

FINAL SCOPE

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR CALVERTON INDUSTRIAL SUBDIVISION

**3511 Middle Country Road, Hamlet of Calverton, Town of Riverhead
Suffolk County, New York**

Overview

This document is a Final Scope for the Draft Environmental Impact Statement (DEIS) for the proposed industrial subdivision and future development of a $130.91\pm$ -acre property (the "Proposed Action"), located at 3511 Middle Country Road, hamlet of Calverton, Town of Riverhead Suffolk County, New York (the "Subject Property"). The Subject Property is currently improved with an active sod farm, which occupies the majority of the property (i.e., approximately 86 acres). Also present is an undeveloped, wooded area within the southeast corner of the site, as well as an overgrown area with the remnants of various structures along the Middle Country Road site frontage. The Subject Property is designated on the Suffolk County Tax Map as District 600 - Section 117 – Block 2 – Lots 11 and 13. The bounds of these parcels encompass the area located south of Middle Country Road (NYS Route 25), immediately west of the Splish Splash Water Park, and extend south to the Long Island Expressway (LIE) (Interstate Route 495).

To ensure that the DEIS will address all significant issues, the Town of Riverhead Planning Board (the "Planning Board"), as lead agency, is conducting formal scoping in accordance with 6 NYCRR §617.8 of the implementing regulations of the New York State Environmental Quality Review Act (SEQRA). To initiate the public scoping process, the Applicant for the Proposed Action (Bagatelle Associates and Eletag Associates) has prepared a Draft Scope, which has been amended by the Planning Board, as Lead Agency, into this Final Scope in accordance with 6 NYCRR §617.8(e) to outline the proposed content for the DEIS, including 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 involves an application for major subdivision for the proposed industrial subdivision, in conformance with the Industrial A zoning district, in which the Subject Property is located. Initial development of the property would consist of construction of the internal roadway system, installation of the stormwater management system, as well as construction of a sewage treatment facility to handle sanitary wastewater. The Proposed Action would also require extension of the Town of Riverhead Water District, as well as several other Town, County and State approvals, as noted below. The Applicant previously

submitted three conceptual layouts for the proposed industrial subdivision, as required by the Town.¹ In order to consider the whole action,² as required by SEQRA, an analysis of the potential future development of the proposed subdivision will be considered as part of the analysis of potential environmental impacts. The Applicant has developed an additional alternative subdivision layout for the Subject Property that is reflective of current market demands, which will be analyzed in the DEIS as the preferred alternative. The preferred alternative subdivision contains three proposed industrial use building lots ($19.48\pm$ acres, $41.60\pm$ acres and $44.74\pm$ acres), as well as one lot allocated for future development of a sewage treatment plant (STP) ($4.73\pm$ acres) and one lot dedicated to open space ($19.90\pm$ acres).³ Based on this conceptual subdivision plan, the existing wetland (0.54 acres in size), identified on the National Wetland Inventory as a Palustrine-Farmed wetland) that is situated on the western boundary of the Subject Property would be retained in its existing location, whereas other alternative subdivision layouts may require its relocation to another location within the site.

The proposed lots would be accessed via a network of internal private roadways extending from a new intersection along the subject property's frontage at Middle Country Road, with a secondary emergency access provided onto Middle Country Road. The conceptual subdivision plan also provides for potential future access to the LIE North Service Road right-of-way.

The following permits, approvals and reviews are required for the Proposed Action:

- Town of Riverhead Town Board – Water District Extension
- Town of Riverhead Planning Board – Major Subdivision Approval
- Town of Riverhead Water District – Water Supply
- Town of Riverhead Conservation Advisory Council – Review of Application
- Suffolk County Department of Health Services – Water, Sanitary Sewage and Subdivision Approvals
- Suffolk County Planning Commission – Referral
- New York State Department of Environmental Conservation – SPDES General Permit GP-0-20-001; Water District Extension
- New York State Department of Transportation – Highway Access Permit (potential)
- New York State Office of Parks, Recreation and Historic Preservation – Review of Application

¹ As required for industrial subdivisions pursuant to Section 301-291 of the Code of the Town of Riverhead, three conceptual subdivision plan layouts have been developed and submitted to the Town for consideration.

