DRAFT SCOPE

DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT FOR THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT (REUSE & REVITALIZATION PLAN, INCLUDING AMENDMENT TO THE TOWN OF RIVERHEAD COMPREHENSIVE PLAN, AMENDMENT TO ZONING CODE, AND SUBDIVISION OF EPCAL PROPERTY AT CALVERTON

SOUTH OF NEW YORK STATE ROUTE 25 (MIDDLE COUNTRY ROAD) EAST OF WADING RIVER MANOR ROAD CALVERTON, TOWN OF RIVERHEAD, SUFFOLK COUNTY

Overview

This document is a Draft Scope for the Draft Supplemental Generic Environmental Impact Statement (DSGEIS) for the comprehensive development plan and subdivision of the EPCAL property at Calverton, which also involves, among other things, an amendment to the Comprehensive Master Plan, the creation of a planned development zoning district, a subsequent change of the zoning classification of certain parcels (the subject property) designated on the Suffolk County Tax Map as District 600 – Section 135 – Block 1 – Lots 7.1, 7.2, 7.33 and 7.4, and future development of such parcels. A Final Environmental Impact Statement (FEIS) entitled *Final Environmental Impact Statement: Transfer and Reuse of the Naval Weapons Industrial Reserve Plan, Calverton, New York, December 1997* (hereinafter the *"1997 FEIS"*) was prepared by the United States Navy in 1997, pursuant to the National Environmental Policy Act (and as a Generic Environmental Impact Statement [GEIS] for the purposes of the State Environmental Quality Review Act [SEQRA]), for the overall Calverton property, a portion of which comprises the current subject property. In addition, supplemental studies based upon the 1997 FEIS/GEISwere performed in 2004 and 2005. This Draft Scope is based upon the issues analyzed in the 1997 FEIS/GEIS.

The subject property consists of 2,323.9± acres, and is situated on the south side of New York State Route 25 (Middle Country Road), north of Grumman Boulevard and east of Wading River Manor Road, in the hamlet of Calverton, Town of Riverhead, Suffolk County, New York.

To ensure that the DSGEIS will address all significant issues, formal scoping will be conducted pursuant to 6 NYCRR §617.8. This Draft Scope provides a description of the proposed action and the proposed content for the DSGEIS. This Draft Scope has been prepared in accordance with 6 NYCRR §617.8(b) 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

Description of the Proposed Action

The proposed action consists of the creation and adoption of a comprehensive development plan (Reuse & Revitalization Plan), amendment of the Comprehensive Master Plan, creation of a planned development zoning district; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9-acre EPCAL property to that planned development zoning district; and the subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities, open space).

As the 2,323.9-acre EPCAL property is expected to be redeveloped over a multi-decade horizon, it is not possible to determine the precise uses or the precise square footage of each use that may be developed. Moreover, as indicated in the *Real Estate Market Assessment Calverton Enterprise Park (EPCAL) Riverhead, New York*, prepared by RKG Associates, Inc. in association with Jeffrey Donohoe Associates LLC, dated December 8, 2011 (the "Market Study"), there are a variety of different uses that would be feasible over the multi-decade redevelopment horizon, including, but not necessarily limited to:

- Multi-Modal Freight Village
- Agri-Business/Food Processing
- High-Tech Business/Green Technology/Research Park
- Mixed Use Planned Development

Thus, in order to ensure a comprehensive evaluation of the entire action (including the impacts of redevelopment in accordance with the proposed subdivision) as required pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, a conceptual development plan and subdivision plan will be prepared. The DSGEIS will calculate a theoretical development program so that the environmental impacts associated with that theoretical development program can be fully evaluated in the DSGEIS.

As the EPCAL property includes regulated wetlands, land within the Peconic River Wild, Scenic and Recreational Rivers System (WSRRS) corridor, and habitat for endangered species, the subdivision provides for maintenance of buffers of a minimum of 1,000 feet around designated wetlands (to accommodate tiger salamander habitat), and also provides for approximately 596.4 acres of maintained grassland (458.1 acres of existing grassland to be maintained, and 138.3 acres of grassland to be created) as habitat for the short-eared owl, and other species including the northern harrier and the upland sandpiper. In addition, the subdivision provides a minimum preservation of 59.5± percent of natural area (including the aforementioned 596.4 acres of grassland to be preserved, and an additional 787.3 acres of existing woodland to be preserved). This information will be fully documented in the DSGEIS.

