
**FINAL SCOPE FOR
DRAFT ENVIRONMENTAL IMPACT STATEMENT
APPLICATION OF BEIJING SILVER PATH INVESTMENT (U.S.) LLC**

SUBDIVISION OF SILVER PATH ESTATES

Incorporated Village of Muttontown, New York

Date Adopted: November 23, 2015

OVERVIEW

This document is the Final Scope for the Draft Environmental Impact Statement (DEIS) for the subdivision application of Silver Path Estates, submitted by Beijing Silver Path Investment (US), LLC (Applicant), based upon the Positive Declaration that was issued by the Planning Board of the Incorporated Village of Muttontown, as lead agency, on September 2, 2015. The Applicant is proposing the subdivision of a 98.92±-acre property into 20 residential lots. The site, located on the north side of Muttontown Road, between New York State Route 106 and Serenite Lane, opposite Wood Hollow Court, is presently improved with two residential dwellings and several outbuildings, which are all proposed to be demolished. The Planning Board of the Incorporated Village of Muttontown is serving as lead agency for the State Environmental Quality Review Act (SEQRA) process that is being conducted. This Final Scope has been prepared in accordance with 6 NYCRR Part 617.8(f)¹ and sets forth the following:

- 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
- Reasonable alternatives to be considered
- Identification of the information/data to be included in the appendices rather than in the body of the DEIS
- Issues raised during scoping and determined not to be relevant or not environmentally significant

¹ 6 NYCRR §617.8(f)(1) through (7) identifies those sections that are to be included in the Final Scope. The main purpose of the Final Scope is to identify the potential adverse impacts associated with the proposed action and the alternatives that must be analyzed in the DEIS. It does not serve as a table of contents for the DEIS. The DEIS must address all relevant items set forth in 6 NYCRR §617.9(b), *Environmental impact statement content*.

The DEIS will be clearly and concisely written in plain language that can be read and understood by the public. Highly technical information will be summarized in the body of the document and attached within one or more appendices.

BRIEF DESCRIPTION OF THE PROPOSED PROJECT

The proposed action is a subdivision of the subject property into 20 lots for development of 20 new detached homes on individual lots. Access will be provided to the new subdivision via a proposed driveway from Muttontown Road. The existing driveway access, located at the southeastern portion of the site, will be removed and the area stabilized. Sanitary wastewater will be treated in individual, on-lot septic systems, and stormwater runoff will be retained and recharged on-site, through the use of recharge basins, drainage reserve areas (DRAs) and drywells. As noted above, all existing structures are proposed to be removed from the site.

The following approvals are anticipated to be necessary:

| Applicable Board/Agency | Approval Type |
|--|---|
| Village Planning Board | Subdivision Approval, Slope lands permit, Individual Lot Site Plan review |
| Village Board of Trustees | Determination of Parkland Dedication, Tree Removal |
| Village Zoning Board of Appeals | Excavation and Grading Permit |
| Village Building Department | Demolition Permit, Building Permits |
| Nassau County Department of Health | Water Supply System Design Review, Sanitary System Design Review |
| Nassau County Planning Commission (NCPC) | 239-m review |
| Jericho Water District | Water Supply and Connection |
| NYS Dept. of Environmental Conservation | Freshwater Wetlands Letter of Non-Jurisdiction (or permit), General Permit for Stormwater Discharges from Construction Activity (GP 0-15-002 or as amended) |

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

The following potential significant adverse impacts were identified in the Positive Declaration issued by the Planning Board:

Impact on Land

1. The proposed action will include the clearing of vegetation and construction on slopes greater than 15 percent, which would result in the potential for erosion and sedimentation and a significant change in topography.

2. The subject property contains a cemetery, and the potential impacts to same must be identified and mitigated.
3. The construction of the subdivision infrastructure, as well as the individual residences and their appurtenances is expected to last for more than one year, and may result in noise, traffic, and air quality-related impacts, among other impacts.

Impact on Surface Water

4. The subject property contains New York State Department of Environmental Conservation (NYSDEC)-regulated wetlands. Construction on the property has the potential to impact such resources and the habitat associated therewith.
5. The proposed action would disturb land surfaces and alter existing drainage patterns, and would increase stormwater runoff on the site. Compliance with all relevant stormwater guidance and regulatory programs, both during and after construction, including the Village of Muttontown stormwater management standards, must be evaluated.

