

25. Alternatives Considered

25.1. No Action/Municipal Build-out

The No-Action Alternative describes and evaluates the potential impacts of retention of the site by Suffolk County with development for county municipal and institutional uses. Based on the County's current development (FAR of .18) and 264.368 acres available for development, there could be approximately 2,000,000 sf of new municipal uses.

25.2. As-of-Right Build-out

The As-of-Right Alternative describes and evaluates the potential impacts of developing the site in accordance with existing zoning. This alternative consists of approximately 2,500,000 sf of office (41 lots) and 50 single-family homes on one acre lots.

25.3. No Development

No Development – the No Development Alternative describes and evaluates the potential impacts of preserving the site as open space.

25.4. Comparison of Impacts

The following sections analyze the impacts of the various alternatives.

25.4.1. Geology, Soils and Topography

As for the proposed development, the No Action/Municipal Build-out and As-of-Right Build-out Alternatives involve regrading the majority of the site. Since only the surface glacial deposits would be impacted by the development of the site, deeper geological layers would not be expected to be impacted by site development and impacts to surface soils would be similar. These two alternatives could be constructed with similar impacts to topography as the proposed project.

There would be no change to geology, soils or topography for the No Development Alternative.

25.4.2. Groundwater

There would be no change to groundwater conditions under the No Further Development Alternative. This Alternative is equivalent to the No Build Scenario analyzed in Section 5.4.3.

As each of the other alternatives involves County use or sale of the property it is anticipated that the County would require adherence with the current pesticide and fertilizer policy for future development on the site.

The development scenarios were evaluated using the nitrogen loading factors and methodology described previously (Section 5.4). As in the existing conditions simulation, parcel specific nitrogen sources were simulated for a period of 40 years. The “As-of-Right” development scenario assumes that the same parcels proposed in the proposed development scenario will be built out privately to the maximum extent allowed under current zoning (Figure 25-1). The continued municipal use scenario assumes that County retains the ownership of the properties and develops them to support additional County administrative facilities consistent with the institutional land use category (Figure 25-2).

The simulated total nitrogen concentration in the shallow portion of the upper glacial aquifer is shown in Figure 25-3 for the No Further Development Scenario, in Figure 25-4 for the “As-of-Right” development scenario, and in Figure 25-5 for the Municipal Use scenario.

In general, there are only minor variations in simulated concentrations of nitrate in shallow upper glacial groundwater between the No Further Development simulation and the three development scenarios. Based on the information provided, it is assumed that the STP will continue to provide the same level of treatment under all scenarios. Under the No Further Development Scenario, the simulated average nitrate concentration in shallow groundwater within the immediate study area of the Proposed Development area is 1.7 mg/L, compared to 2.3 mg/l for the Proposed Development Scenario (Table 25-1). In the larger study area extending to the Carmans River, the average nitrate concentrations for the No Further Development and Proposed Development scenarios are 1.7 mg/l and 2.2 mg/l respectively. Average nitrate concentrations in the “As-of-Right” and Municipal Use scenarios were estimated to be slightly lower at 1.7 mg/l and 1.9 mg/l, respectively, for the immediate study area and 1.8 mg/l and 1.9 mg/l, respectively, for the complete study area.

Table 25-1: Comparison of Average Nitrate Concentrations in Shallow Upper Glacial Groundwater

	Average Nitrate Concentration (m g/l) of Modeled Development Scenarios			
	No Further Development	Proposed Development	“As of Right” Alternative	Municipal Alternative
Immediate Downgradient Area	1.7	2.3	1.7	1.9
Complete Downgradient Area	1.7	2.2	1.8	1.9

In summary, the nitrogen concentrations in the shallow upper glacial aquifer resulting from the Proposed Development were simulated to be slightly higher than the no further development scenario, based upon the assumptions included in the evaluation (e.g., sanitary flows from the development are directed to the sewage treatment plant, which continues to provide the existing level of nitrate removal in the future). The remaining two development scenarios showed even smaller impacts, compared to the No Further Development scenario. Because sewerage was assumed for the proposed development area of all scenarios, there is little difference in nitrogen loading rates assigned to the parcels, which results in only very minor differences in downgradient water quality.

25.4.3. Stormwater Collection, Treatment and Recharge

As approximately the same land area would be utilized for buildings, roads and parking areas, the stormwater system would be anticipated to be similar for all of the alternatives with the exception of the No Development Alternative where stormwater collection, treatment and recharge would be unchanged.

25.4.4. Ecological Resources

As approximately the same land area would be utilized for buildings, roads and parking areas, the impacts to habitats on site would be anticipated to be similar for all of the alternatives with the exception of the No Development Alternative where the habitats would be unchanged.

25.4.5. Land Use and Zoning

There would be no change to land use or zoning for the No Further Development Alternative.

In terms of land use, all of the alternatives contain uses that already exist in the area, and therefore would be compatible with existing land use. In terms of density, the As-of-Right Alternative would be less dense in Areas A, B, and C, with similar density in area D as the proposed plan. For the Municipal Use Alternative, the density (approximately 2 million square feet) would be about two-thirds of the density of the proposed plan (approximately 3 million square feet).

The As-of-Right Development would comply with existing zoning and the No Action/Municipal Alternative would not be subject to zoning.

25.4.6. Transportation

The Traffic Study analyzed the trips which could be generated by the Alternatives identified in this document. A comparison of raw trip generation volumes for the proposed project and the alternatives is provided in Table 25-2. During the AM Peak Hour, both the No Action/Municipal Alternative and the As-of-Right Alternative would generate more trips than the Proposed Action. During the Midday Peak Hour and PM Peak Hour, the No Action/Municipal Alternative would generate the most trips, followed by the Proposed Action, and then the As-of-Right Alternative. During the Saturday Peak Hour, the Proposed Action would generate the greatest trips, followed by the As-of-Right Alternative, with no trips generated by the No Action/Municipal Alternative. In all cases, the No Further Development Alternative would generate no new trips.

This trip comparison indicates the extent to which any or all of the potential Alternatives would require mitigation. As discussed in the Traffic Study, the Proposed Action requires several physical mitigation measures (a combination of roadway, intersection, and traffic signal improvements).

