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**DRAFT SCOPE FOR  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT**

**“RECHLER CENTER FOR BUSINESS AND TECHNOLOGY”  
SUBDIVISION AND URBAN RENEWAL SITE PLAN**

**Riverhead, New York**

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AS A PERMITTED USE PURSUANT TO THE TOWN OF RIVERHEAD ZONING LAW  
ON 300 ACRES OF PROPERTY ZONED LIGHT INDUSTRIAL (LI) LOCATED SOUTH OF  
NYS ROUTE 25 IN THE HAMLET OF CALVERTON, AND  
PURSUANT TO 6NYCRR PART 617.9, TITLE 6, NYCRR

*September 5, 2008*

**Introduction**

This document is submitted as a Draft Scope to the Town of Riverhead Town Board in order to initiate formal scoping in conformance with 6NYCRR Part 617.8 of the State Environmental Quality Review Act (SEQRA). This document in its draft form identifies the issues and analyses to be included in the Draft Supplemental Environmental Impact Statement (DSEIS) for the proposed “Rechler Center for Business and Technology” a light industrial development proposed to be developed on 300-acres located south of Middle Country Road and west of Peconic Avenue, in the Town of Riverhead, County of Suffolk on a currently vacant piece of property. This document is a Supplement to the Generic Environmental Impact Statement Final Environmental Impact Statement for the Transfer and Reuse Naval Weapons Industrial Reserve Plant, Calverton, New York, Department of the Navy, 1997 which facilitated the transfer of 2,923 acres from the US Navy to the Town of Riverhead Community Development Agency (CDA). This subject DSEIS will also build upon and supplement the Town of Riverhead Final Supplemental Environmental Impact Statement for Calverton Enterprise Park Reuse Plan Zoning Change, Town of Riverhead, September 2005, which involved a proposal to rezone 590 acres (including the subject property) of the former US Navy property to Planned Industrial Park.

The analysis of the Rechler Center for Business and Technology project in a DSEIS has been required by the Town of Riverhead Town Board, as Lead Agency for administration of the site plan review and as required by SEQRA. The requirements for a DSEIS were contained in a Positive Declaration issued by the Town Board.

The information prepared in conformance with this scope and the SEQRA process is intended to provide comprehensive input in the decision-making process for use by involved agencies in preparing their own findings and issuing decisions on their respective permits. The document must be concise but thorough, well documented, accurate and consistent. Figures and tables will be presented in support of the discussions and analyses contained in the document. Technical information will be summarized in the body of the DSEIS and attached in their entirety in an appendix.

**Brief Description of the Proposed Project**

The proposed project involves submission of a subdivision application to divide a 300 acre parcel from the overall EPCAL property owned by the Town of Riverhead Community Development Agency, more specifically identified as SCTM No. 0600-135-1-7.33 comprised of ±1,980.1 acres, pursuant to the survey prepared by Nelson & Pope, Engineers & Surveyors, last dated January 22, 2008. The 300 acre parcel will be divided into five blocks.

The proposed project also includes the submission of a subdivision application to divide a 48.9 acre parcel from the 300 acre total parcel area, to be considered Block 1.

As a part of subdivision of Block 1, the parcel will be subdivided into six separate parcels:

Parcel 1-1	10.2 acres
Parcel 1-2	5.5 acres
Parcel 1-3	8.1 acres
Parcel 1-4	2.7 acres
Parcel 1-5	8.1 acres
Parcel 1-6	<u>10.9 acres</u>
	45.5 acres
Right-of-Way	<u>3.4 acres</u>
TOTAL Area Block 1	48.9 acres

The project also includes a site plan application to construct a segment of the subdivision road (within Block 1) with a temporary cul-de-sac consistent with the 60 foot right-of-way alignment for a future subdivision road. Included with the site plan application is a total of 318,475 square feet (SF) of building area in nine buildings and associated parking and improvements to be located on the 48.9 acre Block 1. Improvements include: access driveways from the temporary cul-de-sac, required parking and loading areas established in asphalt surface, grading and drainage, lighting and sidewalks, guiderail and landscaping, and site entry signage on each side of the temporary cul-de-sac entrance from NYS Route 25. The 48.9 acre site plan will be served by public water from the Riverhead Water District and municipal sewers from the Calverton Sewer District.