² The 2020 4th Edition of *The SEQRA Handbook*, page 53 indicates that “reviewing the ‘whole action’ is an important principle in SEQRA; interrelated or phased decisions should not be made without consideration of their consequences for the whole action...”. Page 54 provides an example, indicating that “if later phases are uncertain as to design or timing, their likely environmental significance can still be examined as part of the whole action by considering the potential impacts of total build-out (for example based on sketch plans...).”

³ As the future subdivided lots are anticipated to be developed over a period of several years, it is not possible to determine the precise square footage of each use that may be developed. However, to ensure a comprehensive evaluation of the proposed action (including the impacts of future development in accordance with the proposed subdivision) in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, this Part 1 – EAF assumes a maximum lot coverage of approximately 70 percent and a maximum building coverage of approximately 40 percent of the proposed industrial lots.

- PSEG Long Island – Electric Utility Connection Review
- National Grid – Natural Gas Connection Review
- Federal Highway Administration – Modification to Long Island Expressway Access (potential)

The section of the DEIS titled *Description of the Proposed Action* will provide a thorough description of the Proposed Action (including associated maps and figures) and a synopsis of the existing conditions on the 130.91±-acre Subject Property, including:

- Description of the location of the Subject Property, the municipalities and zoning districts in which the Subject Property is situated along with appropriate maps and aerial photographs
- Description of the proposed subdivision and potential future development
- Summary of proposed access and circulation
- Infrastructure requirements, including water supply, wastewater treatment and stormwater management
- Anticipated construction schedule
- Description of site development history and current site uses and activities
- Physical characteristics of the site, such as the boundaries, size and existing pervious and impervious areas and site conditions
- Utilities and existing on-site and adjacent infrastructure systems
- Community service providers
- Discussion of the SEQRA process as it pertains to the Proposed Action
- Project purpose, need, and benefits of the Proposed Project
- Required permits and approvals.

Potentially Significant Adverse Impacts

The DEIS will be prepared in accordance the Final Scope promulgated by the lead agency and 6 NYCRR §617.9(b). Based upon review of the Subject Property, the proposed plan, and the Environmental Assessment Form (EAF), as part of the Planning Board resolution of February 3, 2022, a Positive Declaration was issued under SEQRA identifying the potential for the Proposed Action to result in one or more potentially significant adverse environmental impacts. The identified potential adverse impacts, as well as other relevant issues, will be fully addressed in various DEIS sections, as outlined below.

Subsurface and Environmental Conditions

The DEIS will evaluate subsurface conditions at the Subject Property relative to its historical uses and operations on the site, including agricultural use; as well as remedial actions that may be required in connection with future construction activities and protocols that will be implemented to ensure public safety during the removal of contaminated soils or hazardous materials that may exist.

Soils and Topography

A large segment of the Subject Property consists of farmland, which has altered significant areas of the natural land surface. Using historic aerial photographs, prior alterations of the natural land surfaces will be described. Also, the *United States Department of Agriculture (USDA) Web Soil Survey* and the *Soil Survey of Suffolk County* will be used to determine the soil types on the Subject Property, and the characteristics of such soils, including agricultural soils. This information will be supplemented with soil boring data, as available. The suitability of the soils (stability, quality, etc.) and potential engineering limitations for the proposed site alterations and proposed uses on the Subject Property will also be examined. The DEIS will also include topographic information obtained through review of relevant USGS maps and site-specific topographic surveys, as available.

An evaluation of potential impacts to soils and topography due to excavation of materials and grading, and strategies to minimize such impacts will be included in the DEIS. A description of measures that will be implemented to mitigate impacts due to potential erosion and off-site sediment transport will be presented. The DEIS will also discuss the proposed changes in topography and provide estimates of cut and fill (earthwork) that would result from the Proposed Action. Handling and removal of such material (if required) will be discussed in this section of the DEIS. Additionally, this section will discuss the loss of agricultural soils and the ability to farm the site in the future.