The As of Right and the No Action/Municipal Alternatives will both generate similar numbers of trips, or more trips, than the Proposed Action during at least one peak hour. Therefore, either of these Alternatives will require the same physical measures as what is required for the Proposed Action.

The No Action/Municipal Alternative could require additional mitigation because it will generate 55% to 85% more trips than the Proposed Action during the AM and Midday Peak Hours.

The No Further Development Alternative will not require mitigation because it will generate no new trips.

Table 25-2: Comparison of Hourly Generated Trips

Scenario	Generated Trips	AM Peak	Midday Peak	PM Peak	Saturday Peak
Proposed Action	Enter	1,343	2,343	1,126	2,343
	Exit	771	900	3,181	900
	Total	2,114	3,243	4,307	3,243
As-of-Right Alternative	Enter	1,343	304	527	304
	Exit	771	261	2,411	261
	Total	2,500	565	2,938	565
No Action/ Municipal Alternative	Enter	3,486	1,556	1,556	0
	Exit	424	3,486	3,486	0
	Total	3,910	5,042	5,042	0
No Further Development Alternative	Enter	0	0	0	0
	Exit	0	0	0	0
	Total	0	0	0	0

25.4.7. Visual Quality

The impacts to visual quality would be anticipated to be similar for all alternatives in Areas B, C and D, and less for all alternatives in Area A as there would be no structures over 35 feet for the alternatives. There would be no change to visual quality for the No Development Alternative.

25.4.8. Noise

No Further Development Alternative

The No Build Alternative includes preserving the site as open space. An analysis was performed using the proportional modeling technique and traffic volumes provided for the No Build Alternative for the intersection of Yaphank Avenue and the LIE South Service Road, Yaphank Avenue and Glover Drive and Horseblock Road (CR 16) and Brookhaven Town Landfill to assess the potential increase in noise levels at Locations 1, 4 and 5.

The increase in Leq noise levels due to traffic near Locations 1, 4 and 5 when comparing the No Build Alternative noise levels in 2025 to the existing levels are outlined in Table 25-3.

Table 25-3: Traffic Noise Level Increase between Existing and No Build Alternative in 2025 (Leq, dBA)

Location	Description	AM	MID	PM	SAT
1	Eastern boundary of Area A near existing cemetery	2.6	1.9	2.3	2.2
4	On Horseblock Road / Southern boundary of Area D	3.3	2.0	3.0	1.9
5	Intersection of Yaphank Avenue and Glover Drive	2.8	2.0	2.6	2.2

As shown above, the maximum increase in Leq noise levels for the No Build Alternative when comparing to the Existing noise levels would be 3.3 dBA at Location 4 during the Weekday AM. This is below the 6.0 dBA threshold for a significant increase in noise levels.

Municipal Use Alternative

An analysis was performed using the proportional modeling technique and traffic volumes provided for the Municipal Use Alternative for the intersection of Yaphank Avenue and the LIE South Service Road, Yaphank Avenue and Glover Drive and Horseblock Road (CR 16) and Brookhaven Town Landfill to assess the potential increase in noise levels at Locations 1, 4 and 5.

The increase in Leq noise levels due to traffic near Locations 1, 4 and 5 when comparing the Municipal Use Alternative noise levels in 2025 to the No Build levels in 2025 are outlined in Table 25-4.

Table 25-4: Traffic Noise Level Increase between Municipal Use Alternative and No Build in 2025 (Leq, dBA)

Location	Description	AM	MID	PM	SAT
1	Eastern boundary of Area A near existing cemetery	2.6	4.1	3.0	0.0
4	On Horseblock Road / Southern boundary of Area D	2.3	3.2	2.6	0.0
5	Intersection of Yaphank Avenue and Glover Drive	3.9	6.1	4.6	0.0

As shown, the maximum increase in Leq noise levels for the Municipal Use Alternative when comparing to the 2025 No Build levels, would be 6.1 dBA at Location 5 during the Weekday Midday. This is just above the 6.0 dBA threshold for a significant increase in noise levels. A closer investigation of the expected

traffic noise levels using the Traffic Noise Model (TNM) may be warranted as part of a Supplemental EIS to confirm expected noise levels for the Municipal Use Alternative.

Design and specifications for mechanical equipment are not yet determined. However, this equipment should be provided with an adequate buffer (e.g. located on a building rooftop) to neighboring noise sensitive locations, be selected as low noise generating, and be designed to incorporate sufficient noise reduction devices to comply with applicable noise regulations and standards, and to ensure that this equipment does not result in any significant increases in noise levels by itself or cumulatively with other project noise sources.

As of Right Alternative

An analysis was performed using the proportional modeling technique and traffic volumes provided for the intersection of Yaphank Avenue and the LIE South Service Road, Yaphank Avenue and Glover Drive and Horseblock Road (CR 16) and Brookhaven Town Landfill to assess the potential increase in noise levels at Locations 1, 4 and 5.

The increase in Leq noise levels due to traffic near Locations 1, 4 and 5 when comparing the As of Right Alternative levels in 2025 to the No Build levels in 2025 are outlined in Table 25-5.

Table 25-5: Traffic Noise Level Increase between As of Right Alternative and No Build in 2025 (Leq, dBA)

Location	Description	AM	MID	PM	SAT
1	Eastern boundary of Area A near existing cemetery	1.9	0.8	2.0	1.0
4	On Horseblock Road / Southern boundary of Area D	1.7	0.5	1.8	0.5
5	Intersection of Yaphank Avenue and Glover Drive	2.9	1.3	3.3	1.6

As shown, the maximum increase in Leq noise levels for the As of Right Alternative when comparing to the 2025 No Build noise levels, would be 3.3 dBA at Location 5 during the Weekday PM. This is below the 6.0 dBA threshold for a significant increase in noise levels.

Design and specifications for mechanical equipment are not yet determined. However, this equipment should be provided with an adequate buffer (e.g. located on a building rooftop) to neighboring noise sensitive locations, be selected as low noise generating, and be designed to incorporate sufficient noise reduction devices to comply with applicable noise regulations and standards, and to ensure that this equipment does not result in any significant increases in noise levels by itself or cumulatively with other project noise sources.