The Town of Riverhead is also working with the New York State Legislature on legislation to designate the EPCAL property as an urban renewal area, set guidelines and time parameters for review of development actions and applications within EPCAL

The following approvals have been preliminarily identified as being required to implement the proposed action:

Agency	Approval
Town of Riverhead Town Board	• Amendment to Comprehensive Master Plan • Creation of Zoning District • Rezoning of EPCAL Property • Adoption of Updated Urban Renewal Plan • Potential Modifications to Buffers along Grumman Boulevard and NYS Route 25 • Resolution Approving Alteration of Boundaries of Adjoining Fire Districts
Town of Riverhead Planning Board	Preliminary and Final Subdivision Approval
Town of Riverhead Sewer District	Sewer Availability
Town of Riverhead Water District	Water Availability
Town of Riverhead CDA	Revision of Urban Renewal Plan
Town of Riverhead Highway Department	Road Opening Permit (Town Roads)
Wading River Fire District Manorville Fire District	Joint Resolution of Boards of Fire Commissioners Approving Alteration of Adjoining Fire Districts
Suffolk County Department of Health Services	• Subdivision Approval • Water Supply • Sanitary Sewerage Disposal
Suffolk County Department of Public Works	Highways Permit (County Roads)
Suffolk County Planning Commission	Referral
Suffolk County Water Authority	Water Supply (Potential)
New York State Department of Transportation	Highway Work Permit (State Roads)
New York State Department of Environmental Conservation	• General Permit for Stormwater Discharges • Modification to SPDES Permit for discharge to McKay Lake • Potential Public Water Supply Permit • ECL Article 11 Incidental Take Permit • Freshwater Wetlands Permit • Wild, Scenic and Recreational Rivers Permit (for Subdivision of Land) • Modification of Wild, Scenic and Recreational Rivers Corridor Boundary

The section of the DSGEIS entitled *Description of the Proposed Action* will provide a thorough description the proposed action and a brief description of the existing conditions on the 2,323.9±-acre site. The *Description of the Proposed Action* section of the DSGEIS will specifically include

information relating to:

- Description of the proposed action.
- Site and project history and current level of activities on the project site.
- Physical characteristics of the site, such as the boundaries, size, and existing pervious and impervious areas.
- Existing conditions, including surrounding land uses and road/highway network.
- Description of the proposed planned development zoning district and the specific uses and maximum potential development that can occur on the subject property under such zoning district.
- Description of the proposed subdivision.
- Information regarding the proposed conceptual development, including zoning and build-out data (e.g., areas of buildings, pavement, natural areas, landscaping, buffers, etc.).
- Breakdown and description of the various open space areas to be provided, including acreages, and any other relevant factors.
- Utilities and existing on-site and adjacent infrastructure systems.
- Discussion of proposed traffic and circulation plan.
- Infrastructure requirements, including water supply, wastewater treatment, stormwater management, and energy supply.
- Project purpose, need and benefits. In addition, the DSGEIS will discuss the Town's goals and objectives with regard to the rezoning and redevelopment of the subject property.
- Demolition requirements and any hazardous materials related thereto.
- Project timing.
- Required Local, County, State and/or Federal approvals.

Potentially Significant Adverse Impacts

The DSGEIS will be prepared in accordance with the Final Scope promulgated by the lead agency and in accordance with 6 NYCRR §617.9(b). Based upon review of the site, the proposed

subdivision and conceptual plan, the Environmental Assessment Form (EAF) and the 1997 FEIS, a Positive Declaration was issued by the Town Board of the Town of Riverhead on June 18, 2013. The environmental issues listed below and to be included in the DSGEIS are based specifically upon those included in the 1997 FEIS. The identified potential adverse impacts as well as other relevant issues will be fully addressed in various DSGEIS sections, as briefly outlined below.

Land Use and Zoning

This section of the DSGEIS will describe existing land use and zoning on the subject site and in the surrounding area. As part of this section, relevant land use (comprehensive) plans, including, but not limited to, the 1996 *Comprehensive Reuse Strategy for the NWIRP at Calverton*, the 1998 *Calverton Enterprise Park Urban Renewal Plan*, the 2003 *Town of Riverhead Comprehensive Plan*, and the *Central Pine Barrens Comprehensive Land Use Plan*, and policies, will be reviewed.

This section will describe the proposed new zoning district, its adoption by the Town of Riverhead and the subject property's placement into that zoning district. In addition, this section will provide a detailed description of the proposed subdivision and conceptual development plans. The DSGEIS will describe and quantify the areas to be developed with buildings, parking areas, roadways, walkways, etc., as well as their uses, and will compare these data to the existing conditions. In addition, this section will discuss existing and proposed natural areas to be maintained on the site.

In addition to examining the proposed uses, the DSGEIS will describe existing on-site uses that would be removed or displaced (if any).

Based on the foregoing information, the DSGEIS will assess the impacts and compatibility of the new proposed zoning district, the requested change of zone, and the subdivision and conceptual site development on land use and zoning (including bulk requirements), and will examine the established development policies, patterns and neighborhood and area character.

In addition to the above, the DSGEIS will discuss potential land use impacts of the proposed action upon Peconic Headwaters. Although this assessment would predominantly relate to the potential land use and community character impacts upon such lands, additional discussion of the Peconic Headwaters would be included within the "Water Quality and Hydrology" and "Terrestrial and Aquatic Environment" sections of the DSGEIS.