Water Resources

The DEIS will discuss regional and local hydrogeological conditions and water quality. Published groundwater elevation data will be provided. Groundwater flow direction based upon Suffolk County Groundwater Contour Maps and/or other published sources (including groundwater investigation data obtained from local, state or federal regulatory agencies) will be identified and the implications of same with respect to the proposed subdivision will be evaluated. The Groundwater Management Zone (as classified under Article 6 of the Suffolk County Sanitary Code (SCSC) within which the subject property is located, and site drainage characteristics will be described. This section of the DEIS will also describe the existing groundwater conditions of the site, based on its partial uses for agricultural purposes.

This section of the DEIS will discuss the Subject Property's location within the Central Suffolk Special Groundwater Protection Area (SGPA), and the Proposed Project's consistency with the recommendations of the SGPA Plan.

This section will describe and assess potential impacts to groundwater resources of the Proposed Project, based on the future industrial use of the property (including the potential use of back-up generators powered by diesel fuels), as well as the construction of an STP, which would be built in accordance with Suffolk County Department of Health Services (SCDHS) regulations. It will include calculations of projected sanitary flow (based on the preferred alternative subdivision) and consistency with the SCSC. Groundwater quantity (i.e., water usage) will also be evaluated, including the application to extend the Riverhead Water District water main and availability of water supply to service the development for potable and fire suppression use.

The DEIS will include discussion of the Suffolk County Sewer Agency, and the potential for the on-site STP to be a facility owned and operated by the Suffolk County Sewer Agency.

The existing and projected potable water usage for consumption, and for potential irrigation supply, will be provided. This section will also discuss possible alternatives to Riverhead Water District service of the property, including service by other entities, as well as on-site well development, and potential groundwater quality impacts should the Riverhead Water District not have the capacity to serve the future development. Additionally, this section of the DEIS will discuss the Subject Property's location within or adjacent to the Central Suffolk Pine Barrens and the Peconic Bay and Environs Critical Environmental Areas (CEAs), and the potential impacts of the Proposed Project to the aquifer and to human health (in conjunction with the information included within the Subsurface Conditions subsection, above).

Existing drainage and stormwater management will also be discussed and evaluated in accordance with the relevant standards. Projections of stormwater to be generated, discussion of anticipated changes in drainage patterns, explanation of the proposed collection and management systems description indicating that stormwater would be collected and recharged on-site, which will minimize impacts to surrounding properties, roadways and significant watershed areas, and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements will be presented.

Ecological Resources, Including Wetlands

This section of the DEIS will assess impacts to existing ecological resources at the Subject Property. The Subject Property is comprised of various vegetated habitats, including agricultural (sod) fields, woodlands, early-and mid-successional communities, and a depressional wetland. An ecological field survey of the Subject Property will be conducted by a Certified Ecologist (a preliminary survey was conducted in September 2020 and, due to the date of the original survey, a supplementary survey will be performed). Existing habitat types will be classified according to the habitat descriptions included in the New York Natural Heritage Program (NYNHP) publication *Ecological Communities of New York State* (Edinger et al., 2014), and the functional capacity of the identified habitats will be qualitatively assessed. Inventories of vegetation and wildlife species observed during the field survey will be compiled. Beyond those species observed in the field, expected wildlife inventories will be compiled based on the existing habitat types and review of various government and non-government agency sources, including the New York State Department of Environmental Conservation (NYSDEC) Breeding Bird Atlas and Amphibian and Reptile Atlas Project databases, the Cornell eBird database, Audubon Christmas Bird Count records, the New York Flora Atlas, and other published resources.

To determine if records exist for rare/protected species or communities at and in the vicinity of the Subject Property, a United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) resource report will be generated for federally listed species and a request submitted to the NYNHP for records of NYS-listed species and/or communities. The potential for any USFWS and/or NYNHP species to occur at the Subject Property will be assessed during the field survey.

A qualitative functional assessment of a depressional wetland habitat located within the existing sod field at the Subject Property will be performed by a Professional Wetland Scientist and the wetland boundaries will be delineated according to standard USACE methodology. The potential presence of other wetlands and surface waters at the Subject Property will be determined through review of the USFWS National Wetland Inventory Maps, Town of Riverhead Wetland Maps, and the NYSDEC Freshwater Wetlands Maps, as well as a through field observations by a Professional Wetland Scientist. Any wetlands or surface waters occurring at or adjacent to the Subject Property will be identified and classified in the field based on *Ecological Communities of New York State* community definitions and *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin, et al., 1979). A summary of applicable agency regulatory programs pertaining to the identified wetland and surface water resources will be provided. These include the United States Army Corps of Engineers (USACE), NYSDEC, and Town of Riverhead regulatory programs.