Depending on the location of the residential uses on the property, noise transmission from traffic and the LIRR to the residential usage is a potential concern. For residential uses, an interior noise level of 45 dBA Leq (1-hour) is recommended. Based on the existing exterior traffic and LIRR noise levels combined with the above potential increase in noise levels, the residential building design should incorporate window/wall attenuation measures to achieve an interior noise level of 45 dBA.

25.4.9. Air Quality

Air Quality screening was not performed for the Alternative Plans. The As of Right alternative has similar traffic generation to the proposed action, which did not result in exceedance of the screening criteria. The Municipal Alternative generates no Saturday peak hour traffic, but would generate approximately 50-116 percent more traffic than the Proposed Action would generate during weekday peak hours, so the Municipal Alternative could potentially exceed the screening criteria.

25.4.10. Cultural Resources

As approximately the same land area would be utilized for buildings, roads and parking areas, the impacts to cultural resources on site would be anticipated to be similar for all of the alternatives with the exception of the No Development Alternative where the cultural resources would be unchanged. There would likely be less visual impact to S/NRE Suffolk County Farm Historic District and S/NRE Suffolk County Cemetery, and less potential for impact to Yaphank Historic District and S/NRHP listed buildings within the historic district as the buildings would be shorter and more easily screened.

25.4.11. Community Services and Utilities

Taxes

As shown in Table 25-6, property taxes range from zero for the existing condition, the municipal alternative and the no further development alternatives to \$12 million for the Proposed Plan. While the Town and County taxes are similar between the proposed plan and the As-of-Right Development Alternative, the district taxes vary widely.

Table 25-6: Projected Taxes

Tax District	Proposed Project	No Action/ Municipal Development Alternative	As-of-Right Development Alternative	No Further Development Alternative
School District - Longwood CSD	\$6,208,738	\$ -	\$454,760	\$ -
School District – South Country CSD	1,893,809	\$ -	\$6,644,944	\$ -
Library District – Longwood CSD	316,430	\$ -	23,177	\$ -
Library District – South Country CSD	110,511	\$ -	387,757	\$ -
County of Suffolk	110,695	\$ -	103,322	\$ -
County of Suffolk – Police	1,292,312	\$ -	1,206,257	\$ -
Town General – Town Wide Fund	174,720	\$ -	163,082	\$ -
Highway – Town Wide Fund	101,384	\$ -	94,630	\$ -
Town General – Part Town Fund	54,426	\$ -	50,807	\$ -
Highway – Part Town Fund	445,904	\$ -	416,463	\$ -
Blizzard Note Repayment	19,535	\$ -	18,239	\$ -
New York State MTA Tax	6,071	\$ -	5,669	\$ -
\$100M Bond Act of 2004	61,596	\$ -	57,492	\$ -
Fire District – Yaphank	655,847	\$ -	48,038	\$ -
Fire District – Brookhaven	169,266	\$ -	593,913	\$ -
Brookhaven Lighting District	53,704	\$ -	49,879	\$ -
Ambulance District – South Country	62,755	\$ -	220,192	\$ -
Real Property Tax Law – Article 7	35,085	\$ -	32,752	\$ -
Real Property Tax Law	281,625	\$ -	262,872	\$ -
Total	12,054,413	\$ -	\$10,834,245	\$ -

School Districts

The proposed No-Action/Municipal Alternative and the No Development Alternative will not generate any school-aged children. For the As-of-Right Alternative, the June 2006 Rutgers University, Center for Urban Policy research Residential Demographic Multipliers – Estimates of the Occupants of New Housing for New York were utilized. This methodology provides estimates of grade distribution for different housing types, and adjusts for number of

bedrooms, and unit price. As shown in Table 25-7, this methodology would result in 57 school- aged children attending public schools.

Both School Districts would have no increase in taxes for the municipal alternative or the no further development alternative and would have no school children generated.

Table 25-7: Public School Children Grade Distribution

	Five Bedroom Single Family				Total
	K-2	3-6	7-9	10-12	
	.26	0.40	0.24	.024	
50 Single Family Units	13	20	12	12	57

The Longwood School District would have greater tax revenue from the proposed action than the As-of-Right Alternative. However, for the proposed action and the As-of-Right Development Alternative, these tax increases would be offset by costs of educating school children. As shown in Table 25-8, the proposed action could generate a net increase from existing conditions to the School District of between \$1.5 and \$3 million while the As-of-Right Alternative could generate a net decrease to the School District of between \$389,000 and \$841,000 annually.

Table 25-8: Net Taxes for Longwood School District for Alternatives

Longwood School District	Cost per Student	Proposed Project	No Action/ Municipal Development Alternative	As-of-Right Development Alternative	No Further Development Alternative
Projected School Tax Revenue		\$6,208,738	\$ -	\$454,760	\$ -
Cost to Educate Students without State Aid	\$22,734	\$4,705,938	\$ -	\$1,295,838	\$ -
Cost to Educate Students with State Aid	\$14,819	\$3,067,533	\$ -	\$844,683	\$ -
Net benefit or loss without state aid		\$1,502,800	\$ -	(\$841,078)	\$ -
Net benefit or loss with state aid		\$3,141,205	\$ -	(\$389,923)	\$ -

Police, Fire and Emergency Response

As all of the alternatives are the same or lesser density than the proposed project, it is anticipated that adequate police, fire and emergency response would be available.

Utilities

Letters of availability for water, gas and electric have been obtained for the proposed project. Since the alternatives have similar or less building area to the proposed plan, it is not anticipated that there would be a capacity issue for utilities for any of the alternatives.

Wastewater

The estimated wastewater design flow and the projected flow associated with the proposed project and the Alternatives are provided in Table 25-9. As the proposed project is anticipated to be LEED certified it is expected that the wastewater flow for the proposed project will be significantly less, but the actual amount cannot be quantified until the project is designed. For the other alternatives, it is unknown of any water conservation measures would be employed.