Impact on Groundwater

6. The proposed residences would generate sanitary waste and utilize on-site sanitary systems for disposal, which could impact groundwater resources in a Special Groundwater Protection Area (SGPA).
7. The development of residences on-site may result in the storage of chemicals (e.g., fuel oil, pool chemicals), which has the potential to impact groundwater and surface water resources.

Impact on Plants and Animals

8. The subject property potentially contains federally-list Threatened species habitat, New York State endangered wildlife species and New York State threatened plant species that could be impacted by implementation of the proposed action.
9. The proposed action would include the removal of natural areas, including 47± acres of wooded/natural area, which could potentially remove habitat and displace wildlife.

Impact on Aesthetic Resources

10. The proposed action involves the demolition of existing structures, clearing of naturally-vegetated areas, and an increase in the intensity of land use on the site. Certain project components will be visible to users of aesthetic resources (the Muttontown Preserve), and will alter views of the property from this resource.

Impact on Open Space and Recreation

11. The subdivision and development of the property may result in impacts to existing equestrian trails and other recreational and/or public easements situated on the subject property.

Impact on Critical Environmental Area

12. The subject property is situated within a designated SGPA, a Critical Environmental Area. The impact of the proposed subdivision upon the SGPA and compliance with the relevant provisions of the Nassau County Public Health Ordinance must be evaluated.

Impact on Transportation

13. The proposed action will result in the creation of a new access point on Muttontown Road, the alignment and location of which may have an impact on such roadway.

Impact on Human Health

14. The proposed action involves the demolition of existing structures with the potential to contain recognized environmental conditions (e.g., asbestos, lead-based paint, fuel storage tanks, underground injection control facilities).

Consistency with Community Character

15. The proposed subdivision and development of the property will result in an increased demand for community services (e.g., fire department, police department, solid waste, and water district).

These issues will be addressed in the DEIS to be prepared by the applicant, as more specifically described below.

ORGANIZATION AND OVERALL CONTENT OF THE DEIS DOCUMENT

The DEIS must conform to the requirements contained in 6 NYCRR §617.9 (b)(3). The DEIS will include the following sections:

COVER SHEET (*The cover sheet will include: a statement that the document is a DEIS; the name of the proposed action; the location of the action; the name and address of the lead agency and a contact person therefrom that can provide further information; and the names of preparers of all portions of the DEIS. Upon ultimate acceptance of the DEIS by the Planning Board, as lead agency, the cover sheet must also indicate the date of its acceptance by the lead agency and the date by which comments on the DEIS must be submitted.*)

TABLE OF CONTENTS

EXECUTIVE SUMMARY (*This section will be a concise summary of the contents of the DEIS, including a description of the proposed project, the anticipated impacts and mitigation measures, the permits and approvals required, and the alternatives evaluated.*)

1.0 DESCRIPTION OF THE PROPOSED ACTION

1.1 Introduction

1.2 Project Background, Need, Objectives and Benefits

- 1.2.1 Project Background (*This section of the DEIS will describe the site and current application's history, as well as provide a brief discussion of the recent history of the prior development proposals.*)
- 1.2.2 Project Purpose and Need (*This section will provide a description of the purpose of and need for the project.*)
- 1.2.3 Objectives of the Project Sponsor (*This section will provide a discussion of the applicant's goals in pursuing the proposed project.*)
- 1.2.4 Benefits of the Project (*This section will provide a discussion of the benefits of the proposed project.*)

1.3 Location and Existing Site Conditions (*Using narrative, mapping and/or tables, a description of the location of the site will be provided, in terms of adjacent/nearby significant properties, districts, services, etc. This section will also provide legal descriptions, and will depict on a survey, the location(s) of equestrian trails and/or other trails or easements and where they connect to off-site trails/easements, the Muttontown Preserve, the on-site cemetery, the NYSDEC-regulated freshwater wetlands and their 100-foot adjacent areas, any other wetlands or water bodies, as well as existing residential and accessory structures. This section will also describe/depict the existing condition of the subject site, paying particular attention to conditions that may affect the usable acreage and/or requested yield of the property, including, but not necessarily limited to, regulated wetlands, "steep" and "very steep slopes," and "perimeter buffers," based upon the Village definitions.*)