The results of the existing ecological conditions assessment will be summarized in the DEIS, with supporting figures, maps, and records included within or appended to the document. The DEIS will also include an impact assessment of the Proposed Action on the ecological resources identified during the existing conditions assessment, including ecological communities, observed and expected flora and fauna, rare/protected species, and wetlands/surface waters. Finally, a discussion of proposed avoidances, minimization, and mitigation measures for any potential adverse impacts to the identified ecological resources will be provided, as applicable.

Zoning, Land Use and Community Character

This section of the DEIS will describe and provide maps depicting the existing zoning, land uses, and any other relevant factors that contribute to the character of the Subject Property and the surrounding area. Additionally, the existing site use and farming/agricultural operations will be described. A physical description of the Subject Property – i.e., size, boundaries, cover type, buildings and other improvements, etc. – will be provided. A study area encompassing a one-mile radius around the Subject Property will be established, upon which the analyses in this section of the DEIS will be based. The DEIS will evaluate the compatibility of both the existing use and the Proposed Project's compatibility with surrounding land use patterns. As part of this effort, pertinent land use plans and similar documents will be reviewed and analyzed, including the 2003 Town of Riverhead Comprehensive Plan, 2015 Suffolk County Agricultural and Farmland Protection Plan, and 2015 Suffolk County Comprehensive Master Plan 2035. The DEIS will also discuss the implications of the Subject Property's location within a United Stated Opportunity Zone.

The prevailing zoning district on the Subject Property (Industrial A) and within the surrounding area, will be described, including in terms of the permitted uses and bulk and dimensional standards. The Proposed Action will be evaluated for compliance with the bulk, height, and other dimensional requirements of the prevailing zoning district, as applicable, as well as compatibility with area zoning patterns.

The range of permitted uses with the Industrial A zoning use district may have differing environmental impacts with regard to water usage, traffic impacts, energy use, etc. The most intense uses of the subject property, under the prevailing Industrial A zoning classification, must be analyzed in order to understand the most significant environmental impacts under current zoning to each of these different categories. Potential impacts of the Proposed Action will be assessed with regard to community character based on the desired character for the Subject Property, as established by the zoning regulations and land use planning documents listed above.

Community Facilities

The DEIS will identify the community service providers and assess the impacts of the Proposed Action on emergency services, including fire protection services.

Traffic

A Traffic Impact Study (TIS) will be prepared to document existing site and area conditions and evaluate the potential impacts of the proposed project to the roadway network and area traffic conditions. The TIS in its entirety will be appended to the DEIS and summarized in the body of the text.

The TIS will include the following components:

- 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 at the following study intersections:
 - Middle Country Road (NY 25) at Edwards Avenue
 - Middle Country Road (NY 25) at Splish Splash Drive/Manor Road
 - West Main Street (NY 25) at Splish Splash Drive
 - Old Country Road (CR 58) at Tanger Mall Drive/Gateway Plaza Access
 - Long Island Expressway (I 495) EB Off-Ramp at Edwards Avenue
 - Long Island Expressway (I 495) WB On-Ramp at Edwards Avenue.
- In order to accurately capture and reflect the traffic volumes at the above referenced intersections, manual turning movement counts will be conducted during a range of times, including but not limited to weekday and weekend periods during the peak season for the Lavendar by the Bay Farmstand (last week in June through the 2nd week in July); weekday, weekend, and holiday periods during the peak season for Splish Splash water park (on days where weather would be conducive for guests visiting an outdoor water park); weekday and weekend periods during peak agritourism/fall season times. This section must also include the operating timeframes for Splish Splash (season duration, hours of operation) in order to capture peak times when traffic would be entering and exiting the park.
- The DEIS must identify Peak Hours, and should take into account the Riverhead Charter School, including arrival and dismissal hours.