Table 25-9: Comparison of Wastewater Generation

Design Flow for STP (gpd)				
Use	Quantity	Units	Rate (lbs)	lbs/day
Proposed Development				
Various - see Table 18-2				476,665
Alternative - Municipal Development				
New Municipal Uses*	2,000,000	Sf.	0.127	255,000
Alternative - As-of-Right Development				
Homes	50	5 br.	300	15,000
Office (90%)	1,080,000	Sf.	0.06	64,800
Medical Office (10%)	120,000	Sf.	0.1	12,000
			Total	91,800
Alternative - No Further Development				
Vacant	0	0	0	0

* Rate is based on a proportional analysis of current design flow and square footage of municipal uses on site

Projected Flow (gpd)				
Use	Quantity	Units	Rate (lbs)	lbs/day
Proposed Development				
Various - see Table 18-2				357,499
Alternative - Municipal Development				
New Municipal Uses*	2,000,000	Sf.		189,000
Alternative - As-of-Right Development				
Homes	50	5 br.		11,250
Office (90%)	1,080,000	Sf.		48,600
Medical Office (10%)	120,000	Sf.		9,000
			Total	68,850
Alternative - No Further Development				
Vacant	0	0	0	0

* Rate is based on a proportional analysis of current design flow and square footage of municipal uses on site

Water

Water use was projected based upon the wastewater design flow estimate plus an estimated fifteen percent that does not enter the sanitary system (Table 25-10). This latter component includes water for irrigation and water consumed by persons within the proposed project's facilities.

As the proposed project is anticipated to be LEED certified it is expected that the water consumption will be significantly less, but the actual amount cannot be quantified until the project is designed. For the other alternatives, it is unknown of any water conservation measures would be employed.

Table 25-10: Comparison of Water Supply Requirements

Proposed Development	No Action/ Municipal Build-out	As-of-Right Build-out	No Further Development
548,500	293,500	106,000	0

Natural Gas

The gas load was estimated by applying a 35BTU/hr per square foot load to the proposed building and range from zero for the No Further Development Alternative to greatest for the proposed project, based on the same factors as for the alternatives. However, the Selected Developer indicated that the project would

be a Net Zero Energy project. If this is the case, the natural gas requirements would be equivalent to the No Further Development Alternative.

Table 25-11: Comparison of Projected Natural Gas Requirements

Proposed Development	No Action/ Municipal Build-out	As-of-Right Build-out	No Further Development
1,100	700	508	0

Electricity

The electric requirements were estimated (Table 25-12) and range from zero for the No Further Development Alternative to greatest for the proposed project, based on the same factors as for the alternatives, but accounting for the 4 MW of solar generation. However, the Selected Developer indicated that the project would be a Net Zero Energy project. If this is the case, the electrical requirements would be equivalent to the No Further Development Alternative.

Table 25-12: Comparison of Projected Electrical Requirements

Use	Quantity	Units	Est. kW/hr/sf/yr	Est. kW/hr/yr	7W/sf demand	KVA Estimate
Proposed Development						
Various - see Table 18-4				43,103,500	15,205,575	15,206
Alternative - Municipal Development						
New Municipal Uses*	2,000,000	Sf.	17	34,000,000	14,000,000	14,000
Alternative - As-of-Right Development						
Homes	250,000	Sf.	5	1,250,000	1,750,000	1,750
Office (90%)	1,080,000	Sf.	17	18,360,000	7,560,000	7,560
Medical Office (10%)	120,000	Sf.	17	2,040,000	840,000	840
			Total	21,650,000		10,150
Alternative - No Further Development						
Vacant	0	0	0	0	0	0

*Used office rate

Solid Waste

Solid Waste estimated to be generated from the alternatives is provided in Table 25-13 and ranges from zero for the No Further Development Alternative to greatest for the proposed project. As the proposed project is anticipated to be LEED certified it is expected that the solid waste generation will be significantly less, but the actual amount cannot be quantified until the project is designed. For the other alternatives, it is unknown of any solid waste reduction measures would be employed.

Table 25-13: Comparison of Solid Waste Generation

Use	Quantity	Units	Rate (lbs)	lbs/day
Proposed Development				
Various - see Table 18-3				43,705
Alternative - Municipal Development				
New Municipal Uses	2,000,000	SF	1/100 sf	20,000
Alternative - As-of-Right Development				
Homes	50	5 br.	4/br	1,000
Office (90%)	1,080,000	Sf.	1/100 sf	10,800
Medical Office (10%)	120,000	Sf.	1/100 sf	1,200
			Total	13,000
Alternative - No Further Development				
Vacant	0	0	0	0

Private collection would be anticipated to be utilized for the proposed plan, the municipal alternative, and the non-residential portion of the as-of-right alternative, while the residential portion of the as-of-right alternative would be anticipated to utilize municipal collection; and the no further development alternative would not require solid waste collection.

25.4.12. Economic Impacts

Once the project is built, only the Proposed Plan, the as-of-right plan, and the municipal development alternative would generate on-site jobs.

Taxes were discussed in Section 25.4.11 and showed that the greatest benefit would be from the proposed action with over \$12 million, followed by the As-of-Right Alternative with \$10.8 million. Neither the No Action/Municipal Alternative nor the No Further Development Alternative would generate property taxes.

The potential economic impact of additional discretionary spending on the local business community was only analyzed for the proposed plan, which showed that more than \$15.8 million in additional discretionary expenditures would cause the local output of goods and services to expand by more than \$19.7 million, including the original expenditure. This is equivalent to a net increase of almost \$3.85 million. Local earnings would increase by approximately \$5.27 million and 148 secondary support jobs would be created in a broad array of local industries.

25.4.13. Construction Impacts

All of the alternatives other than the No Further Development Alternative would likely involve regrading the majority of the site. Therefore construction impacts associated with the site are similar for the proposed action and the alternatives except the No Further Development Alternative.

25.4.14. Summary of Impacts and Conclusions

A comparison of the proposed project and the alternatives is provided in Table 25-14.

In all environmental areas the No Further Development Alternative would have lesser impacts. However this alternative would not generate any affordable housing, economic development, jobs or taxes, and would not serve to address the County's goals as set forth in their Request for Proposals for the Yaphank site. The Yaphank site has been identified in studies since at least the 1970s as a prime location for economic development. The County will need to weigh the social and economic considerations against land preservation for this site, and determine whether preservation of other lands could provide an equal or greater environmental benefit.