Socioeconomics

The socioeconomic analysis will provide an overview of the demographics and housing market trends that existing within the regional economy. In addition, labor market conditions in the Long Island region will also be presented. An analysis of the anticipated growth sectors that may have significance for the EPCAL site will be presented. The baseline analysis will also include a review of real estate conditions in the office and industrial markets to determine competitive placement of the property. The socioeconomic analysis

will also include a market study, which evaluates various uses (including potential specialty uses) that may be viable for the subject property.

An absorption study was conducted by RKG Associates, Inc. The results of that study, along with the Real Estate Market Assessment prepared by RKG and dated December 8, 2011, will be summarized and incorporated into the DSGEIS. These studies have been used as the bases for formulating the conceptual development plans and time horizon that are to be analyzed in the DSGEIS.

An analysis of the potential fiscal impacts of the proposed action will be prepared. Specifically, using information and projections prepared by the Town tax assessor, an analysis of potential property tax revenues associated with the potential development of the subject property will be presented. Projected property tax revenues will be indicated for each applicable taxing jurisdiction. In addition, this section will examine potential construction and permanent job creation as a result of future development resulting from implementation of the proposed action.

Community Facilities and Services

The expected impact on community services will be evaluated in this section of the DSGEIS. Specifically, the DSGEIS will identify all community service providers and assess the impacts of the proposed action on fire protection services (including a discussion of how service response would be integrated amongst the three fire districts that serve the site), ambulance and emergency medical services, health care, police protection, solid waste collection and disposal and education facilities. The impact assessment will include consultation with the various service providers to determine the existing facilities and ability to serve the future conceptual development.

Transportation

This section of the DSGEIS will describe the existing traffic conditions and evaluate the effects of the proposed action on the surrounding area roadways and public transportation systems. A Traffic Impact Study will be prepared for the study area, which will include the following items:

- Existing roadway features in the study area, including the number, direction and width of travel lanes, posted speed limits, maintenance jurisdiction, parking regulations, signs and traffic control devices will be identified.

- Manual turning movement counts will be conducted on one typical weekday during the AM commuter peak period (7:00 a.m. to 9:00 a.m.) and PM commuter peak period (4:00 p.m. to 6:00 p.m.) and mid-day on a typical Saturday (10:00 a.m. to 2:00 p.m.) at the following intersections:

    1. NYS Rte. 25 at NYS Rte. 25A
    2. NYS Rte. 25 at Edwards Avenue

3. NYS Rte. 25 at Wading River-Manor Road
4. NYS Rte. 25 at Yaphank-Middle Island Road
5. Wading River-Manor Road at LIE North Service Road (NSR)
6. Wading River-Manor Road at LIE South Service Road (SSR)
7. Edwards Avenue at River Road
8. Grumman Boulevard at Wading River– Manor Road

Other roadways (i.e., Raynor Road, North Street/Mill Road, Wading River Manor Road, River Road, Old River Road, Line Road, and Connecticut Avenue) within the general study area will be examined for possible impacts in a qualitative manner.

- Automatic Traffic Recorders (ATRs) will be placed for a one week period at the following locations:
  - NYS Route 25 west of site access
  - NYS Route 25 east of site access

- The collected data, as described above, will be compiled, and analyses of the existing operating conditions during the peak Weekday AM and PM periods and the mid-day Saturday period will be conducted using the appropriate methodology presented in the latest edition of the Highway Capacity Manual.

- Current traffic accident data for the most-recent three-year period available for the study intersections will be obtained from the New York State Department of Transportation (NYSDOT), and summarized. Any significant trends/patterns that might be impacted by the proposed development will be identified and the need for corrective measures evaluated.

- The latest available information from appropriate governmental agencies will be obtained regarding any planned roadway/intersection improvement projects in the study area. Specifically, the applicants will contact the Town of Riverhead, the Suffolk County Department of Public Works (SCDPW), and the NYSDOT. Any such improvements, based upon responses received, will be incorporated into the future "No-Build" and "Build" analyses.

- The "No-Build" base traffic conditions will be estimated by applying a background traffic growth factor using NYSDOT's LITP rates to the existing traffic volumes. In addition, traffic generated by other planned developments in the vicinity of the site will be included in the "No-Build" base condition. The location and nature of such proposed projects will be determined through consultations with the Town of Riverhead.

- Trip generation estimates will be prepared for the proposed project based upon information obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th edition. Appropriate internal trip capture credits and/or pass-by credits, if applicable, will be applied to the site generated traffic upon agreement with the Town.

- Using previous studies, census data, the population distribution in the vicinity of the site, and existing travel patterns, trip distribution patterns will be determined and site-generated traffic will be assigned to the roadway network in the study area.

- The site generated traffic will be added to the "No-Build" volumes at each of the study intersections to determine the "Build" conditions. "Build" conditions will be conducted for full occupancy at the build year. The "Build" conditions will then be analyzed using SYNCHRO, version 8 to determine the relative impacts of the proposed project on surrounding roadways.

