

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

Thomas A. Isles, A.I.C.P.
DIRECTOR OF PLANNING

**STATE ENVIRONMENTAL QUALITY REVIEW
(SEQRA)
NOTICE OF COMPLETION
of
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT
And
NOTICE OF SEQRA HEARING**

DATE: March 17, 2011
RESOLUTION #: 45-2010
LEAD AGENCY: Suffolk County
ADDRESS: 100 Veterans Memorial Highway
P.O. Box 6100
Hauppauge, N.Y. 11788

This notice is issued pursuant to Title 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law and Suffolk County Local Law #22-1985.

A Draft Generic Environmental Impact Statement (DGEIS) has been completed and accepted for the proposed action described below. A public hearing on the DGEIS will be held on April 12, 2011 at 6:00 pm in the Rose Caracappa Legislative Auditorium, William H. Rogers Legislative Building, 725 Veterans Memorial Highway, Smithtown. Comments are requested and will be accepted by the contact person until April 29th, 2011.

Name of Action: Declaration as Surplus and Subsequent Sale of 255± Acres of County Owned Land in Yaphank for Mixed-Use Development Purposes

Description of Action: The proposed project consists of declaring 255± acres of County Owned land in Yaphank surplus for mixed-use development purposes. The site includes four distinct development areas in which to accommodate sports and wellness facilities, office use, restaurants, hotel use, retail use, mixed income rental and ownership housing, a sports arena, an outdoor stadium, athletic facilities and trails, light industrial uses and electric production facilities.

Location: The proposed project is located on approximately 255± acres of land in the hamlet of Yaphank, Town of Brookhaven, County of Suffolk, State of New York. The proposed location for project components is located on multiple parcels within the Yaphank County Center on both

LOCATION
H. LEE DENNISON BLDG. - 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

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the east and west sides of Yaphank Avenue, south of the Long Island Expressway and north of Horse Block Road.

Potential Environmental Impacts: The potential exists for the proposed action to have significant adverse impacts on the following:

- Impacts to groundwater and Carmans River
- Increased emissions from vehicle trip generation and construction activity; increased industrial emissions
- Increased impervious area impacts to stormwater runoff and surface water quality
- Increased traffic volumes and changed Levels of Service on Yaphank Avenue and Horseblock Road
- Increased noise levels above Town code-permitted levels from site operations, vehicle trips, or construction activity
- Increased solid waste generation, wastewater generation and resulting STP expansion
- Reduced open space impacts to wildlife habitats and vegetation
- Archeological and historic impacts to historic facilities such as the Doctor's Cottage
- Aesthetic and visual changes to the four areas (A, B, C, D, and highway maintenance yard and STP expansion), site lighting pollution
- Community character and population changes from residential, commercial, recreational, and industrial development in a rural/agricultural area
- Increased energy use due to the development of vacant parcels
- Increased demand for community services, schools, and emergency services
- Economic effects on community services, schools, and emergency services
- Potential cumulative impacts on each of the above features

A copy of the DGEIS is available for public review at the Suffolk County Department of Planning and is posted on <http://www.suffolkcountyny.gov/departments/planning.aspx>

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Suffolk County Department of Planning
100 Veterans Memorial Highway
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Hauppauge, N.Y. 11788
631-853-5191

cc: Steve Levy, Suffolk County Executive
Tim Laube, Clerk of the Legislature
Kate M. Browning, Legislator 3rd Legislative District

cc: Judith A. Pascale, Suffolk County Clerk
Thomas A. Isles, Director, Suffolk County Dept. of Planning
Mark Lesko, Brookhaven Town Supervisor
Vincent E. Pascale, Chairman, Brookhaven Town Planning Board
Peter Scully, Regional Director, NYSDEC Region 1
Raymond Walsh, Superintendent, South Country Central School District
Dr. Allan Gerstenlauer, Superintendent, Longwood Central School District
Tanima Adhya, Senior Health Engineer, Suffolk County Dept. of Health Services
Gilbert Anderson, P.E., Commissioner, Suffolk County Dept. of Public Works
Subimal Chakrabortyi, Director, Office of Regional Affairs, NYSDOT Region 10
Elizabeth Martin, Historic Site Restoration Coordinator, NY State Office of Parks,
Recreation and Historic Preservation
Longwood Public Library
Brookhaven Free Library
Yaphank Fire Department
Brookhaven Fire Department
South Country Ambulance
New York State Department of Environmental Conservation
Environmental Notice Bulletin