The proposed project also includes submission of a Block plan of five (5) development Blocks with a proposed future road right-of-way for future subdivision of the remainder of the 300 acre parcel. The proposed site plan application is to create Block 1, which totals 48.9 acres in size. The proposed Blocks have the following proposed sizes:

Block 1	48.9 acres
Block 2	32.7 acres
Block 3	76.7 acres
Block 4	71.5 acres
Block 5	<u>70.2 acres</u>
	300.0 acres

The overall 300 acre parcel will be further subdivided in the future to create individual industrial development lots within the proposed development Blocks. Necessary road infrastructure will be constructed as development Blocks are subdivided and site plans submitted. The full development of the property will involve a total of approximately 2,726,000 SF of industrial use and associated parking, aisles and loading areas, grading and drainage, lighting and sidewalks, guiderails and landscaping. The overall 300 acre development will be served by public water from the Riverhead Water District and municipal sewers from the Calverton Sewer District.

### **Potential Significant Adverse Impacts**

The Positive Declaration adopted by the Town Board of the Town of Riverhead and dated August 5, 2008 indicates the following with respect to potential significant adverse impacts: The agency believes the potential exists for significant impact relative to land, water, air, aesthetic and transportation resources, on critical environmental areas, plants and animals, public health and on growth and community character.

### **Organization of the DSEIS Document**

The DSEIS must conform to the basic content requirements as contained in 6NYCRR Part 617.9 (b)(3). The outline of the DSEIS should include the following sections:

**COVER SHEET**

**TABLE OF CONTENTS**

**SUMMARY**

- 1.0 DESCRIPTION OF THE PROPOSED ACTION**
  - 1.1 Project Background, Need, Objectives and Benefits**
    - 1.1.1 Project Background
    - 1.1.2 Public Need and Municipality Objectives
    - 1.1.3 Objectives of the Project Sponsor
    - 1.1.4 Benefits of the Project
  - 1.2 Location**
  - 1.3 Project Design and Layout**
    - 1.3.1 Overall Site Layout
    - 1.3.2 Grading and Drainage
    - 1.3.3 Access, Road System and Parking
    - 1.3.4 Sanitary Disposal and Water Supply
    - 1.3.5 Site Landscaping
  - 1.4 Construction Schedule and Operations**
  - 1.5 Permits and Approvals Required**

**2.0 NATURAL ENVIRONMENTAL RESOURCES**

**2.1 Topography**

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

**2.2 Surface Soils**

- 2.2.1 Existing Conditions
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- 2.2.3 Proposed Mitigation

**2.3 Subsurface Geology**

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

**2.4 Water Resources**

- 2.4.1 Existing Conditions
- 2.4.2 Anticipated Impacts
- 2.4.3 Proposed Mitigation

**2.5 Vegetation**

- 2.5.1 Existing Conditions
- 2.5.2 Anticipated Impacts
- 2.5.3 Proposed Mitigation

**2.6 Wildlife**

- 2.6.1 Existing Conditions
- 2.6.2 Anticipated Impacts
- 2.6.3 Proposed Mitigation

**3.0 HUMAN ENVIRONMENTAL RESOURCES**

**3.1 Transportation**

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

**3.2 Air Resources**

- 3.2.1 Existing Conditions
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- 3.2.3 Proposed Mitigation

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- 3.3.1 Existing Conditions
- 3.3.2 Anticipated Impacts
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**3.4 Land Use, Zoning and Plans**

- 3.4.1 Existing Conditions
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**3.5 Community Character**

- 3.5.1 Existing Conditions
- 3.5.2 Anticipated Impacts
- 3.5.3 Proposed Mitigation

- 3.6 **Community Services**
  - 3.6.1 Existing Conditions
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  - 3.6.3 Proposed Mitigation
- 3.7 **Cultural Resources**
  - 3.7.1 Existing Conditions
  - 3.7.2 Anticipated Impacts
  - 3.7.3 Proposed Mitigation
- 4.0 **OTHER REQUIRED SECTIONS**
  - 4.1 **Cumulative Impacts**
  - 4.2 **Adverse Impacts That Cannot Be Avoided**
  - 4.3 **Irreversible and Irretrievable Commitment of Resources**
  - 4.4 **Growth-Inducing Aspects**
  - 4.5 **Effects on the Use and Conservation of Energy**
- 5.0 **ALTERNATIVES**
  - 5.1 **No Action Alternative**
- 6.0 **REFERENCES**

An expanded outline of methodology and extent and quality of information existing and needed for the DSEIS is provided below.