- Manual turning counts should include a detailed breakdown by vehicle class, and be summarized to identify heavy trucks, light trucks, and busses. Data should be collected consistent with New York State Department of Transportation requirements for air and noise analysis.
- To account for the effects of the COVID-19 pandemic on traffic volumes, VHB will utilize available historical count data in the vicinity of the study area to adjust current traffic volumes to approximate pre-covid conditions. Twenty-Four-hour Automated Traffic Recorder (ATR) counts will be collected for a 7-day period. These counts will capture traffic volumes in the same locations as counts performed prior to the onset of the pandemic and will be used to gauge the effect of the pandemic in this area. From the relationship of the current volumes to the pre-covid volumes at these locations, the turning movement counts collected for this project will be adjusted to replicate pre-COVID conditions. The ATR counts will be performed at the following locations:
 - Middle Country Road (NY 25) east of Edwards Avenue
 - West Main Street (NY 25) east of the Long Island Expressway (I 495)
- The collected data, as described and adjusted above, will be compiled and an analysis will be conducted of the existing operating conditions during the peak weekday a.m. and p.m. periods using the appropriate methodology presented in the latest edition of the *Highway Capacity Manual (HCM)*.
- Current traffic crash data for a recent three-year period prior to the onset of the COVID-19 pandemic available for the study intersections noted above will be obtained from the New York State Department of Transportation (NYSDOT). These data will be summarized and any significant trends/patterns that might be impacted by the proposed project will be identified and the need for corrective measures evaluated.
- The latest available information from appropriate governmental agencies will be obtained regarding any planned development projects or roadway/ intersection improvements within the study area. 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 growth rates specific to the area will be applied to the existing traffic volumes. The year in which the project will be constructed and operating will be described. In addition, traffic generated by other planned developments in the vicinity of the site will be included in the "No-Build" base condition.
- Trip generation estimates for the project related traffic will be developed utilizing trip generation data outlined in The Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*. This is a nationally-recognized source for estimating the number of site generated trips for uses such as the proposed. Trip generation estimates will be prepared for three subdivision options.
- The site-generated traffic would be added to the "No-Build" volumes at each of the study intersections to determine the "Build" condition. The "Build" condition will then be analyzed using the latest version of Synchro to determine the relative impacts of the proposed project on surrounding roadways. As

noted above, the Build year will be confirmed based on discussions with the Client. A "Build" condition analysis will be performed for the proposed site access driveway on Middle Country Road. The "Build" condition analysis will be based on one subdivision option only (Option 1).

- A Traffic Signal Warrant Study will be performed to determine whether it would be appropriate to provide signalization at the site's proposed access on Middle Country Road. This study will be performed in accordance with the warrants contained in the Federal Manual on Uniform Traffic Control Devices and the New York State Supplement (2009 Edition, latest revisions).
- An evaluation of the proposed site access configuration, parking considerations and overall subdivision layout with regard to access and internal circulation (including that of trailer type trucks given the industrial nature of the use) will be conducted.
- Construction traffic will be projected based on consultations with the developer and a qualitative analysis of construction traffic and parking impacts will be presented.
- A qualitative analysis will be prepared for the following interchanges:
 - Long Island Expressway (I 495) at West Main Street (NY 25)
 - West Main Street (NY 25) at Old Country Road (CR 58).

This analysis will focus on the proposed traffic increases expected at each of the relevant ramps, but no quantitative roadway analysis is contemplated due to the free-flow nature of traffic operations at each of these locations.

- A comparison of the proposed subdivision plan (Option 1) will be performed with the two alternative subdivision options (Option 2 and Option 3). This will be limited to a qualitative comparison of site layout, and access as well as a comparison of the peak period trip generation estimates for each option. The DEIS will not include a detailed analyses of Options 2 and 3 (capacity analysis).
- An evaluation of the potential for connection to a future North Service Road of the Long Island Expressway will be performed. This evaluation will be qualitative in nature and will involve review of archival plans for construction of the Long Island Expressway in regard to proposed service road sections (if any), areas of control-of-access, and future potential ramp locations that could serve the site (if any). The provision of such a connection will be discussed in the context of changes to traffic patterns to and from the project site only. The DEIS will not contain a detailed analysis of such a connection.
- Given that detailed development plans for each parcel in the proposed subdivision are not available at this time, it is assumed that no efforts in regard to parking are required other than reference to applicable code requirements, as necessary.
- The need for mitigation measures will be determined based upon the results of the analysis.