The Municipal Build-out Alternative is similar in many environmental impacts to the Proposed Development, with the exception of lesser utility needs, and greater weekday impacts to traffic, air quality and noise, as government uses generate significant weekday trips. At the same, it would not address the need for affordable housing and would less economic development in terms of construction spending and permanent jobs, and would not generate any property or sales taxes, or discretionary income from new residents. Additionally, the reason for considering this land as surplus is that the County has determined at the current time that this land is not needed for future County facilities and therefore this land could be put to economic development purposes. Therefore, this alternative also does not address the County's goals as set forth in their Request for Proposals for the Yaphank site.

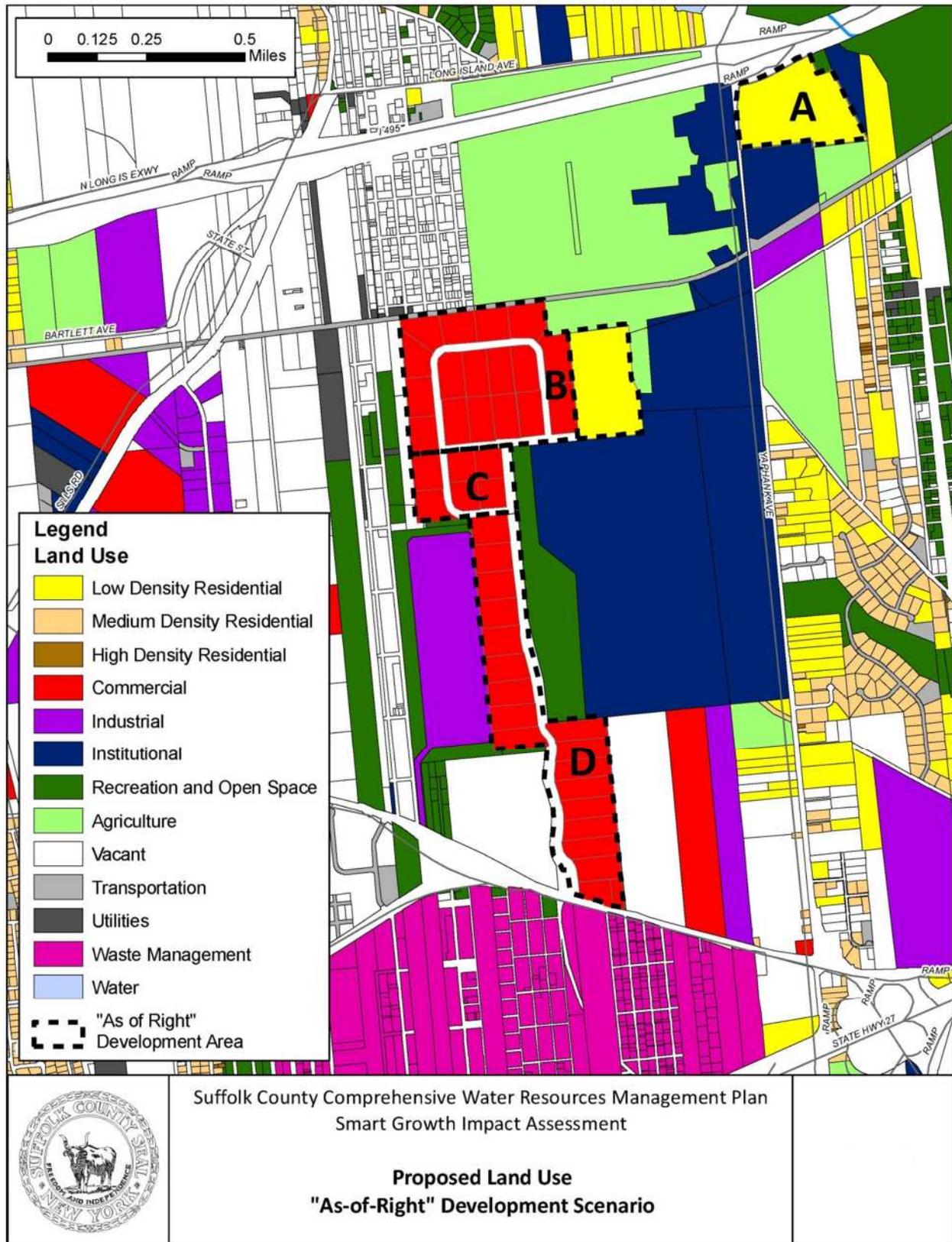
The As-of-Right Build-out Alternative is similar in many environmental impacts to the Proposed Development, but has lesser utility needs, and tax generation, and