- An evaluation of the proposed site access and overall site layout with regard to access and internal circulation will be conducted.

- Parking requirements will be developed for the theoretical uses to be considered for the proposed subdivision.

- An inventory of available public transportation within the study area will be provided. Specifically, bus routes serving the site, and the frequency of such service, will be provided.

- The walkability of the proposed development, (including a discussion of internal and external pedestrian circulation) will be evaluated.

- The need for mitigation measures will be determined based upon the results of the analysis.

This section of the document will also discuss existing air traffic and any anticipated impacts to air traffic.

Air Quality

The existing air quality of the area will be evaluated in this section of the DSGEIS. Monitoring data available from the NYSDEC will be used to define existing air quality levels. Existing levels will be compared to Federal and State air quality standards. Since the project is located in a non-attainment area for ozone and a maintenance area for carbon monoxide, air quality emission analysis to satisfy the Transportation Air Quality Conformity Regulations will be undertaken under the guidance of the NYSDOT. The DSGEIS will describe the methods and procedures specified by the NYSDOT *Environmental Procedures Manual* (EPM) air quality chapters with respect to mobile sources.

As required, the DSGEIS will address transportation conformity hot-spot requirements for this pollutant, as described in the *Transportation Conformity Guidance for Qualitative Hot-Spot Analysis in PM2.5 and PM10 Nonattainment and Maintenance Areas and subsequent FHWA/EPA* guidance documents.

The DSGEIS will address emissions of Mobile Source Air Toxics (MSATs) that may result from the proposed action as described in the FHWA document *Interim Guidance Update on Mobile Source Air Toxic Analysis in NEPA Documents*, dated September 30, 2009.

Following NYSDOT procedures, a screening analysis will be used to determine the intersections requiring a detailed microscale air quality analysis. The proposed development will generate site traffic, and its impact on air quality levels will be assessed. Once traffic engineering data are available, intersections with significant increases in traffic or significant decreases in level of service will be identified. From that list of intersections, select intersections will undergo detailed air quality analyses following NYSDEC protocols and will follow guidance presented in the NYSDOT EPM air quality chapters. The list of intersections undergoing detailed analysis will be presented for approval to the lead agency, prior to undertaking the analyses. The analyses will contain existing, no-build and build scenarios.

Where air quality impacts are projected to exceed Federal or State guidelines, the traffic engineers will be consulted, and mitigation measures will be proposed to address such impacts.

With respect to stationary sources, emissions could result from the use of boilers for heating and hot water in newly-constructed buildings on the site. It is assumed that the existing steam/condensate facility that is located within the off-site Calverton Camelot industrial subdivision would not be used to supply heat or hot water required for the proposed development. The proposed action does not anticipate any other facility on-site to supply power demand. However, if any individual emissions sources would be generated in the future, the source would be required to comply with relevant air-permitting regulations to ensure no significant adverse impact to air quality would occur. Although it is not expected that individual buildings sources would be major sources of air emissions, a qualitative analysis will be presented in this section of the DSGEIS.

As a component of the air quality analyses to be conducted for the build condition, a qualitative assessment of greenhouse gases (GHGs) would also be performed (as no users have been identified and buildings will not be designed until after the SEQRA process is completed and the property is rezoned, it is not possible to prepared a detailed GHG analysis). Direct and indirect sources that could be expected to be introduced to the site as a result of the proposed action would be identified, to the extent practicable. The DGEIS will identify minimum design features that would be required for each development, in order to minimize potential impacts from GHGs.

Finally, future construction activity air quality impacts will be qualitatively addressed. Dust controls during construction will be presented. Other sources of air emissions will also be qualitatively evaluated as part of the environmental review process.

Noise

The DSGEIS will document existing noise levels and sources on the subject property and in the surrounding area, through site-specific noise monitoring. In addition, a noise impact

assessment will be conducted to evaluate the noise levels with the proposed project (both short-term construction-related noise, and long-term operational noise). The assessment of project-induced traffic noise and traffic-related construction noise will follow the methodologies outlined in the NYSDOT *Environmental Procedures Manual* (or latest procedural document). Noise associated with the proposed action will be compared to existing noise levels and noise associated with the former use of the subject property as an aircraft testing facility. This assessment will consider existing and proposed air traffic.

The general characteristics of sound and noise analysis will be presented in this section of the DSGEIS. In addition, Federal Highway Administration (FHWA), NYSDOT and Town of Riverhead noise impact criteria will be discussed.

Using land use and zoning maps, noise-sensitive land uses adjacent to traffic count locations and other noise-sensitive land uses will be candidate locations for noise monitoring and impact analysis. It is estimated that up to three locations will be selected for noise monitoring during the relevant study periods. The results of the site-specific noise monitoring will be presented and evaluated.

