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**DRAFT SCOPE**

**DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**HK VENTURES, LLC – PROPOSED INDUSTRIAL PARK**  
4285 MIDDLE COUNTRY ROAD  
CALVERTON, TOWN OF RIVERHEAD, NY  
SCTM No: DISTRICT 0600, SECTION 116, BLOCK 1, LOT 2

September 11, 2020

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**FOR SUBMISSION TO:**

LEAD AGENCY

TOWN OF RIVERHEAD PLANNING BOARD  
200 HOWELL AVENUE  
RIVERHEAD, NEW YORK 11901

**PREPARED BY:**

ENVIRONMENTAL CONSULTANT TO APPLICANT

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ATTN: KIM A. GENNARO-OANCEA, AICP CEP  
VICE PRESIDENT



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**Introduction**

This document is the Draft Scope for the Draft Environmental Impact Statement (DEIS) for a site plan application to the Town of Riverhead Planning Board that includes the development of a vacant parcel of industrially zoned land with a commercial/industrial complex consisting of a total of 423,964 square feet (SF) of floor area to be divided into individual tenant spaces, along with a 1,500 sq. ft. commissary for use by the tenants of the complex. The proposed development would be situated on an approximately 30.25 acre-parcel located at 4285 Middle County Road and zoned Industrial C (Ind C) in the hamlet of Calverton. The subject property is designated Suffolk County Tax Map (SCTM) No. 600-116-1-2.

The proposed action is subject to permits and approvals from the Town of Riverhead Planning Board (site plan), Town of Riverhead Town Board (Riverhead Water District Extension 37R – Calverton), Town of Riverhead Board of Zoning Appeals (area variance), Town of Riverhead Water Department, Suffolk County Department of Health Services (SCDHS) (Article 6 Permit), New York State Department of Transportation (NYSDOT) (Highway Work Permit), and New York State Department of Environmental Conservation (NYSDEC) (State Pollution Discharge Elimination System [SPDES] permit). The Suffolk County Planning Commission (SCPC) also has General Municipal Law planning review authority over the proposed action. Utility service connections are also required from PSEG Long Island and National Grid.

The proposed application was filed with the Planning Board on February 2, 2020, with additional information submitted by HK Ventures, LLC (Applicant) on July 9, 2020, including revised Site Development Plans, Stormwater Pollution Prevention Plans and Report, and revised solid waste calculations, as prepared by Key Civil Engineering, P.C.; Traffic Impact Study and Traffic Mitigation Plan, as prepared by Stonefield Engineering & Design, LLC.; Revised Ecological Letter Report, as prepared by Land Use Ecological Services; Phase IA Documentation/Assessment Report, as prepared by Carol S. Weed, MA; Service Availability Request Letters from Emtec Consulting Engineers to PSEG Long Island and National Grid; Application for Water Extension to the Riverhead Water District; Soil and Materials Management Plan (SMMP) and Land Use, Zoning and Consistency with Land Use Plans assessment, as prepared by P.W. Grosser Consulting, Inc.; and Marketing Analysis, as prepared by Zere Real Estate Services, Inc.

The Planning Board, after coordinated review, classified the action as “Type I” and assumed lead agency on July 16, 2020. After review of Part 1 of the Full Environmental Assessment Form (FEAF) with the original application submitted by the Applicant in February 2020, and also the supplemental information filed in July 2020, the Planning Board prepared an FEAF, Parts 2 and 3/Determination of Significance, for the proposed application. The Parts 2 and 3/Determination of Significance identifies one or more significant adverse impacts may result from the proposed project, and thus, a Positive Declaration was issued by the Planning Board, as lead agency, on August 6, 2020.

To ensure that the DEIS will address all significant issues, in accordance with the New York State Environmental Quality Review Act (SEQRA) regulations set forth at 6 NYCRR §617.8, formal scoping is being undertaken. This Draft Scope provides a description of the proposed action and the proposed content for the DEIS, based upon the FEAF Part 2 and FEAF Part 3/Determination of Significance, and FEAF Part 3 Attachment, as prepared by the Town Planning Board. This Draft Scope has been prepared in accordance with 6 NYCRR §617.8(e) 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; and
- Reasonable alternatives to be considered.

The proposed organization and overall content of the DEIS is also included herein.