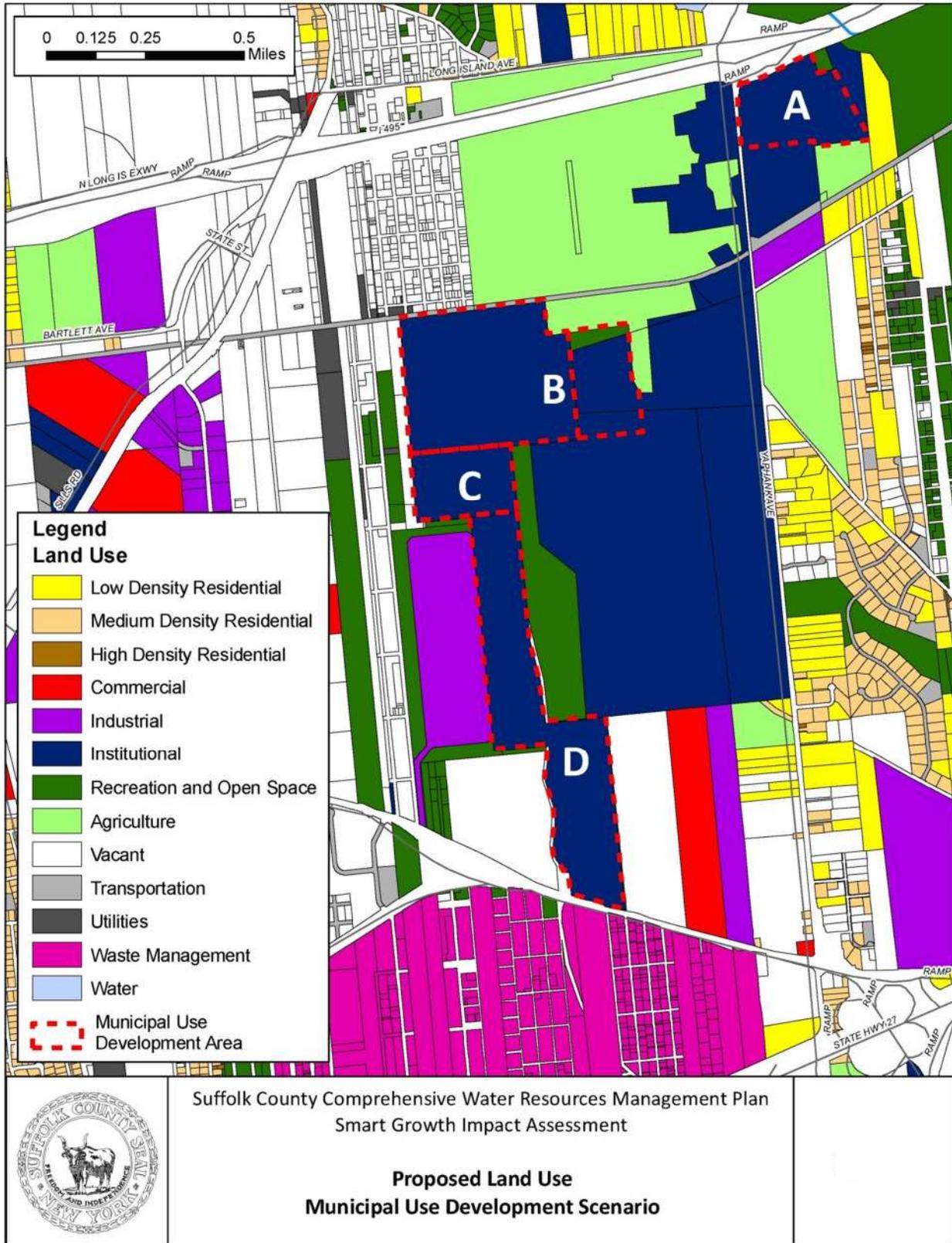
would not create the benefit of affordable housing. This alternative would address, some, but not all, of the County's goals as set forth in their Request for Proposals for the Yaphank site.

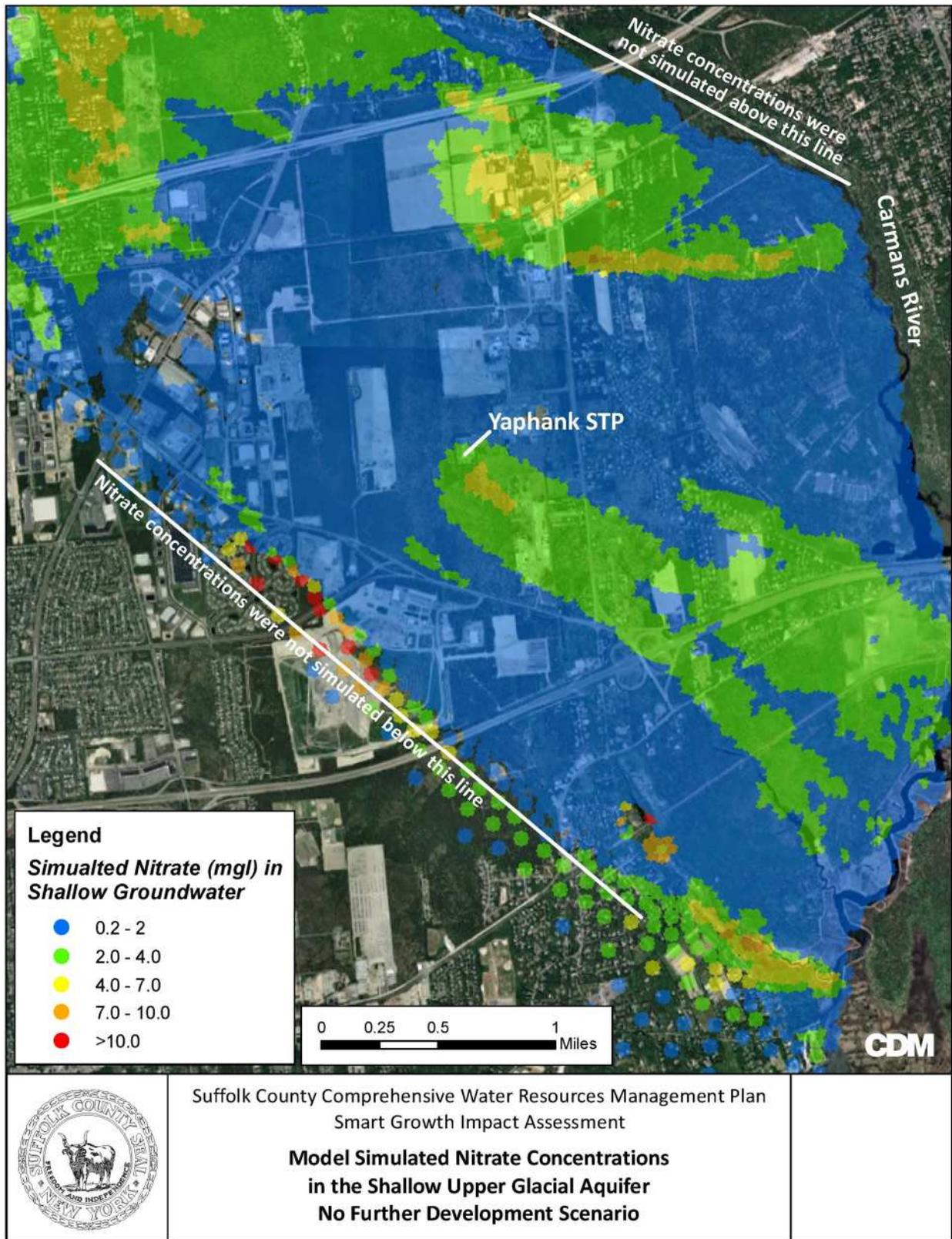
Table 25-14: Comparison of Proposed Project and Alternatives