1.4 Project Design and Layout

- 1.4.1 Overall Site Layout (*This section will provide a description of the site and subdivision layout; describe locations of: water supply connection, drainage system, open spaces, vehicle access point(s), roadway configuration, internal traffic control and flow; describe the conceptual residential square footages, buffers/setbacks provided for lots, including the required perimeter buffer, cemetery and wetlands, etc., and will provide a site and project quantities table. This section of the DEIS will also provide a layout map showing the placement of typical houses, driveways, sanitary systems, drainage and associated amenities to demonstrate that the proposed lots are buildable. The layout map will indicate, by type, the areas that are to be deducted from the overall lot size, based upon the Village Code requirements for slopes, wetlands, buffers, etc.*)
- 1.4.2 Clearing, Grading and Drainage Systems (*Based on the subdivision plan and layout map, this section of the DEIS will describe the anticipated clearing/grading program and associated areas cleared and disturbed,*

estimated volumes of soil excavated, cut/fill, removed from site (including a discussion of topsoil removal in accordance with Village regulations), and maximum depths of cut/fill. This section will also provide an estimate of truck trips associated with the import and/or export of materials, both for subdivision infrastructure development and for lot development. This section will further describe existing site drainage and the proposed drainage system, and provide anticipated capacity and function information, will discuss conformance to prevailing Village stormwater regulations as well as conformance to NYSDEC stormwater and erosion control regulations for construction and post-construction conditions, etc. as necessary, particularly for steeply sloped areas.)

- 1.4.3 *Access & Road System (This section of the DEIS will describe/discuss locations and configurations of the anticipated vehicle access points, traffic controls, internal roadway layout, traffic circulation, and conformance to design requirements for fire/emergency access, as presented in the traffic assessment.)*
- 1.4.4 *Sanitary Disposal and Water Supply (This section will provide a description of anticipated water consumption and irrigation demands, water supply and proposed wastewater disposal systems, and sanitary design flow.)*
- 1.4.5 *Site Landscaping (This section of the DEIS will provide information on the anticipated types, amounts and locations/configurations of landscaping, and information on maintenance requirements such as irrigation and fertilization for the overall development of the subdivision.)*

1.5 Construction Schedule and Operations *(This section will provide a brief description of anticipated demolition of existing structures and removal of vegetation, including provision of a demolition/tree removal plan; construction schedule and processes and construction schedule/estimated duration; workers' parking; hours of construction, etc. Per the request of the Nassau County Department of Health [NCDH], the DEIS will include a Phase I Environmental Site Assessment [ESA] in accordance with ASTM Standard Practice Site Assessments. The report will address the installation, removal or abandonment of all toxic and hazardous material storage tanks or areas containing fuel oil, waste oil, etc., which will be in accordance with the requirements of Article XI of the Nassau County Public Health Ordinance [NCPHO]. If applicable, the ESA will also address the closure of existing drywells, leaching pools or cesspools in accordance with all applicable federal [USEPA], state [NYSDEC] and local regulations and the results of approved laboratory testing of soils beneath such facilities that have received discharges of sanitary waste, waste water, interior drainage, petroleum products or toxic or hazardous waste must be submitted to the NCDH. In addition, if applicable, it will discuss the removal of all contamination sources on the site [potentially including the requirement of testing to determine if any organic or inorganic chemical contaminants are present in the soil or groundwater at the site]. If contamination is detected, the DEIS will explain how such remediation will be addressed, when it will be addressed and under what*

agency(ies) supervision it will be conducted. The DEIS must also confirm that a rodent inspection will be conducted prior to demolition. In addition, a survey of any existing buildings or structures for the presence of asbestos-containing material [ACM] must be conducted by a NYS Department of Labor [NYS DOL] licensed inspector, and if any ACM is encountered, it must be handled in accordance with NYS DOL and USEPA regulations.²⁾

- 1.6 Permits and Approvals Required** (This section will identify the required permits, reviews and approvals for implementation of the proposed action.)

2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Topography

2.1.1 Existing Conditions (Using narrative, mapping and/or tables, this section will describe the current topographic character of site, indicate high and low points, indicate and quantify slopes, pursuant to Village definitions [including “steep slopes” and “very steep slopes”]. This section will also describe the location and character of steep slope and very steep slope areas, and they will be depicted on a slope map.)