### **Brief Description of the Proposed Project**

The subject property is comprised of approximately 30.25 acres of undeveloped, former agricultural land on the south side of Middle Country Road and approximately 405 feet east of Fresh Pond Avenue. The proposed development would convert the property to a mix of light industrial and indoor manufacturing uses, with an assumed retail space limited to 10 percent for each tenant. A cafeteria/commissary for all tenants is also incorporated into the proposed design, which is anticipated to reduce traffic leaving and entering the site for meals and on-site consumption. The proposed development would not include any outdoor storage of materials or vehicles.

The proposed development is to be constructed over two phases: the first phase is proposed for completion in 2022 and the second phase in 2024. Phase 1 would include the first 228,344 SF of the overall 425,464 SF industrial park and would consist of four (4) buildings on the north side of the parcel to be occupied by various tenants, as well as a 1,500 SF cafeteria as an ancillary offering intended to serve employees of the various tenants. Phase 2 would include remaining 197,120 SF and would consist of the remaining four (4) buildings on the southern portion of the parcel.

The proposed development includes a new curb cut on Middle Country Road (NYS 25) for a full access driveway with minor striping modifications in the NYSDOT Right-of-Way for NYS 25. The

Town of Riverhead requires one (1) parking stall per 400 square feet of gross floor area for an industrial establishment and one (1) parking stall per 10,000 square feet of gross floor area for a warehouse. For both phases of the proposed industrial park, the total required parking is 332 required spaces. The proposed site plan includes 332 total parking spaces, inclusive of 16 ADA-accessible parking spaces.

The subject property is located within Groundwater Management Zone III, which is characterized as a deep recharge zone. Pursuant to the regulations contained in Article 6 of the Suffolk County Sanitary Code (SCSC), the maximum permitted sanitary discharge for the use of on-site sanitary systems is 300 gallons per day per acre (43,560 square feet) (i.e., approximately 9,076 gpd for the 30.25±-acre site). Based on SCDHS design flow factors for General Industrial use (0.04 gpd/SF), the projected sanitary discharge from Phase 1 of the proposed development would be approximately 9,074 gpd. Upon implementation of Phase 2 (year 2024), which includes an additional 197,120 SF, the projected sanitary discharge would increase by approximately 7,886 gpd. Accordingly, to proceed with Phase 2, the Applicant would be required to purchase available sanitary credits under the Article 6 Transfer of Developments (TDR) program. Based on the proposed density, Phase II would require 26.3 credits (7,884 gpd over the permitted sanitary density / 300 gpd per credit) and would proceed only after such credits are obtained.

It is noted that, subsequent to the issuance of a Positive Declaration, the Applicant evaluated the feasibility of constructing an on-site STP as an alternative method of handling on-site sanitary waste. It was determined that an STP can be accommodated on-site with the expected changes in *Appendix A of the Standards For Approval of Plans and Construction for Sewage Disposal Systems for Other Than Single-Family Residences* (i.e., Appendix A on-site STPs will be permitted to accommodate up to 30,000 gpd at reduced setbacks of 10 feet to commercial buildings and commercial property lines) (hereinafter, the “Appendix A changes”). As such, the proposed action is expected to be modified from the current plan of utilizing on-site systems to an on-site STP upon adoption of the Appendix A changes by the Suffolk County Legislature.

All stormwater generated on-site will be accommodated and recharged via an integrated system of recharge basins, drywells, pervious pavers and stone swales. The recharge basin and drywells have been designed to handle stormwater runoff for a 100-year storm event (8.77" rainfall over a 24-hour period), in accordance with the Town of Riverhead requirements. Specifically, the proposed design would accommodate a nine-inch (9") rainfall over a 24-hour period.

The proposed plan includes generous landscaping along the frontage, side and rear yards, as well as contiguous open space. The proposed landscape design includes a minimum 31 feet of planting buffer along the frontage, and along the side and rear yards are planting buffers of 40 feet minimum. Further, approximately 21.56 percent of the property would be contiguous landscaping, with an average front yard landscape buffer of 42.5 feet.

The proposed action also includes primary and accessory uses that are permitted in the Ind C zoning district. The proposed development plan complies with the bulk and dimensional requirements for the Ind C zoning district, with exception to the maximum impervious surface area, which exceeds

the maximum 60 percent requirement by approximately 13 percent (i.e., 72.85 percent). The additional impervious surface area (inclusive of buildings and pavement) is due to the pavement area necessary for the truck circulation and turning movements. The building coverage is less than the 40 percent permitted, with 32.17 percent proposed.