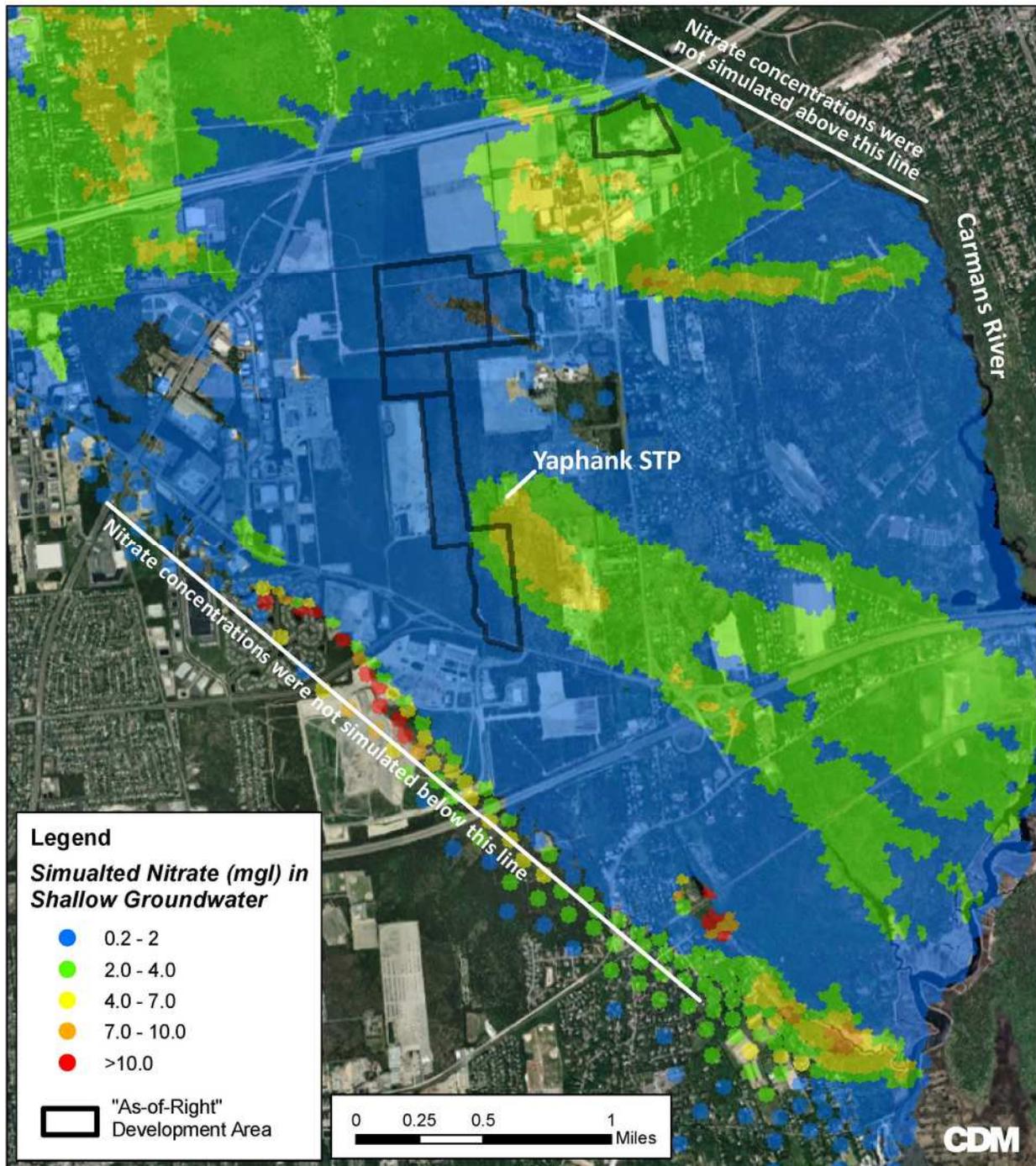
	Proposed Development	No Action/ Municipal Build-out	As-of-Right Build-out	No Further Development
Geology	No change	No change	No change	No change
Soils	Minimal change	Minimal change	Minimal change	No change
Topography	Possible minor impact	Possible minor impact	Possible minor impact	No change
Surface and Subsurface Environmental Conditions	Remediation	Possible remediation	Remediation	No remediation
Groundwater - Average Nitrate Concentration (m g/l)				
Immediate Downgradient Area	2.3	1.9	1.7	1.7
Complete Downgradient Area	2.2	1.9	1.8	1.7
Stormwater Management	Contained on site	Contained on site	Contained on site	Continued runoff
Ecology	240 acres cleared	Up to 240 acres cleared	Up to 240 acres cleared	No change
Land Use	Compatible	Compatible	Compatible	Compatible
Land Use Density	Approximately 10,000 sf/acre	Approximately 6,600 sf/acre	Approximately 4,800 sf/acre	None
Zoning	Change of Zone to PDD	Not applicable	No change	No change
Public policy	Conforms	Conforms	Conforms	No change
AM Peak Hour Trips	2,114	3,910	2,500	0
Midday Peak Hour Trips	3,243	5,042	565	0
PM Peak Hour Trips	4,307	5,042	2,938	0
Saturday Peak Hour Trips	3,243	0	565	0
Truck Trips	Low in Residential areas, higher in Industrial areas	Higher than Residential part of the Proposed Action; Similar to Industrial part of Proposed Action	Less than the Proposed Action due to decrease in Industrial use	0
Visual Quality, and impacts to Cultural Resources and Suffolk County Farm	Arena visible from a wide area; rest similar to surrounding areas	Similar to existing County facilities	Similar to surrounding area	No change