2.1.2 Anticipated Impacts (This section will discuss changes in topography of the site due to the anticipated grading and fill program based on anticipated/typical lot use and will determine if the site is “balanced” in terms of cut/fill volumes, or if a net import or export of material is anticipated.³ An overall grading plan for the subdivision will be provided. Erosion control measures incorporated into the project will be described and a preliminary erosion and sedimentation control plan for the subdivision will be provided. Impacts to steep slopes will be discussed.)

2.1.3 Proposed Mitigation (This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize topographic impacts.)

2.2 Surface Soils

2.2.1 Existing Conditions (Using narrative, mapping and/or tables, this section of the DEIS will describe surface soils found on-site based on the Nassau County Soil Survey, and will discuss characteristics and limitations/constraints of each soil type within the project area. In addition, the coverage of each soil across the subject property will be quantified.)

2.2.2 Anticipated Impacts (This section of the DEIS will discuss the details of the anticipated grading program and potential impacts/constraints on development based on the existing soils.)

2.2.3 Proposed Mitigation (This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize impacts to or associated with site soils, including grading.)

² Nassau County Department of Health.

³ C. Peck, resident.

2.3 Subsurface Geology

- 2.3.1 Existing Conditions (*Using narrative, mapping and/or tables, this section of the DEIS will briefly describe subsurface geologic conditions. It will also provide test hole information, for, at a minimum, all proposed stormwater recharge basins. The suitability of soils for the proposed development [including for drainage and on-site sanitary systems] will be presented.*)
- 2.3.2 Anticipated Impacts (*This section of the DEIS will present the potential for impacts due to subsurface conditions, with particular attention paid to drainage and on-site sanitary systems. This section will also describe measures that may be required if unsuitable subsurface soils exist.*)
- 2.3.3 Proposed Mitigation (*This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize any identified impacts associated with subsurface soil conditions.*)

2.4 Water Resources

- 2.4.1 Existing Conditions (*Using narrative, mapping, tables and quantitative methods where possible, the DEIS will include an analysis of existing drainage patterns, runoff volumes, and note any on-site existing stormwater management system[s] and any off-site stormwater issues [i.e., pond overflow from adjacent lot] that may impact the subject property. The DEIS will also discuss current surface and groundwater quality, quantity, elevation and flow direction. This section will also describe the existing method of sanitary waste disposal. The significance and implications of the site's location within the Oyster Bay Special Groundwater Protection Area [SGPA], which is a Critical Environmental Area [CEA] and the fact that development is subject to the requirements of Article X of the Nassau County Public Health Ordinance. The DEIS will also describe wetlands on the site, associated development restrictions, and current surface water quality.*)
- 2.4.2 Anticipated Impacts (*Using quantitative and qualitative methods, this section of the DEIS will evaluate the proposed action's impact on the quality and quantity of groundwater resources. The DEIS will provide a discussion of the proposed sanitary sewage disposal systems, compliance with the NCPHO and impacts associated therewith. It will also discuss potential impacts to surface water quality or quantity. Impacts from stormwater volume increase and drainage pattern change will be evaluated, and the requirements for stormwater management based upon Village and other applicable requirements will be presented. The DEIS will discuss impacts related to the site's location within the Oyster Bay SGPA. Potential impacts to groundwater quality from on-site sewage disposal, potential leakage of storage tanks for oil, pool or lawn chemicals, etc. will be evaluated.*)
- 2.4.3 Proposed Mitigation (*This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize impacts to water resources.*)

2.5 Ecology

- 2.5.1 Existing Conditions (*Using narrative, mapping and/or tables, this section of the DEIS will describe/list the vegetation species found on-site and the pattern of this vegetation. The NY Natural Heritage Program will be contacted for program file information for both vegetation and wildlife species, and this information will be documented in the DEIS. This section will also provide a description of the habitats/ecological communities found on site and the quality of each. The vegetation cover on steep slope areas will be presented. The wetlands on-site will be identified and described from both an ecological and jurisdictional perspective. The reported presence of rare, endangered, threatened or special concern species on and adjacent to the property will be evaluated. This section will include and discuss correspondence from the NYSDEC regarding tiger salamander and other ecological studies previously been conducted at the site. Assessment of habitat and determination of the potential for the federally threatened Northern Long Eared Bat will be assessed. A tree survey of the subject property will be prepared and included, based upon the criteria set forth in Chapter 172 the Village Code, as amended by Local Law 5 of 2006.*)
- 2.5.2 Anticipated Impacts (*A tree removal plan will be included in this section, and there will be a detailed discussion of the proposed disturbance in vegetation pattern, including the removal of trees and specific habitats on-site and impacts to natural habitats, as well as steep slope areas and wetlands. The impacts to the protected persimmon tree, and any other species identified as rare, threatened, endangered or of special concern will also be evaluated. The DEIS will also discuss the impacts of the potential displacement of wildlife from the subject property to off-site areas, including the Muttontown Preserve. Mitigating design measures incorporated into the subdivision plan will be discussed.*)
- 2.5.3 Proposed Mitigation (*This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize ecological impacts.*)