The proposed building would include exterior site lighting and wall-mounted fixtures. Based on the preliminary design, the proposed exterior site lighting would consist of pole-mounted light fixtures at 16 feet in height and equipped with housing shields to direct light downward. The proposed wall-mounted fixtures would be mounted at 20 feet above grade level and equipped with housing shields. All lighting is proposed to be LED and dark sky compliant in accordance with Town regulations.

In order to develop the site as proposed, the following approvals are required:

Agency	Permit/Approval
Town of Riverhead Planning Board	Site Plan Review and Approval
Town of Riverhead Town Board	Riverhead Water District Extension 37R – Calverton
Town of Riverhead Board of Zoning Appeals	Area Variance
Town of Riverhead Water Department	Water Connection
Suffolk County Department of Health Services	Article 6 Permit
Suffolk County Planning Commission	Referral
New York State Department of Transportation	Highway Work Permit
New York State Department of Environmental Conservation	State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharge during Construction Activities
PSEG Long Island/National Grid	Electric and Natural Gas service connections

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description of the existing conditions on the 30.25±-acre subject property and the proposed action. The *Description of the Proposed Action* section of the DEIS will specifically include information relating to the following:

- Project location, setting, land use, and zoning, with appropriate maps and aerial photographs.
- Summary of the surrounding land uses and zoning.
- Physical characteristics of the site, including property acreage, site cover types (e.g., pervious and impervious areas), and existing structures.
- Project layout and design, including information about the proposed development, zoning compliance, changes in site cover types, site landscaping and screening, access, circulation, and parking.

- Infrastructure requirements, including water supply, sanitary waste disposal, drainage, and utilities.
- Solid waste management, solid waste generation, and the proposed plans for on-site minimization and recycling, for handling and disposal by a licensed private carter.
- Project objectives and benefits.
- Projected construction schedule and description of project phasing.
- Required local, county and state approvals.

### **Potentially Significant Adverse Impacts**

The DEIS 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, architectural plans and elevations, site plans and the FEAF Part 1 prepared by the Applicant, the Planning Board prepared a FEAF - Parts 2 and 3/Determination of Significance, for the proposed application which indicates that one or more significant adverse impacts may result from the proposed project. The Planning Board issued a Positive Declaration on August 6, 2020, specifically identifying as potential moderate to large impacts to Land, Groundwater, Agricultural Resources, Plants and Animals, Aesthetic Resources, Historic and Archaeological Resources, Transportation and Energy.

The DEIS will fully address the identified potential significant adverse impacts, as well as other relevant issues. Where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, the DEIS will set forth measures to mitigate those impacts.

The proposed outline of the DEIS is set forth below, followed by a description of each section.

### **Natural Environmental Resources**

#### **Soils and Topography**

This section of the DEIS will identify the existing soil type(s) on the subject property, based upon the Suffolk County Soil Survey and any available test hole data. The Soil and Materials Management Plan, as prepared by PW Grosser Consulting, Inc. will also be summarized. The potential impacts to soils will be discussed in terms of soil constraints and the loss of prime agricultural soils will be evaluated. This section will also describe the actions that would be undertaken after soil sampling (to be performed prior to construction) should impacted soils be identified as present on-site. The grading program will also be discussed, based upon the required plans and data (e.g., estimates of volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill). The topographic conditions will be evaluated, and a topographic map will be provided. Construction-related impacts will also be discussed, including truck trips for soil removal and associated truck routes. Mitigation measures for erosion, sedimentation, dust generation, and soil limitations/constraints, to the extent necessary, will be included.

## **Water Resources**

This section of the DEIS will describe the groundwater conditions, including depth to groundwater and groundwater quality beneath the subject property, based upon relevant documentation. The Groundwater Management Zone (as classified under Article 6 of the SCSC) within which the subject property is located, and site drainage characteristics will be described. 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 an assessment of the potential impacts to downgradient resources will be included. The location of private and public supply wells will also be determined. This section will also include calculations of projected sanitary flow and consistency with the SCSC and the TDR program only if the proposed plan includes the use of on-site sanitary systems. As noted, the proposed action is expected to be modified for an on-site STP in accordance with the expected Appendix A changes and the STP would eliminate the need to purchase available sanitary credits under the Article 6 TDR program. The potential nitrogen loading as a result of the proposed action (considering all potential sources of nitrogen) will be determined using mass-balance modeling methods. An evaluation of alternative sanitary disposal methods will also be performed and a comparative analysis of the nitrogen inputs from sanitary effluent will be presented only if the proposed plan includes the use of on-site sanitary systems rather the construction of an on-site STP.