Noise change from No Build to Build	< 6 dBA change	< 6 dBA change	< 6 dBA change	No change
AM	1.6-2.1	2.3-3.9	1.7-2.9	0
Midday	1.0-3.9	3.2-6.1	0.5-1.3	0
PM	2.4-3.0	2.6-4.6	1.8-3.3	0
Saturday	0.9-4.7	0	0.5-1.6	0
Air Quality	No exceedance of screening	No exceedance of screening	No exceedance of screening	No change
Cultural Resources	Mitigation to Cemetery and Phase 1B testing	No change	Mitigation to Cemetery and Phase 1B testing	No change
Emergency Services	Greatest need, but potential for private security	About double of existing	Second greatest need	No change
Schoolchildren	207	0	57	0
Water Supply	548,500	293, 500	106,000	0
Wastewater Treatment				0
Design Flow for STP (gpd)	476,665	255,000	91,800	0
Projected Flow (gpd)	357,499	189,000	68,850	0
Solid Waste (lbs/day)	43,705	20,000	13,000	0
Electricity	15,200 KVA	14,000 KVA	10,150 KVA	0
Natural Gas	1100 therms	700 therms	508 therms	0
Total Property Taxes	\$12,054,413	\$0	\$10,834,245	\$0
County	\$1,403,007	\$0	\$1,309,579	\$0
Town	\$795,969	\$0	\$743,221	\$0
Longwood SD	\$6,208,738	\$0	\$454,760	\$0
South Country SD	\$1,893,809	\$0	\$6,644,944	\$0
Other Districts	\$1,752,890	\$0	\$1,681,741	\$0
Construction	Dispersed over 15 years	Unknown time frame	Unknown time frame	None



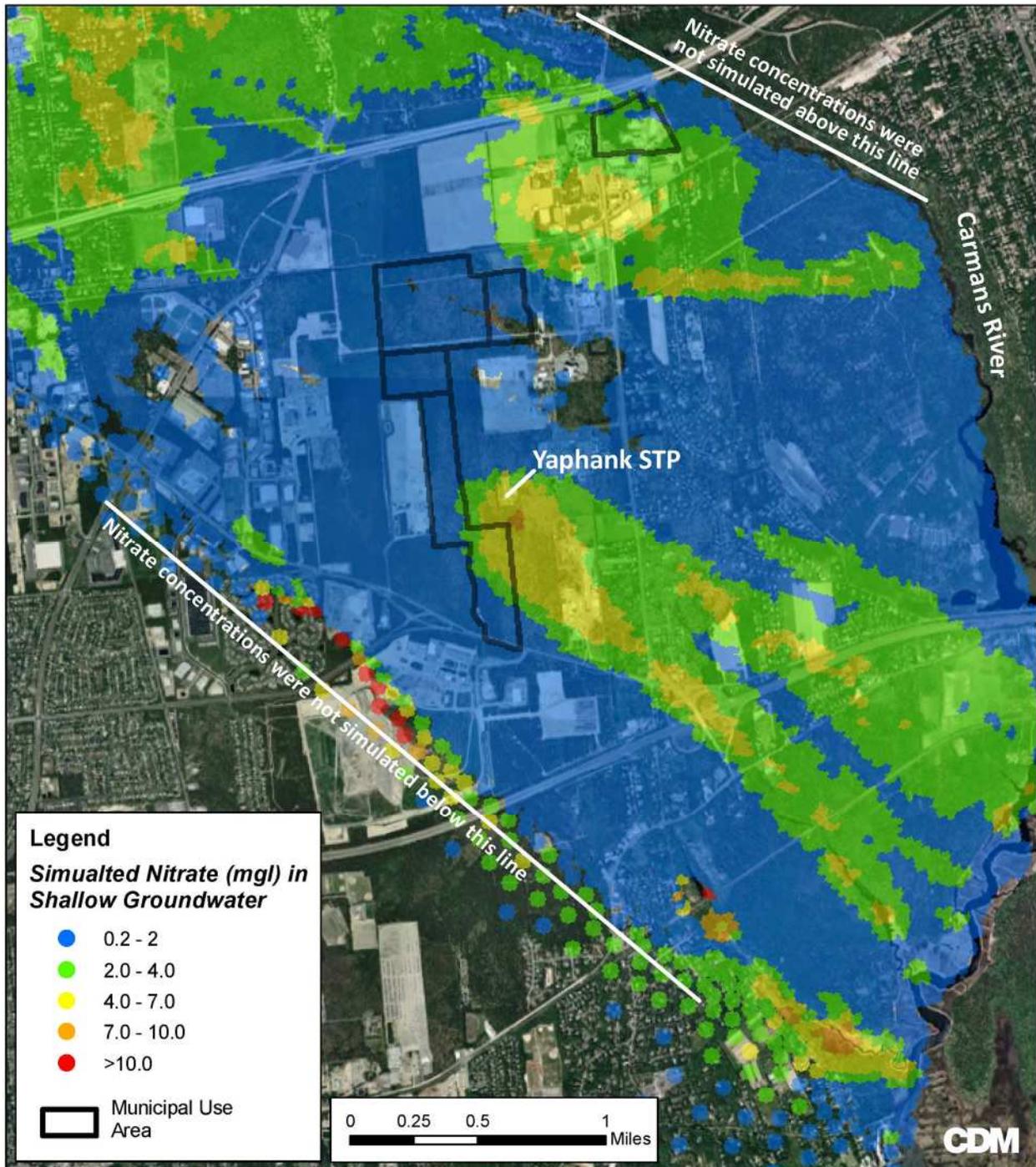






Suffolk County Comprehensive Water Resources Management Plan
 Smart Growth Impact Assessment

**Model Simulated Nitrate Concentrations
 in the Shallow Upper Glacial Aquifer
 "As of Right" Development Scenario**



Suffolk County Comprehensive Water Resources Management Plan
 Smart Growth Impact Assessment

**Model Simulated Nitrate Concentrations
 in the Shallow Upper Glacial Aquifer
 Municipal Use Development Scenario**



Cameron Engineering
 & Associates, LLP

Model Simulated Nitrate Concentrations in the Shallow Upper
 Glacial Aquifer – Municipal Land Use Development Scenario
 Figure 25-5