3.0 HUMAN ENVIRONMENTAL RESOURCES

3.1 Land Use, Zoning and Open Space

- 3.1.1 Existing Conditions (*Using narrative, mapping and/or tables, this section of the DEIS will describe the current land use and zoning of the site and adjacent properties, and the pattern of land use and zoning in the vicinity. This section will also discuss existing zoning and permitted uses and pertinent recommendations of Village, Town or County-level comprehensive plans, if applicable. This section will also discuss the site's location within a CEA, and will summarize the pertinent requirements under the NCPHO, as described in Section 2.4. Open space resources on and adjacent to the site will be provided. A survey showing the equestrian trails and other trails and*

easements that traverse the subject property will be included along with a discussion of any related restrictions.

- 3.1.2 **Anticipated Impacts** (*This section of the DEIS will discuss conformance of the proposed project to existing or anticipated future land use and zoning patterns of the site and vicinity. The DEIS will also discuss whether the project will change the intensity of land use on-site, and what impacts that potentially would have on surrounding properties [such as noise, light spill-over or traffic].⁴ The conformance of the proposed action with pertinent recommendations of applicable public policies and plans will be presented. Potential impacts to equestrian trails, any other easements and public recreational amenities of the Muttontown Preserve, and any other open spaces that may be impacted by the proposed action will be evaluated. The subdivision regulations requirement for the dedication of parkland will be discussed along with how this is proposed to be addressed. A zoning compliance table will be provided, and any variances/waivers requested or required will be identified. If variances/waivers are required, the DEIS will discuss if/how same would impact community/neighborhood character. In addition, an analysis of variance criteria will be provided for any required variances. The conformance of the project with the requirements of the NCPHO, for a site in a CEA, will be presented.*)
- 3.1.3 **Proposed Mitigation** (*This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize impacts to land use, zoning, open space and related issues.*)

3.2 Community Services

- 3.2.1 **Existing Community Services** (*Using narrative, mapping and/or tables, this section of the DEIS will provide information on the current status of the following public/community services that serve the subject site and/or vicinity:*
- *public schools*
 - *police protection*
 - *fire protection*
 - *ambulance services*
 - *water supply*
 - *solid waste removal*
 - *energy suppliers (PSEG-LI and National Grid)⁵*

The services provided by each of the listed resources will be identified and described. Based on a fiscal analysis, a table of taxes paid for the subject property, and distribution to the various taxing jurisdictions will be presented. If possible, the estimated cost to each taxing jurisdiction to serve the site will be provided.)

⁴ J. Delalio, L. Baumann, C. Peck and P. Barash, residents.

⁵ P. Barash, resident.

- 3.2.2 *Anticipated Impacts (This section of the DEIS will discuss the potential for impact to each of the community services listed above to serve the proposed development, in terms of nature of services needed and level of use of services. The DEIS will provide information/documentation related to contacts with service providers/agencies and/or letters of availability of services. Using the fiscal analysis, the tax generation and distribution for the project will be presented and compared to existing tax generation and distribution and cost to each taxing jurisdiction to serve the project. The DEIS will also provide a discussion of the proposed means for maintenance and repair of commonly owned assets, such as the subdivision road and recharge basins. Design features that have been incorporated into the proposed subdivision plan that would minimize impacts to community service providers will be presented.)*
- 3.2.3 *Proposed Mitigation (This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize impacts to community services.)*