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. The existing and projected potable water usage for consumption, and for irrigation supply, will be provided. Drainage and post-development stormwater management will also be discussed and evaluated in accordance with the relevant standards. The proposed SWPPP and construction-phasing plan will also be presented. This section will also include a discussion and evaluation of the potential impacts to any nearby wetlands and the Peconic Estuary watershed. Finally, as required for inclusion in a DEIS, the effects of climate change as it relates to sea level rise and flooding will be addressed. Mitigation measures which may reduce potential water quality or quantity impacts will also be identified, as necessary.

## **Ecological Resources**

This section of the DEIS would address the existing ecological resources on the subject property. As part of the DEIS, a qualified biologist/ecologist will inspect the site to determine the vegetation, wildlife, and general habitat character. An inventory of flora and fauna, as observed, will be prepared and included in this section of the DEIS, and an assessment of the species that could be expected to utilize the subject site will be performed. Protected native plants; plant and animal species listed as endangered, threatened, and special concern (or with other protective status), will be identified. Consultations with the New York Natural Heritage Program will be undertaken for site information related to habitats, plant and animal species. This section of the DEIS will include the quantitative impacts to habitats as well as a qualitative assessment of the impacts to plants and animal species. Mitigation measures to reduce potential impacts will be identified.

## **Human Resources**

### **Land Use and Zoning**

This section of the DEIS will generally describe the land uses and zoning within the Calverton area, as well as a detailed description of the uses and zoning on the subject site and in the surrounding area within 1,000 feet of the subject property. Photographs of the site and surrounding properties, as well as land use and zoning maps, will also be included. A description of the prevailing zoning, including the bulk and dimensional standards, and supplementary guidelines for development, and consistency therewith will also be included. All proposed principal and accessory uses will be described. This section of the DEIS will also discuss the market and tax analyses for the proposed development.

### **Transportation**

This section of the DEIS will describe the existing traffic conditions and evaluate the effects of the proposed action on the surrounding area roadways and parking. This section will include the previously filed Traffic Impact Study (TIS), as prepared by Stonefield Engineering & Design, LLC., dated April 23, 2020 for the proposed action, as well as additional analyses to be performed including traffic counts, and the potential construction-related traffic impacts as it relates to projected truck traffic and the ability to safely construct Phase II after Phase I is operational. Specifically, the updated TIS will include the following additional tasks:

- Obtain traffic count data through available NYSDOT, County, and other sources; or perform manual intersection turning movement counts during the weekday morning and evening commuter peak hours and the during the Saturday midday recreation peak hours at the following intersections:
  - Middle Country Road and Edwards Avenue
  - Middle Country Road and Fresh Pond Avenue
- Tabulate traffic count data, identify peak hour factors, and adjust data for seasonal variations.
- Confirm with Town Planning Staff to identify Other Planned Developments in the nearby area that may affect the study intersections.
- Develop future No Build volumes for the study intersections. The volumes will be adjusted to future levels using an annual growth factor obtained from the NYSDOT. Volumes generated by Other Planned Developments will be added.
- Perform trip generation calculations for the proposed Industrial development using statistical data contained in ITE Trip Generation, 10th Edition or related empirical data. Perform trip generation calculations or obtain existing information for the Other Planned Developments in the project area.
- Prepare a trip distribution and assignment of site-generated traffic based on roadway network and existing travel patterns established by the turning movement counts.

- Analyze the most intense trip generating uses of the property permitted under the current zoning.
- Analyze the most parking-intensive uses of the property permitted under the current zoning.
- Provide an analysis of any proposed mitigation of conflicting traffic movements.
- Perform intersection capacity analyses for the study intersections identified above and the site access driveways. Analyses will be performed using HCS software in order to provide level of service results at the intersections and site access locations. The analyses will be completed for Existing, No Build, and Build Conditions for weekday AM, PM, and Saturday peak hours.
- Identify impacts at study intersections and develop mitigation measures, if necessary.
- Analyze the potential impacts to the Middle Country Road transit access.