- The traffic impact study will address how the proposed development plan will provide sufficient access for emergency response vehicles to enter, circulate, and depart the site without difficulty. Primary and secondary points should be identified.

Air Quality

As the proposed project has the potential to result in a substantial increase in both passenger and truck trip generation from the existing condition. The DEIS will present a quantitative air quality analysis based upon the reasonably foreseeable stationary emissions sources and vehicular trips resulting from the proposed action, including the potential for an increase in carbon monoxide levels in the surrounding area.

Odor

- The DEIS will include an assessment of the potential for odor generated by the sewage treatment facility.

Noise

A review of the local noise ordinance found in Article I of Chapter 251, *Noise, Public Nuisance and Property Maintenance*, of the Town Code and relevant guidance promulgated by the NYSDEC for the assessment and mitigation of noise impacts will be performed with a focus on potential impacts from construction activities. Short-term, daytime ambient noise measurements will be collected in four locations representative of the overall Subject Property for use in the evaluation of construction activities over the build-out period. With respect to post-construction conditions, this section will consider the compatibility of the proposed industrial use, with the existing land use and zoning in the area surrounding the Subject Property, including potential noise generation at the site during operation including vehicle/truck noise, electrical transformers, HVAC units, etc.,

Aesthetic Resources

This section of the DEIS will discuss the existing aesthetic character of the Subject Property and the surrounding area by means of descriptive text and representative photographs. Although zoned for industrial use, the proposed subdivision and future buildings would be located in an area that is currently predominantly agricultural with some light industrial and residential uses, and the adjacent Splish Splash water park. Due to the project's location along Middle Country Road and near the Long Island Expressway, and the potential for removal of vegetation, which acts as a natural visual buffers to many of the surrounding uses, the DEIS will analyze the potential impacts to aesthetic resources associated with the proposed subdivision and future development.

Additionally, the potential impacts associated with exterior lighting will be described within the context of the Town's prevailing exterior lighting regulations, § 301-259 of the Town Code, and their applicability to future uses within the subdivision.

Cultural Resources

The Town of Riverhead has directly consulted with the New York State Office of Parks, Recreation and Historic Preservation [OPRHP] regarding potential resources listed or eligible for listing in the State or National Registers of Historic Properties at or adjacent to the Subject Property, as well as the potential for archaeological resource, since the Subject Property has been identified as being within an archaeological sensitive area. Based on correspondence from OPRHP dated January 13, 2022 to the Town of Riverhead, "OPRHP has no concerns regarding the project's potential impacts to historic architectural resources." Therefore, no further analysis of such resources is warranted in the DEIS. However, the DEIS will review any relevant designated local historic resources and impacts to the same will be analyzed, as necessary.

In accordance with the January 13, 2022 correspondence from OPRHP, which recognized the proposed project's potential for portions of the three Sketch Plan options presented to impact potential archaeological resources, VHB will conduct a Phase I Archaeological Survey for specifically identified portions of the Subject Property. Results of the Phase I Archaeological Survey will be summarized and additional actions, as warranted, will be identified.

Energy and Climate Change

This section of the DEIS will describe the energy sources to be used during the construction and operational phases of the Proposed Project. Anticipated levels of consumption will be estimated and foreseeable measures to reduce consumption and/or greenhouse gas emissions or enhance sustainability will be detailed. To assess the future flooding and storm-surge risks that may impact the Proposed Action, review of floodplain maps and NYSDEC sea-level rise projections will be analyzed to determine which areas of the Subject Property, if any, may be subject to flooding in the future. The potential need for infrastructure improvements with respect to the supply of electricity and/or natural gas will be addressed in this section of the DEIS.

The DEIS will include discussion of ways to incorporate renewable/green energy technology into the building design, including but not limited to energy efficient building construction methods, rooftop solar panels, and geothermal heating and cooling systems. A general discussion of potential glare impacts from rooftop solar panels to the runways at the Calverton Executive Airpark will be included.