3.3 Traffic

- 3.3.1 *Existing Conditions (The DEIS will include a traffic assessment of existing conditions with respect to road system characteristics, including traffic volumes on Muttontown Road, the location of the existing site access.⁶)*
- 3.3.2 *Anticipated Impacts (The DEIS will analyze the traffic-related impacts of the proposed project. The available sight distance at the intersections of the proposed site access point with Muttontown Road will be evaluated with respect to accepted published standards. This shall include field measurements of operating speeds on Muttontown Road in the vicinity of the proposed access points. Unsignalized capacity analyses will be performed to evaluate the operation of the proposed access point on Muttontown Road during the weekday a.m. and p.m. and Saturday midday peak hours. This analysis will utilize the procedures set forth in the latest edition of the Highway Capacity Manual. Trip generation estimates will be utilized, which are based on accepted methodology [i.e., the latest edition of the Institute for Transportation Engineers Trip Generation Manual]. Proposed traffic control measures at the proposed access point will be described. The potential for vehicle conflicts between traffic entering and exiting the proposed site access at the existing intersection at Wood Hollow Court will be evaluated. The DEIS will also describe the overall impact of the proposed subdivision on traffic conditions and traffic safety issues on Muttontown Road and the surrounding roadway network. The traffic analysis will discuss internal roadway layout, traffic circulation, and conformance to design requirements for fire/emergency access and Village Code requirements.)*

⁶ J. Delalio, L. Baumann, residents.

3.3.3 Proposed Mitigation (*This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize traffic and/or access impacts.*)

3.4 Aesthetics, Community Character & Cultural Resources

3.4.1 Existing Aesthetics, Community Character & Cultural Resources (*This section of the DEIS will describe the existing character and visual resources of the subject site, and will provide site and surrounding area photographs. Local databases and sources will be reviewed to determine any documented, prehistoric and/or historic resources, as available. The New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) will be contacted for site file information on cultural resources sensitivity of the subject site, including information regarding the buildings (including any pre-1940 buildings) at the site that are proposed to be removed as part of the proposed action, as requested by the NYSDEC.⁷ If determined necessary from the results of the OPRHP file information, the DEIS will determine the potential for the presence of pre-historic and/or historic era cultural resources, including the cemetery, by the preparation of a Phase I Cultural Resources Assessment [CRA], to be prepared by a qualified consultant.⁸)*

3.4.2 Anticipated Impacts (*The DEIS will discuss potential changes in community character and visual characteristics and vistas particularly along Muttontown Road and within the Muttontown Preserve, due to the removal of both the existing vegetation and buildings within the site. If a Phase I CRA is prepared, this section of the DEIS will determine the potential for the presence of pre-historic and/or historic era cultural resources, and if such are present, this section of the DEIS will discuss the potential impact on these resources.*)

3.4.3 Proposed Mitigation (*This section of the DEIS will identify and discuss any mitigation measures that will be implemented to minimize impacts to aesthetics, community character and/or cultural resources.*)

4.0 OTHER REQUIRED SECTIONS

4.1 Cumulative Impacts (*This section will describe other pending projects in the vicinity, determine the potential for cumulative impacts that would result from implementation of the proposed project in combination with others and discuss/analyze potential cumulative impacts.*)

⁷ Based upon consultations with the NYS OPRHP, should the applicant rather than the Village request information regarding the cultural sensitivity of the subject site, there must be acknowledgement in the submission request that the review is being conducted as part of the State Environmental Quality Review Act (SEQRA) process being administered by the Village of Muttontown Planning Board, and a representative of the agency itself (e.g., Village Clerk, Planning Board chairman) must be listed as the Primary Contact for the submission. The applicant and/or VHB, as consultant to the Village, can be listed as a Secondary contact. The contact information must include a name, address and e-mail address (as communication is primarily conducted by e-mail).

⁸ L. Baumann, resident.

- 4.2 **Adverse Impacts That Cannot Be Avoided** *(This section will provide a brief summary of those adverse environmental impacts described/discussed previously which are anticipated to occur, and cannot be completely mitigated.)*
- 4.3 **Irreversible and Irrecoverable Commitment of Resources** *(This section will provide a discussion of those natural and human resources that will be committed to and/or consumed by the proposed project.)*
- 4.4 **Growth-Inducing Aspects** *(This section of the DEIS will describe any secondary [indirect] impacts related to the proposed action or any further development that the proposed action may support or encourage.)*
- 4.5 **Use and Conservation of Energy** *(This section will summarize the discussion of energy suppliers and the proposed conservation of energy, and will present any anticipated energy conservation/sustainability measures that will be incorporated into the project).*
- 4.6 **Construction-Related Impacts** *(This section of the DEIS will provide a description of the types of impacts that may occur during the construction period, including truck traffic, odors, dust, noise, air emissions, etc. Mitigation measures to minimize construction impacts, such as erosion and sedimentation control, will be presented.)*