### **Aesthetic Resources**

This section of the DEIS will describe the existing viewshed and general consistency or compatibility with existing elements of the community will be described. As part of the assessment of impacts on visual resources, to-scale 3D computer-generated imagery would be prepared by the project architect to depict post-development viewshed changes, and an assessment of the impacts to the viewshed from Middle Country Road and the bike path to the south would be performed. The proposed lighting plan and consistency with the Town Code (Chapter 301) would also be included. Measures to mitigate impacts will be identified, as appropriate.

### **Historic and Archaeological Resources**

This section of the DEIS will identify the potential historic and archaeological resources based upon published resources, including those in the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) Cultural Resources Information System (CRIS), other source locations and the work performed to date by the project archaeologist, including consultations with OPRHP. As part of this analysis, the findings of the archaeological Phase IA and IB assessments, and any additional work that may be required in consultation with OPRHP, would be summarized. Mitigation to reduce impacts, if any, will be included.

### **Construction-Related Impacts**

This section will address the phased construction. A phased construction plan will be presented and the ability to safely construct Phase 2 after Phase 1 is operational will be assessed. Construction-related impacts as they relate to erosion, sedimentation and stormwater management will also be summarized. This section will also address the existing on-site buildings and the pre-construction testing of materials prior to disposal.

### **Energy Resources**

This section of the DEIS will describe the proposed energy sources, expected levels of consumption and means to reduce consumption. An analysis of alternative energy sources will also be included. Consultations with the service providers (PSEG LI and National Grid) will be undertaken and the

findings and recommendations of these providers will be included.

### **Other Required Sections**

**Unavoidable Adverse Effects** - This section enumerates those short and long-term impacts that cannot be mitigated.

**Irretrievable and Irreversible Commitment of Resources** - A brief discussion of natural resources consumed as a result of project implementation is presented in this section.

**Growth-Inducing Aspects** - The potential growth-inducing aspects of the project will be presented in this section.

### **Extent and Quality of Information Existing and Needed**

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 represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

#### **Soils and Topography**

- USDA, Suffolk County Soil Survey
- USGS Topographic Map
- Boundary and Topographic Survey, as prepared by Gallas Surveying Group
- Proposed Site Development Plans, as prepared by Key Civil Engineering
- Soil Boring Logs
- Cut/Fill Estimates
- Construction vehicle trip generation information

#### **Water Resources**

- USGS Water Table map and monitoring well data, as available
- Suffolk County Groundwater Contour Maps
- Soil Boring Logs
- Published groundwater investigation data from local, state and/or federal regulatory agencies
- Phase I Environmental Site Assessment, as prepared by H2M Engineering
- Soil and Materials Management Plan, as prepared by P.W. Grosser Consulting, Inc.
- Relevant plans, standards and regulations, including the SCDHS Suffolk County Sanitary Code, *New York Standards and Specifications for Erosion and Sediment Control*, *New York State Stormwater Management Design Manual*, Town of Riverhead Town Code (Chapter 275), *Suffolk County Subwatersheds Wastewater Plan*, and the *Suffolk County Comprehensive Water Resources Management Plan*.
- Nitrogen Mass Balance Calculations
- BURBS model and analysis

- Consultations with Town of Riverhead Water Department
- NYSDEC Freshwater and Tidal Wetland maps
- U.S. Fish and Wildlife Service – National Wetlands Inventory
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map
- Peconic Estuary Watershed Map

### **Ecological Resources**

- Correspondence with the New York Natural Heritage Program
- Observation data from field investigations
- Published material regarding the potential presence of protected native plants, plant and animal species listed as endangered, threatened, and/or special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site

### **Land Use and Zoning**

- Available and relevant zoning codes and maps
- Site and Area Inspections
- Photographs of Site and Surrounding Area
- Town of Riverhead Town Code Chapter 301
- Marketing Analysis
- Post-Development Tax Analysis

### **Transportation**

- Manual traffic counts or data collection from NYSDOT, County and other sources
- Most-recent three-year accident data
- The Institute of Transportation Engineers, Trip Generation Manual, 10th Edition
- The Institute of Transportation Engineers, Parking Generation Manual, 5th Edition
- Highway Capacity Manual, latest edition
- Consultations with NYSDOT
- Consultations with Suffolk County Transit

