential impacts associated with the proposed redevelopment, the recommendations of the Long Island Comprehensive Waste Treatment Management Plan (208 Study) will be reviewed for applicability and consistency of the proposed action therewith. Furthermore, the consistency of the proposed action with the findings of the Nationwide Urban Runoff Program (NURP) and Non-Point Source Management Handbook will be evaluated.

Applicable Suffolk County Department of Health Services (SCDHS) regulations and requirements (including relevant Articles of the Suffolk County Sanitary Code) will be identified, and the compliance of the action with same will be evaluated.

Regional and local hydrogeology conditions and regional water quality will be discussed. Depth to groundwater and direction of flow will be determined.

Historical and current site water use will be provided in the DEIS. The DEIS will provide calculations of projected water consumption for each use proposed, and, in consultation with the Suffolk County Water Authority, will evaluate the ability to meet this projected water demand.

The post-development stormwater management conditions will be evaluated. This evaluation will include calculations of stormwater to be generated; details of the proposed collection and management systems, system capacity, future maintenance practices for stormwater collection and leaching structures; and analysis of how the proposed stormwater management system will be completely contained on site and will comply with applicable regulatory requirements.

Means of sanitary disposal will also be discussed in this section of the DEIS. The proposed development will utilize public sewer service. The DEIS will provide calculations of projected sewage flow, and, in consultation with the Suffolk County Department of Public Works, will evaluate the ability to meet the project flow.

Ecology

The subject property has been disturbed by development. However, any remaining natural resources existing on the site (including wetlands) will be evaluated in the DEIS through an inspection of the site by a qualified biologist/ecologist to determine the vegetation, wildlife, and general habitat character. An inventory of flora and fauna observed and expected will be provided in this section of the DEIS. In addition, protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site will be identified. As part of this assessment, the New York

State Department of Environmental Conservation (NYSDEC) New York Natural Heritage Program will be contacted to obtain available information on significant natural resources on the site or in the surrounding area. The NYSDEC has already been contacted regarding the need for a Tidal Wetland Permit. Information and documentation regarding the coordination with NYSDEC will be included in the DEIS. The New York State Department of Agriculture and Markets will be contacted to evaluate the presence of Asian Longhorned Beetle host trees and compliance with quarantine regulations. Once the existing conditions data are obtained, future changes expected to any natural resources on the site and/or in the surrounding area will be assessed. Specifically, this section of the DEIS will evaluate the impacts of the proposed plan on the aquatic and terrestrial ecology of the site and area.

Land Use and Zoning

This section of the DEIS will describe existing land use and zoning on the subject site and in the surrounding area. A physical description of the property (size, boundaries, etc.) will be provided.

This section of the DEIS will also provide information on the surrounding area and will present a description of zoning regulations for the project site and surrounding area. As part of this effort, relevant land use plans and policies will be reviewed. Specifically, this effort will evaluate applicable comprehensive plans, master planning efforts and other relevant land use policies that relate to the proposed action.

This section of the DEIS will also describe the proposed action in detail including the proposed use and the configuration of improvements on the subject property. The DEIS will present a site plan that will clearly identify all areas to be developed with buildings, parking areas,

walkways, etc. as well as all impervious areas and their use.

Once the above information is compiled, the DEIS will assess the impacts of the proposed action on land use and zoning. The impact assessment will concentrate on evaluating the consistency of the proposed action with existing land use, zoning, surrounding density and community character. The compatibility of the proposed action with area land use and zoning, as well as Smart Growth principles will be assessed.

Transportation

The DEIS will include a thorough analysis of the traffic impacts of the proposed development on the area's roadway system. The work performed will include analyses of the proposed plan and internal roadway system and a full traffic impact study assessing the proposed development's impact on the surrounding roadways.

Community Facilities and Services

The existing community services, the ability of these services to accommodate the proposed project and the distance from the subject site will be described. The services include:

- Police;
- Fire and ambulance services;
- Water supply;
- Solid waste;
- Emergency services

The impact analysis contained in the DEIS will include consultations with service providers

regarding existing demand for services and capacity such that the DEIS will objectively analyze the impact of the proposed action on community facilities and services. Projections of post-development tax revenues will also be provided in this section of the DEIS.

Demographics

Existing demographic characteristics (e.g., population, senior population, housing, income) of the area will be identified. Projections of future demographics, upon development of the site, will be presented. The impacts of any changes in demographic conditions will then be assessed.

Aesthetics and Cultural Resources

This section of the DEIS will discuss and depict (through representative photographs) the current aesthetic character of the site and surrounding area. Views of the site from nearby residential receptors will be presented. To assess the impact of the proposed action on aesthetic quality, architectural renderings will be presented that depict expected views of the proposed development from public roadways and nearby residential development.

With regard to cultural resources, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) will be contacted to determine if there are known historic and/or archaeological resources in the area. If such resources exist, the impacts of the redevelopment on same will be assessed by a qualified archaeologist and the results of that study will be provided in the DEIS.

Extent and Quality of Information Needed to Adequately Address Potentially Significant

Adverse Impacts

In order to conduct the analyses of potential adverse impacts, available information will be collected and reviewed and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represents sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

Soils, Subsurface Conditions and Topography

- Soil Survey of Suffolk County
- Site-specific soil boring result
- USGS Maps and other available topographic information

Water Resources

- Long Island Comprehensive Waste Treatment Management Plan
- Nationwide Urban Runoff Program (NURP)
- Non-Point Source Management Handbook
- Consultations with the Suffolk County Water Authority
- Consultation with NYSDEC
- Site visits and review of existing stormwater management system

Ecology

- Site inspections by a qualified biologist/ecologist
- Consultations with the NYSDEC New York Natural Heritage Program

Land Use and Zoning

- Available and relevant documents and comprehensive plans (zoning maps, codes, Master Plans, planning documents, acquisition lists, etc.) of the Town of Babylon and Suffolk County
- Site and area inspections

Transportation

- Traffic counts
- Accident data review
- Projections of site generated traffic using Institute of Transportation Engineers (ITE) publication entitled Trip Generation, Sixth Edition or any subsequent edition
- Highway Capacity Manual

Community Facilities and Services

- Consultations with community services providers (police, fire, ambulance, school district, water purveyor, solid waste)
- Consultations with Tax Assessor

Demographics

- 1990 and 2000 Census of Population and Housing
- Long Island Almanac

Aesthetics and Cultural Resources

- Site and area inspections and photographs
- Consultations with the New York State Office of Parks, Recreation and Historic Preservation

Initial Identification of Mitigation Measures

As the DEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, this section of the DEIS will set forth measures to mitigate those impacts. Actions required and parties responsible to implement the mitigation will be identified.

Reasonable Alternatives to be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action. Thus, the DEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively compare these impacts to those associated with implementation of the proposed action:

- No Action (i.e.: site remains under existing zoning)
- Development of the site under prevailing zoning with single-family homes; and
- Development of site with single-family homes in a cluster design.
- A chart will be developed which will provide a summary of quantitative impacts for each alternative.