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

As required under SEQRA, the DSEIS should include “a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence”. Included in this evaluation should be reasonably related short-term and long-term impacts, with other required sections identified in the Section 4.0 of this scoping document. This section further describes the level of analysis and the type of analysis expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section is followed by a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

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

##### *Background and History*

- The DEIS will provide brief description of the site and prior GEIS and SEIS application history including the Supplement to the Generic Environmental Impact Statement Final Environmental Impact Statement for the Transfer and Reuse Naval Weapons Industrial Reserve Plant, Calverton, New York, Department of the Navy, 1997 and the Town of Riverhead Final Supplemental Environmental Impact Statement for Calverton Enterprise Park Reuse Plan Zoning Change, Town of Riverhead, September 2005; these documents facilitated the land transfer to the Town CDA for economic growth, and established the site zoning.
- A description of the history/evolution of site with respect to prior levels of activity and employment, dates of use and activity; dates when activity ceased and loss of job opportunities will be provided along with proposed project in the context of other projects on adjacent and nearby sites.

- There will be a brief description of the site and application history; this will include a full description of the existing and historic use of the site, status of current use, site ownership and related background and history.
- Prior environmental reports related to site conditions will be summarized and attached or excerpts attached to establish background conditions.

*Public Need and Municipality Objectives*

- Include justification of proposed project in terms of Town goals for site.
- The intended use of the site for economic growth and development will be established through summary of prior land use documents.
- Public need for the project should be discussed.
- Population affected by the project should be identified.
- A feasibility analysis to determine the potential demand for the proposed project will be prepared.

*Objectives of the Project Sponsor*

- The objectives of the project sponsor should be included and discussed.
- The goals of the project sponsor in pursuing the proposed project should be discussed.

*Benefits of the Project*

- Provide discussion of the benefits to accrue from the proposed project including public benefits, economic stimulus, taxes and jobs; provide detail on types/quality of jobs to be provided through the Rechler Center for Business and Technology.
- The benefit of economic growth and development in conformance with prior land use plans will be established.
- Include a discussion of economic benefits expected (tax revenue and jobs).

*Location*

- Using appropriate mapping and/or tables, describe location of site, in terms of adjacent/nearby significant properties, districts, services, etc.
- Discuss project location in Compatible Growth Area of the Central Pine Barrens and site's exception under the Central Pine Barrens Act; discuss Town Pine Barrens Overlay District applicability.
- The existing conditions of the site in terms of site survey, structures, vegetative cover will be provided as an overall background of existing site conditions.

*Project Design and Layout*

- The DEIS will provide a description of the overall site and project layout; proposed lots, anticipated structures, services, utilities, access points, anticipated parking, internal circulation and road system; drainage system; site quantities table; describe building layouts, square footages, etc. and discuss the general exterior appearances.
- The grading program and associated areas disturbed will be discussed along with volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill.
- Site drainage and proposed drainage system and provide capacity and function information will be provided along with a discussion of conformance to NYSDEC SPDES stormwater and erosion control regulations for construction and post-construction conditions.
- The vehicle access, internal roadway layout and traffic circulation will be identified.
- The adequacy of on-site parking will be discussed as compared to required parking and anticipated parking needs using transportation and planning references.
- General location of loading docks and dumpster locations will be provided, if applicable.

- A description of water supply and proposed wastewater system and corresponding use of water supply and sanitary design flow (i.e. connection to Calverton Sewer District and Riverhead Water District) will be provided.
- The type and locations of all utilities and services will be described along with the status of future possible connection.
- The Town lighting requirements, proposed lighting and an illumination analysis will be provided and described.
- Information on the type, amount and location of landscaping proposed will be provided as well as information on maintenance requirements such as irrigation and fertilization under operation and maintenance.
- A discussion on retained open space areas; areas of dedication, areas of retention by applicant; easements or restrictions to ensure retention of open space will be included.
- An analysis of height of the buildings in relation to the surrounding area and Town Code restrictions will be included.

*Construction Schedule*

- The DEIS will provide a description of anticipated construction schedule and processes including a discussion of site preparation, construction materials storage/staging area deliveries and construction schedule/estimated duration; workers' parking, hours of operations, truck delivery routes, facility use, occupancy and operation and related construction and operations.
- The construction, operation and maintenance of the site will be fully discussed.
- Project phasing will be outlined and discussed.
- Construction management, equipment storage/staging, delivery routes, hours of operation, workers' parking, protection of natural and sensitive areas.
- Quantity of soil import/export, truck routes, management and mitigation.
- Mitigation of construction related activity will be discussed, particularly with regard to noise and dust.