The FHWA Traffic Noise Model (TNM) will be used to calculate sound levels associated with the traffic generated by implementation of the proposed action. The noise monitoring data will be used to validate the TNM model. The TNM input data will include peak noise period traffic volumes, vehicle speeds, and roadway and receptor geometry. The attenuation effects of vegetation, trees, and building structures will also be included in the modeling analysis. Based upon this information, TNM will calculate sound levels at each receptor location within the study area for existing and future build conditions.

Projected mobile-source noise levels will be compared to applicable standards and guidelines including those of the Town of Riverhead Noise Control ordinance, Federal Highway Administration, NYSDOT and the United States Department of Housing and Urban Development. At locations where impacts are expected, mitigation measures will be identified to minimize noise impacts. Mitigation measures for avoidable impacts will be examined, and feasible abatement measures will be recommended, as necessary.

For purposes of comparing potential future noise impacts with historical aircraft noise, noise contours at the Calverton NWIRP property for the year 1991 will be presented. Operations in 1991 mainly involved military jets. These historic noise contours will be compared to the future noise levels expected as a result of the proposed action.

In addition, the potential for future stationary source sound levels will be discussed qualitatively, and with respect to the relevant recommendations and requirements of federal and Town standards.

Finally, impacts on noise levels during construction would include noise from construction equipment operating at the site and construction vehicles/delivery vehicles traveling to and from the property. Noise impacts will vary widely depending upon the phase of

construction. A qualitative analysis of the anticipated construction noise impacts will be presented in this section of the DSGEIS.

Infrastructure

The DSGEIS will include a discussion of the existing infrastructure and associated easements on the site and those which may be located off-site, but currently serve the property. The Parsons, Brinckerhoff, Quade & Douglas analysis (1995) in conjunction with the HR&A Opportunities and Constraints Analysis (2005) will be used as the basis for the evaluation. The analysis presented in this section of the DSGEIS will focus on the following: water supply system, sanitary sewer system including sewage treatment, stormwater drainage, natural gas, steam/condensate, and electricity.

The impact to these infrastructure systems and the potential need for expansion, upgrading, and/or modification, will be discussed with respect to the proposed conceptual development.

Cultural Resources

This section of the DSGEIS will summarize existing information with respect to the presence (or absence) of historic or archaeological resources on or adjacent to the subject property. In addition, the agreement between the Town of Riverhead Community Development Agency and the New York State Office of Parks, Recreation and Historic Preservation with respect to the rights and responsibilities associated with preservation and the future development of the property will be discussed herein.

Once these issues are set forth in the DSGEIS, an analysis of the future development of the subject property upon implementation of the proposed action with respect to these rights and responsibilities will be evaluated.

Geology, Soils and Topography

Relevant documentation will be reviewed to determine the geological characteristics of the site and surrounding area.

The *Soil Survey of Suffolk County* will be used to determine the soil types on the site, and the characteristics of such soils. The suitability of the soils (stability, quality, etc.) and potential engineering limitations for the proposed site alterations and proposed uses on the site will also be examined. This published data will be supplemented with site-specific soil borings, the results of which will be discussed in the DSGEIS.

The DSGEIS will also include topographic information obtained through review of relevant USGS maps and site-specific topographic surveys, as available.

A narrative description of potential impacts to soils and topography and strategies to minimize such impacts will be included in the DSGEIS. A description of measures that will

be implemented in the future to mitigate impacts due to potential erosion and off-site sediment transport will be presented. The DSGEIS will also discuss the potential changes in topography that may result from future development resulting from implementation of the proposed action.

Water Quality and Hydrology

Regional and local hydrogeological conditions, including a discussion of the aquifers and general water quality (using the results of the *Final Long Island Groundwater Management Plan*) will be discussed in this section of the DSGEIS. Depth to groundwater and direction of groundwater flow, based upon the groundwater divide will also be determined.

The subject property is located in Hydrogeologic Zone III, as identified in the *Long Island Comprehensive Waste Treatment Management Plan* (the "208 Study"). The proposed actions' consistency with the relevant recommendations of the 208 Study will described herein. The existing on-site groundwater wells that were used with respect to drinking water supply for the former development, and their current status, will be described. The need for the Riverhead Water District to seek approvals for additional public water supply wells at the site to serve the future development, and the hydrologic effects associated with the additional pumpage from same, would be assessed. Such analyses would assess the potential for the additional pumpage to affect water levels at the on-site surface waters, including any surface waters that are documented as breeding habitat for the tiger salamander. Further, the effects of the proposed action upon the overall water budget of the site, including impacts associated with storm- and wastewater management, would be assessed. Potential effects of additional groundwater pumpage on groundwater contamination and remediation efforts will be discussed.

As the subject property is located within the Central Suffolk Special Groundwater Protection Area (SGPA), a Critical Environmental Area, a discussion of the proposed action's potential impact on such resources will be included in this section of the DSGEIS. A discussion of the relationship of the SGPA to the Central Pine Barrens and the potential impacts of the project on same will be discussed in this section of the DSGEIS.