### **Aesthetic Resources**

- Architectural floor plans and elevations
- Computer-generated 3D imagery from viewpoints to the north and south of the site.
- Site and area inspections
- Town of Riverhead Town Code Chapter 301

### **Historic and Archaeological Resources**

- Consultations with NYS OPRHP
- Phase IA Documentation/ Assessment (sources are not limited to CRIS, New York State Library,

- New York City Public Library, and the USGS ESRI Historical Topographic Map Collection)
- Phase IB Archaeological Survey

### **Construction-Related Impacts**

- Proposed Site Development Plans
- Preliminary Construction Schedule for Phases 1 and 2
- Construction-related traffic assessment
- Soil and Materials Management Plan
- Construction debris estimates, as prepared by Key Civil Engineering

### **Energy Resources**

- Consultations with PSEG LI and National Grid
- Projected energy loads / demands

### **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, the DEIS will set forth measures to mitigate those impacts within the topic sections, as presented herein.

### **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 that are feasible, considering the objectives and capabilities of the project sponsor. This DEIS will analyze the impacts of the following alternatives and compare (quantitatively and qualitatively) 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)
- Maximum Build Out Plan with As-of-Right Uses – This alternative would include a maximum build out scenario for the most intense, as-of-right, land uses with respect to water demand, traffic and parking, that are permitted under the current zoning of the property. This alternative is intended to assess the full magnitude of the potential impact to the Riverhead Water District Extension 37R – Calverton, as well as the maximum impact on surrounding roadways as well as on-site parking demands.
- Proposed Development Plan with Alternative Water Source – This alternative would include the development program, as proposed, with an on-site supply well to meet the water demands of the overall project.

## **Proposed Organization and Overall Content of the DEIS**

The DEIS will conform with the basic content requirements as contained in 6 NYCRR Part 617.9 (b)(3). The proposed outline of the DEIS is as follows:

### **Executive Summary**

#### **1.0 Description of the Proposed Action**

- 1.1 Project Location and Site Conditions
- 1.2 Project Design and Layout
- 1.3 Project Objectives and Benefits
- 1.4 Construction and Operations
- 1.5 Required Permits and Approvals

#### **2.0 Natural Environmental Resources**

##### **2.1 Soils and Topography**

- 2.1.1 Existing Conditions
- 2.1.2 Potential Impacts
- 2.1.3 Proposed Mitigation

##### **2.2 Water Resources**

- 2.2.1 Existing Conditions
- 2.2.2 Potential Impacts
- 2.2.3 Proposed Mitigation

##### **2.3 Ecological Resources**

- 2.3.1 Existing Conditions
- 2.3.2 Potential Impacts
- 2.3.3 Proposed Mitigation

#### **3.0 Human Environmental Resources**

##### **3.1 Land Use and Zoning**

- 3.1.1 Existing Conditions
- 3.1.2 Potential Impacts
- 3.1.3 Proposed Mitigation

##### **3.2 Transportation**

- 3.2.1 Existing Conditions
- 3.2.2 Potential Impacts
- 3.2.3 Proposed Mitigation

##### **3.3 Aesthetic Resources**

- 3.3.1 Existing Conditions
- 3.3.2 Potential Impacts
- 3.3.3 Proposed Mitigation

##### **3.4 Historic and Archaeological Resources**

- 3.4.1 Existing Conditions
- 3.4.2 Potential Impacts
- 3.4.3 Proposed Mitigation

##### **3.5 Construction-Related Impacts**

- 3.5.1 Proposed Construction Schedule and Activities
- 3.5.2 Potential Impacts
- 3.5.3 Proposed Mitigation

##### **3.6 Energy Resources**

**4.0 Other Required Sections**

- 4.1 Adverse Impacts That Cannot Be Avoided (Short-Term and Long-Term)
- 4.2 Irretrievable and Irreversible Commitment of Resources
- 4.3 Growth-Inducing Impacts

**5.0 Alternatives and Their Impacts**

- 5.1 Alternative 1: No-Action
- 5.2 Alternative 2: Maximum Build Out Plan with As-of-Right Uses
- 5.3 Alternative 3: Proposed Development Plan with Alternative Water Source

**6.0 References**