*Operation*

- Describe Organization management and operation; describe road, landscape and open space maintenance practice, describe any special conditions which may apply.
- Uses expected of various locations and facilities within the site; seasons of use, intensity of use, whether the site will be open to special events.
- Projected number of employees required for the various uses for weekdays, weekends and seasonal peak periods.
- Truck sizes expected for deliveries and delivery routing.
- Truck unloading areas.
- Seasons of operation of various components of the facility.
- Snow removal should be described as related to parking surfaces and operation.
- Entity responsible for site operations.

*Permits and Approvals Required*

- Identify all required permits and reviews.
- Indicate the filing date and status of submissions to the lead and involved agencies.

## Natural Environmental Resources

### *Topography*

- Existing topographic conditions will be described based on the on-site topographic map and survey to document the current topographic character of the site, high and low points and slopes. Topographic contours at two-foot intervals in an appropriate datum of mean sea level will be included.
- Topographic alteration of the site will be determined through evaluation of the grading proposed for the site and determination of resultant slopes, volume and disposition/origin of cut or fill, and proposed changes to topographic elevations. Determine if site is balanced or if there is import or export of material-describe impacts as part of the evaluation of potential impacts. Evaluation may include description, profiles, contour maps and/or other methods to perform effective evaluation.
- Erosion control measures incorporated into the project will be described as well as conformance with NYSDEC SPDES GP-0-08-001.
- Mitigation in terms of topography and related impacts shall be identified.

### *Surface Soils*

- Existing surface soil conditions should be analyzed in terms of existing conditions, proposed conditions and measures which may be employed to minimize potential significant adverse environmental impacts.
- The existing soil types should be determined pursuant to Suffolk County Soil Survey and presented with appropriate maps and tables.
- Impact to soils should be discussed in terms of soil characteristics pursuant to the Suffolk County Soil Survey based on the type of land use proposed and the constraints for each soil type.
- Soil constraints should be evaluated to minimize potential significant adverse environmental impacts.
- Corrective measures necessary to overcome soil limitations should be identified.

### *Subsurface Geology*

- Existing subsoil conditions will be analyzed in terms of existing conditions, proposed conditions and measures which may be employed to minimize potential significant adverse environmental impacts.
- Soil borings will be described to determine subsurface soil quality and depth to groundwater for high and low points.
- The DEIS will provide appropriate mapping and/or tables to describe subsurface geologic conditions.
- A description of past uses of the property and summarize results of any available environmental assessments conducted on the site.
- Constraints in terms of depth to groundwater should be evaluated to determine if sanitary and drainage systems can function properly; vertical profiles of these systems establishing minimum surface elevation, maximum groundwater elevation and system installation to required design standards should be included.
- Mitigation in terms of subsurface geology and related impacts shall be identified.

*Water Resources*

- The groundwater management zone as classified under Article 6 of the Suffolk County Sanitary Code (SCSC) will be referenced.
- A discussion of the groundwater recharge areas and hydrological regime with a watershed analysis will be included. Groundwater recharge, water supply availability and provisions to address any potential water quality impacts will also be included.
- The depth to groundwater in key development locations of the site will be determined by use of on-site soil borings.
- The expected direction of groundwater flow based on hydrologic interpolation will be identified.
- The existing groundwater quality will be referenced from existing literature.
- Groundwater resources and runoff will be evaluated in terms of how runoff will be retained on-site.
- The water supply availability, service provider and capacity of systems will be established through communication with the water district.
- The expected impact of the project with respect to water quality shall be fully examined in terms of sanitary discharge compliance, wastewater treatment system operation and regulatory requirements.
- Applicable Suffolk County Department of Health Services (SCDHS) regulations and requirements will be identified, and the compliance of the action with same will be evaluated.
- SCDHS sanitary design flow for the project will be established and used as a basis for analysis of wastewater treatment facility and groundwater impacts.
- Calculations of projected sanitary flow and consistency with the SCSC will also be provided.
- The nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance modeling methods.
- Other water quality impacts related to pesticides, snow melt chemicals (if applicable), chemical storage, tank storage (if applicable) and any other sources shall be analyzed.
- The consistency of the proposed action with the findings of the *Nationwide Urban Runoff Program (NURP)* and *Nonpoint Source Management Handbook* will be evaluated as related to stormwater management and discharge.
- Post-development stormwater management conditions will be evaluated. This evaluation will include: calculations of stormwater to be generated, details of the proposed collection and management systems, system capacity, future maintenance practices for stormwater collection and leaching structures and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements, including the NYSDEC SPDES GP 0-08-001 Phase 2 stormwater regulations.
- The change in hydrology of the site in terms of quantity of recharge under existing and future conditions shall be established using appropriate hydrologic analysis methods.
- The DSEIS will provide calculations of projected water consumption for each use proposed and, in consultation with the Riverhead Water District, will evaluate the ability to meet this projected water demand.
- The proximity of the site to surface waters and wetlands will be discussed and mapped using NYSDEC freshwater wetland maps and national wetlands inventory. Setbacks from any surface water bodies or wetlands will be presented as well as applicable regulations discussed.
- Mitigation measures which may reduce potential water quality impacts shall be identified