Cumulative Impacts

The cumulative impacts of the Proposed Action and other planned developments in the study area (to be identified by the Town of Riverhead, New York State Department of Transportation, and the Suffolk County Department of Public Works) will be assessed with respect to the environmental aspects discussed above.

Other Environmental Impacts

The DEIS will also identify and discuss the following to the extent applicable and significant:

- Adverse impacts (short-term and long-term) associated with the project that cannot be avoided or fully mitigated, if the Proposed Action is implemented

- Secondary impacts the proposed project may have in inducing growth or development in the vicinity of the Subject Property.
- Natural and human resources identified in the DEIS that will be consumed, converted, or otherwise made unavailable for future use, if the project is implemented.

Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

Pursuant to the requirements of SEQRA, the Final Scope must identify the extent and quality of information needed for the DEIS preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information. 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 DEIS.

Subsurface and Environmental Conditions

- Environmental Site Assessment(s)
- Relevant NYSDEC and other documents related to the subject property

Soils and Topography

- Existing reports including surveys, grading, drainage, and construction plans
- USDA Soil Survey for Suffolk County
- USDA Web Soil Service
- New York State Agriculture and Markets Annual Updated Master List of Agricultural Soils
- Soil borings, as available
- USGS Maps and site-specific topographic surveys
- Town of Riverhead Town Code

Water Resources

- USGS water table map and monitoring well data, as available
- Suffolk County Sanitary Code
- Groundwater Management Zones
- Consultation with Town of Riverhead Water District
- *Special Groundwater Protection Area Plan*
- *The New York State Stormwater Management Design Manual*
- *The New York Standards and Specifications for Erosion and Sediment Control*
- Grading and drainage data

Ecological Resources, Including Wetlands

- Federal, NYS, and local regulatory setting summary
- Ecological Communities of New York State (NYNHP)
- Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et al., 1979)

- USFWS National Wetlands Inventory Maps
- NYSDEC Environmental Resource Mapper
- NYNHP records request
- USFWS Information for Planning and Consultation report
- NYS Breeding Bird Atlas Report, Cornell eBird database report, and Audubon Christmas Bird Count database report
- NYS Amphibian and Reptile Atlas Project database
- Habitat identification and quality assessment
- Vegetation and wildlife species inventories
- Rare/protected species assessment
- Wetland identification

Land Use and Zoning

- Town of Riverhead Zoning Code and Maps
- 2003 *Town of Riverhead Comprehensive Master Plan*
- 2015 *Suffolk County Agricultural and Farmland Protection Plan*
- 2015 *Suffolk County Comprehensive Master Plan 2035*
- Site and area inspections and photographs
- Aerial photography

Community Facilities

- Consultation with emergency service providers

Traffic

- Traffic Counts and/or data collection from NYSDOT, County or other sources
- Crash data review
- ITE *Trip Generation Manual*, latest edition
- Transportation Research Board *Highway Capacity Manual*, latest edition
- Synchro 10 Software
- American Association of State Highway and Transportation Officials (AASHTO) "Policy on Geometric Design of Highway and Streets"
- Consultations with NYSDOT, Town of Riverhead

Air Quality

- National Ambient Air Quality Standards
- Local air quality data

Noise

- Town Code, Article I of Chapter 251
- Ambient noise data for the Subject Property
- NYSDEC Program Policy, Assessing and Mitigating Noise Impacts

Aesthetic Resources

- Site and area inspections and photographs

Cultural Resources

- Site and area inspections and photographs
- Correspondence from OPRHP, including review of OPRHP's online Cultural Resources Information System (CRIS)
-

Energy and Climate Change

- FEMA Flood Maps
- NYSDEC sea-level rise projections
- *The SEQR Handbook*

Initial Identification of Mitigation Measures

Pursuant to the requirements of SEQRA, the Final Scope should include an 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.

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, as appropriate, compare these impacts to those associated with implementation of the Proposed Action, based upon the specific issues outlined above:

- Alternative 1: No-Action Alternative
- Alternative 2: Yield Map with 38 Lots in Accordance with Prevailing Zoning
- Alternative 3: Single-User under Existing Industrial A Zoning (No Subdivision)
- Alternative 4: Providing rail spur to connect to the Long Island Railroad Ronkonkoma Branch.