With respect to surface water, the subject property is located in the Peconic River drainage basins. Therefore, this section of the DSGEIS will discuss the attributes of the drainage basin and the river, as well as the requirements of the New York State Wild, Scenic and Recreational River System, of which the Peconic River is a part. Potential water resource impacts upon the Peconic Headwaters would also be addressed in this section. In addition, this section will provide a summary of the relevant portions of the Peconic Estuary Comprehensive Conservation and Management Plan.

Furthermore, this section of the DSGEIS will provide a discussion of the other surface water bodies that are located on the subject property, and the potential for the proposed action to adversely impact water quality at such water bodies, would be assessed. Potential impacts upon designated wetlands and their associated ecological communities will be described in the section of the DSGEIS entitled "Terrestrial and Aquatic Environment."

The subject property, although not coastal, is shown on the New York State Coastal Map as a Significant Coastal Fish and Wildlife Habitat, due to the presence of the Peconic River. The specific features associated with this Significant Coastal Fish and Wildlife Habitat will be discussed herein.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) will be reviewed and evaluated with respect to the location of the floodplains associated with the off-site Peconic River, and other water bodies that are located on the subject property. An analysis of the proposed project with the respect to the floodplains and the potential for the site to be located within a special flood hazard area will be conducted.

Once the existing conditions data are obtained with respect to groundwater, surface water and floodplain resources, changes expected as a result of future development on the subject site and its impact upon water resources on the subject property and in the surrounding area will be assessed.

Terrestrial and Aquatic Environment

The prior analyses of natural resources existing on the site will be summarized and an updated site inspection by a qualified biologist/ecologist will be conducted to document current vegetation, wildlife, and the general habitat character of the property. An inventory of flora and fauna observed and expected will be provided in this section of the DSGEIS along with a vegetation map. Protected native plants, and terrestrial and aquatic plant and animal species listed as endangered, threatened, or of special concern will be identified and specifically discussed. As part of the ecological assessment, the New York State Department of Environmental Conservation (NYSDEC) Natural Heritage Program (NHP) will be consulted to update available information on significant natural resources on the site and in the surrounding area. The specific ecology associated with the Central Pine Barrens SGPA will be evaluated and presented in this section of the DSGEIS.

To supplement this information, an assessment of the ecological system as a whole across the entire site will be presented. The focus of this assessment will not only be on individual plants and animals within the project site, but will also include a discussion of their interactions with each other and the existing habitat. The existing conditions of different sections of the site will be presented and their habitat values will be determined.

In addition, a discussion of the aquatic environments at the site, with respect to existing wetlands and wetland communities, will be included in this section of the DSGEIS.

Once the existing conditions data are obtained, anticipated changes resulting from implementation of the proposed action that could potentially impact natural resources on the site and in the surrounding area will be evaluated. This section of the DSGEIS will evaluate potential impacts of the proposed action on the site and area ecology, including the potential impact on protected native plants, and plant and animal species listed as endangered, threatened, or of special concern, as well as identified wetland communities.

As part of this evaluation, a Comprehensive Habitat Protection Plan would be prepared to identify each habitat type under existing conditions and upon implementation of the proposed action (this Plan would be summarized in the body of the document and appended in its entirety). Specific consideration would be given to sensitive ecological resources at the site (e.g., rare species and ecological communities), and the relevant mitigation measures to be implemented as part of the proposed action would also be incorporated into the Comprehensive Habitat Protection Plan (e.g., periodic mowing of grassland, protective measures to ensure preservation of grassland to be retained [e.g., covenants, conservation easements, dedication of land to preservation entity], grassland creation [e.g., planted soil over portions of runway, establishment of drainage reserve areas that contain grassland, conversion of old field scrub and scrub acreage] and timing therefor).

In addition, this section of the DSGEIS will discuss the measures developed to provide for maintenance of buffers of a minimum of 1,000 feet around designated wetlands (to accommodate tiger salamander habitat), and to provide for approximately 596.4 acres of maintained grassland (458.1 acres of existing grassland to be preserved, and 138.3 acres of grassland to be created) to accommodate habitat for the short-eared owl. In addition, this section will discuss how the subdivision provides for the preservation of over 59.5 percent of existing natural area (i.e., grassland and woodland), and how the design of the subdivision will help to protect the ecological resources of the Peconic Headwaters.