5.0 ALTERNATIVES

- 5.1 **No Action Alternative** *(This section will provide an impact analysis that assumes that the proposed project is not implemented, so that the subject site remains in its current status and condition.)*
- 5.2 **Zoning Compliant Alternative with Access in the Area of the Existing Driveway** *(This section of the DEIS will provide a plan that is fully compliant with all Village Code requirements but assumes access from the area of the subject site's existing driveway. Quantitative and qualitative impact analyses for each impact area outlined in Sections 2.0 and 3.0, above, will be presented at a level of detail sufficient to allow a comparison to the impacts of the proposed action.)*
- 5.3 **Zoning Compliant Alternative with Parkland Dedication** *(This section of the DEIS will provide a plan that is fully compliant with all Village Code requirements, and also assumes that the Village requires parkland dedication as set forth in §158-28 of the Village Code. Quantitative and qualitative impact analyses for each impact area outlined in Sections 2.0 and 3.0, above, will be presented at a level of detail sufficient to allow a comparison to the impacts of the proposed action.)*
- 5.4 **Consideration of Other Access Locations** *(This section of the DEIS will provide a qualitative discussion of potential alternate driveway locations along Muttontown Road, other than the proposed location and the location indicated in Section 5.2, above. Such discussion should consider horizontal and vertical curvature of the roadway, sight lines, adequate separation from other driveways/roadways to reduce vehicle conflict points, on-site slopes and other on-site features.)*

6.0 REFERENCES

IDENTIFICATION OF THE INFORMATION/DATA TO BE INCLUDED IN APPENDICES RATHER THAN IN THE BODY OF THE DEIS

Until the DEIS has been completed, it is not possible to determine all information/data that will be included in an appendix, rather than in the body of the DEIS. However, it is anticipated that the following would be provided as appendices to the DEIS:

- Positive Declaration and Final Scope
- Project Plans
- Survey and legal descriptions of easements
- Traffic Impact Study
- Site and area photographs
- Copies of correspondence to and from community service providers
- Copies of correspondence with NYS OPRHP and related documentation, if applicable

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.

Impacts to Topography

- USGS Maps and site-specific topographic surveys

Impact to Surface Soils

- *Soil Survey of Nassau County*

Impact to Subsurface Soils

- On-site test hole data

Impacts to Water Resources

- *Long Island Comprehensive Special Groundwater Protection Area Plan*
- *Long Island Comprehensive Waste Treatment Management Plan*
- *Nationwide Urban Runoff Program (NURP)*
- *Nonpoint Source Management Handbook*
- Prevailing stormwater regulations

Impact to Ecology

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

Impacts to Land Use and Zoning

- Village of Muttontown Village Code
- Relevant zoning maps
- Relevant comprehensive plans
- Review of trails/easements (including equestrian easements on and directly adjacent to the subject property)
- Site and area inspections

Impacts to Community Facilities and Services

- Consultations with community service providers (police, fire department/district, ambulance services, school district, solid waste, water purveyors, energy suppliers)
- Demand projections
- Tax information and projections

Impacts to Traffic

- Projections of site-generated traffic using Institute for Transportation Engineers (ITE) publication entitled *Trip Generation Manual*, current edition
- *Highway Capacity Manual*, current edition
- American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets
- Consultation with Village of Muttontown and other nearby municipalities with respect to other planned, proposed or approved projects in the area

Impacts to Aesthetics, Community Character & Cultural Resources

- Site and area inspections and photographs
- Review of NYS OPRHP databases and consultations with NYS OPRHP
- Review of local databases, if any

Construction-Related Impacts

- Construction Schedule
- Erosion and sediment control plan
- Relevant Village regulations related to noise and construction activities

Cumulative Impacts

- Consultations with Village and other municipalities and/or agencies

ISSUES RAISED DURING SCOPING AND DETERMINED NOT TO BE RELEVANT OR NOT ENVIRONMENTALLY SIGNIFICANT

Pursuant to 6 NYCRR Part 617 (i.e., the implementing regulations of SEQRA), an environmental impact statement must identify and evaluate potential significant adverse environmental impacts. There were no issues that were raised at the public scoping session or during the public comment period therefor that were not relevant or that have no potential to be environmentally significant.