

1. Introduction

The proposed action is the request for a special permit and site plan approval for construction of a synagogue. The synagogue currently shares space with the Brookville Reformed Church (at 2 Brookville Road). The congregation is proposing a 22,173 square foot synagogue with 247 fixed seats (plus the possibility of 138 fixed seats in a balcony for High Holiday use) on a vacant 6.1-acre parcel on the east side of NYS Route 106, between Brookville Road and Belle Sonia Court. The full build out of the synagogue will be completed in phases based upon the growth needs of the congregation.

The site is in the Incorporated Village of Muttontown within the Town of Oyster Bay in Nassau County, and is situated within the “Residence E-3 District” (3-acre single-family residential). No variances are required. The application requires a special use permit approval from the Board of Trustees of the Incorporated Village of Muttontown and site plan approval from the Village’s Site Architectural Review Board.

The site was previously approved for a two-lot subdivision with two drainage areas at the front of the property near Route 106. The soil was removed to create the drainage areas and stockpiled on the site. No further site work was performed and the site has remained vacant.

A Draft Environmental Impact Statement (DEIS) was submitted to the Village of Muttontown in June 2008. It examined the existing conditions, potentially significant adverse impacts, and mitigation measures for the construction and operation of the proposed synagogue. The Village Board accepted the DEIS as complete on August 12, 2008, held public hearings on the DEIS on September 24, 2008 and December 4, 2008, and accepted public comment on the DEIS through December 31, 2008.

This FEIS addresses concerns raised during the public hearings, in written comments received during the public comment period on the DEIS, and comments made on the draft FEIS prepared in March 2009. See Appendix B for the comment letters and response memorandum. The DEIS is incorporated into this document by reference.

The State Environmental Quality Review Act states, “A final EIS must consist of: the draft EIS, including any revisions or supplements to it; copies or a summary of the substantive comments received and their source (whether or not the comments were received in the context of a hearing); and the lead agency's responses to all substantive comments. The draft EIS may be directly incorporated into the final EIS or may be incorporated by reference. The lead agency is

responsible for the adequacy and accuracy of the final EIS, regardless of who prepares it. All revisions and supplements to the draft EIS must be specifically indicated and identified as such in the final EIS.”