Petroleum and Hazardous Materials

The DSGEIS will summarize the former and any current environmental investigations and remediation that are associated with the subject property and immediately adjacent properties. As general background, on-site operations generated hazardous waste from 1954 through 1996. However, such on-site operations were generally confined to the off-site area of the current Calverton Camelot industrial subdivision. Since 1986, the U.S. Navy has conducted environmental investigations and clean-ups throughout the site. A Remedial Feasibility Investigation was conducted by the U.S. Navy in 1997, which indicated on-site Volatile Organic Compound (VOC)-contaminated groundwater with the potential for off-site migration. The U.S. Navy submitted a Feasibility Study for specific areas (including an area identified as the Southern Area groundwater plume) of the site as a follow-up. The U.S. Navy completed a Corrective Measures Study for the Southern Area in 2011. A soil vapor intrusion investigation was conducted in 2011, which indicated that there were no potential impacts. A number of sites within the off-site industrial subdivision are listed on State and Federal databases with respect to potential contamination. This section of the DSGEIS will examine the available information and provide a discussion of the potential impacts of future development associated with implementation of the proposed action with respect to the remaining areas of potential environmental concern.

Cumulative Impacts

The DSGEIS will examine the cumulative impacts associated with the development of other planned or approved projects in the surrounding area with respect to the impact issues described above, if any.

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. Relevant information from the prior 1997 FEIS will be incorporated, as necessary. While it is not possible to determine all information sources to be used, the following represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DSGEIS.

Land Use and Zoning

- *Final Environmental Impact Statement: Transfer and Reuse of the Naval Weapons Industrial Reserve Plant, Calverton, New York*, U.S. Department of the Navy, December 1997
- *Real Estate Market Assessment, Calverton Enterprise Park (EPCAL)*, RKG Associates, December 8, 2011
- *A Comprehensive Reuse Strategy for the NWIRP at Calverton*, HR&A Inc., March 1996
- Town of Riverhead-provided Geographic Information Systems Data
- Chapter 108 of the Code of the Town of Riverhead
- *Town of Riverhead Comprehensive Plan*, November 2003
- *Town Of Riverhead Calverton Enterprise Park Urban Renewal Plan* – Final Draft September 29, 1998
- *Central Pine Barrens Comprehensive Land Use Plan*

Socioeconomics

- *Real Estate Market Assessment, Calverton Enterprise Park (EPCAL)*, RKG Associates, Inc., dated December 8, 2011
- Absorption Analysis for NWIRP/EPCAL, RKG Associates, Inc. Consultation with Town of Riverhead Tax Assessor

Community Facilities and Services

- Consultations with service providers
- Suffolk County iMap v. 2.0 – General Land Information: http://gis.co.suffolk.ny.us/LandViewer/index.html
- Peconic Bay Medical Center website: http://www.peconicbaymedicalcenter.org/z-about/
- Town of Riverhead Sanitation Department website: http://www.riverheadli.com/sanitation.html

- Riverhead Central School District website: http://www.riverhead.net/HTML/ourschools.html
- New York State Education Department Property Tax Report Card website: http://www.p12.nysed.gov/mgtserv/propertytax/

Transportation

- Traffic Counts
- Accident Data
- Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, Eighth Edition*, or any subsequent edition
- *Highway Capacity Manual*
- *SYNCHRO*, latest edition
- American Association of State Highway and Transportation Officials (AASHTO) *Policy on Geometric Design of Highways and Streets*
- New York State Department of Transportation, *Long Island Transportation Plan (LITP) 2000*
- Consultation with NYSDOT, SCDPW, Town of Riverhead Highway Department, Long Island Railroad

Air Quality

- United States Environmental Protection Agency National Ambient Air Quality Standards
- 1990 United States Clean Air Act
- New York State Department of Environmental Conservation Ambient Air Quality Standards
- New York State Department of Environmental Conservation Ambient Air Quality Reports
- *Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements.* New York State Department of Environmental Conservation. Office of Air, Energy and Climate. July 15, 2009
- *New York State Greenhouse Gas Emissions Inventory and Forecasts for the 2009 State Energy Plan.* New York State Energy Research and Development Authority. August 06, 2009
- New York State Department of Environmental Conservation Environmental Facilities Navigator: http://www.dec.ny.gov/imsmaps/facilities/viewer.htm

Noise

- New York State Department of Transportation *Noise Analysis Policy and Procedures*, dated March 2011
- *Highway Noise Fundamentals.* Federal Highway Administration, September 1980.
- New York State Department of Transportation Environmental Procedures Manual, Chapter 3.1 August 1998.

- 23 CFR Part 772, Procedures for Abatement of Highway Traffic Noise and Construction Noise.
- Chapter 81 of the Code of the Town of Riverhead

Infrastructure

- *Infrastructure Evaluation*, Parsons, Brinkerhoff, Quade & Douglas, Inc., October 17, 1995
- *Opportunities and Constraints Analysis*, HR&A Inc., October 2005
- Town of Riverhead-provided Geographic Information Systems Data
- Information provided by the Calverton Sewer District
- Information provided by the Riverhead Water District
- Information provided by H2M Engineering Group (Consulting Engineers to Town Sewer and Water Districts)

Cultural Resources

- *Draft Environmental Impact Statement: Disposal and Reuse of the Naval Weapons Industrial Reserve Plant, Calverton, New York*, U.S. Department of the Navy, February 1997
- *Final Environmental Impact Statement: Transfer and Reuse of the Naval Weapons Industrial Reserve Plant, Calverton, New York*, U.S. Department of the Navy, December 1997
- *Agreement Between The Community Development Agency and Riverhead, New York and the New York State Historic Preservation Office Regarding Historic and Archaeological Resources at the Former Naval Weapons Industrial Reserve Plant, Calverton New York*, Riverhead Community Development Agency and New York State Historic Preservation Officer, 1998

Geology, Soils and Topography

- Existing reports regarding subsurface conditions
- *Soil Survey of Suffolk County*
- Soil borings, if available
- USGS Maps and site-specific topographic surveys
- *Groundwater Atlas of the United States – Segment 12*, USGS, 1995

Water Quality and Hydrology

- *Long Island Comprehensive Waste Treatment Management Plan*
- *Nationwide Urban Runoff Program (NURP)*
- *Nonpoint Source Management Handbook*
- *Long Island Comprehensive Special Groundwater Protection Area Plan*
- *Water-Table and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy and Lloyd Aquifers beneath Long Island, New York, March-April 2006*, USGS, 2009
- *Long Island Central Pine Barrens Plan*

- Suffolk County Sanitary Code
- *Reducing the Impacts of Stormwater Runoff From New Development*, New York State Department of Environmental Conservation
- Chapter 110 of the Code of the Town of Riverhead
- Town of Riverhead-provided Geographic Information Systems Data
- New York State Department of Environmental Conservation Wild, Scenic and Recreational Rivers Systems maps
- New York State Department of Environmental Conservation Freshwater Wetlands Map
- National Wetlands Inventory Maps
- New York State Department of State Significant Coastal Fish and Wildlife Habitats Narratives and Maps
- Federal Emergency Management Agency Flood Insurance Rate Maps
- Consultation with Water and Sewer Purveyors

Terrestrial and Aquatic Environment

- Site inspections by a qualified biologist/ecologist
- Consultations with the NYSDEC Natural Heritage Program
- *Supplemental Final Environmental Impact Statement*, Cameron Engineering & Associates, LLP, March 2002
- *Supplemental Final Environmental Impact Statement*, Dvirka and Bartilucci Consulting Engineers, September 2005
- 2008 Coalition for Open Space EPCAL Herpetofauna and Avifauna Inventory Summary
- 2009 Nature Conservancy EPCAL Grassland Birds Summary
- *Ecological Communities of New York State*, New York Natural Heritage Program
- Bird Study, Amy S. Greene Environmental Consultants, Inc., 2008
- Central Pine Barrens Joint Policy and Planning Commission. 1995. Central Pine Barrens Comprehensive Land Use Plan Volume 2: Existing Conditions. Available online: http://pb.state.ny.us/cpb_plan_vol2/vol2.pdf
- Wildlife Survey, Dru Associates, 2008-09

Petroleum and Hazardous Materials

- New York State Department of Environmental Conservation Registry of Inactive Hazardous Waste Disposal Sites
- AKRF *Comprehensive Reuse Strategy for the Naval Weapons Industrial Reserve Plant at Calverton, Phase II Environmental Considerations*, dated December 11, 1995
- AKRF *Comprehensive Reuse Strategy for the Naval Weapons Industrial Reserve Plant at Calverton, Environmental Issues Summary Phase III – Recommended Reuse Strategy*, dated February 1996
- Environmental Data Resources (EDR) Data Map Area Study Report for the Calverton Property, Calverton, NY, dated June 9, 2011

- *Final Environmental Impact Statement: Transfer and Reuse of the Naval Weapons Industrial Reserve Plant, Calverton, New York*, U.S. Department of the Navy, December 1997
- Navy DEIS, *Disposal and Reuse of Naval Weapons Industrial Reserve Plant, Calverton, NY*, dated February 1997
- Tetra Tech NUS, Inc., *Documentation of Environmental Indicator Determination, RCRA Corrective Action, NIWRP Calverton, NY*, EPA ID# NYD003995198 (undated)
- Tetra Tech NUS, Inc., *Corrective Measures Study (CMS)/Feasibility Study (FS), Southern Groundwater Plume, NWIRP, Calverton, NY*, March 2011

Initial Identification of Mitigation Measures

As the DSGEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DSGEIS indicate the potential for significant adverse impacts, this section of the DSGEIS will set forth measures to mitigate those impacts.

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, based upon the specific issues outlined above:

- No-Action (site remains as it currently exists)
- Mixed Use and Polo Alternative
- Alternative Subdivision Design, prepared by representatives of the environmental community
- Alterative Subdivision Design, which "reverses" areas to be developed and areas to be preserved.

Use and Conservation of Energy

This section of the DSGEIS will contain a description of the energy sources to be used during the construction and operational phases of the proposed project. Anticipated levels of demand will be estimated.

The DSGEIS will also discuss and provide an analysis of energy consumption by the proposed development, including conformance with applicable Town standards as well as mitigation measures proposed to minimize energy consumption.