*Vegetation*

- Existing upland habitats shall be inventoried through an inspection of the site by a qualified biologist/ecologist to determine the vegetation and general habitat character. An inventory of flora observed and expected will be provided in this section of the DSEIS.
- Describe/list and map the vegetation species found on-site and the pattern of this vegetation; pine barrens vegetation will be identified; describe the habitat of the site and quality of each; discuss Pine Barrens requirements as related to the site use, Town Overlay District and considerations involving prior EIS work.
- In addition, protected native plants, plant species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site will be identified.
- The NY Natural Heritage Program shall be contacted for site file information concerning habitats, and plant species.
- Impact to habitats shall be quantified and discussed qualitatively in terms of ecological impact to plants.
- Discuss clearing and impacts regarding changes in vegetation pattern and habitat on site and in the area; discuss significance of any information obtained from NY Natural Heritage Program
- Mitigation measures to reduce potential impacts should be identified and method of implementation determined.

*Wildlife*

- Existing upland habitats shall be inventoried through an inspection of the site by a qualified biologist/ecologist to determine the wildlife, and general habitat character. An inventory of fauna observed and expected will be provided in this section of the DSEIS as well as a description of wildlife species found or expected on the site.
- The NY Natural Heritage Program shall be contacted for site file information concerning habitats and animal species.
- The Breeding Bird Atlas for site and area species will be consulted and documentation of on-site bird surveying conducted pursuant to NYSDEC protocol will be provided.
- In addition, protected native animals, animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site will be identified.
- Due to the confirmed presence of endangered bird species on the EPCAL site, protocol agreed upon by the applicant's ecological consultant and the NYSDEC will be followed to survey for endangered, threatened and special concern bird species. Results of the field surveys will be presented and analyzed in this section.
- Impact to habitats shall be quantified and discussed qualitatively in terms of ecological impact to animals.
- The changes in wildlife use/occupancy of the site will be assessed along with potential impacts to any threatened, endangered and species of special concern.
- The significance of any information obtained from NY Natural Heritage Program and Breeding Bird Atlas for site and area species will be outlined.
- Mitigation measures to reduce potential impacts should be identified and method of implementation determined.

## Human Resources

### *Transportation*

- The Transportation section will include a summary of the Traffic Impact Study (TIS) prepared for the project. The TIS will analyze intersections identified by NYSDOT. The DSEIS will summarize “Existing Conditions”, future “No Build” volumes for the study intersections for the build analysis year; the “No Build” analysis will consider a growth factor (for cumulative impacts see Section 4.1). The summary text will discuss intersection capacity analyses for the study intersections identified above and the site access driveways and will identify impacts at study intersections for “Build” conditions. The TIS will include the following:
- Obtain existing hourly volume counts along County and State Roadways from the New York State Department of Transportation (NYSDOT) or Suffolk County, if available.
- Perform a field inventory of existing roadway features including geometry, lane widths, traffic control, pavement markings, parking restrictions, traffic signal timing and phasing.
- Obtain most recent 3-years of available accident data from NYSDOT for the study intersections and adjacent roadways. Tabulate the accident data by severity of injury and type of collision. Identify accident patterns and trends in traffic impact study.
- Collect intersection turning movement counts during the weekday AM (7-9) and PM (4-6) commuter peak hours at the following intersections as requested by NYSDOT:
  - Edwards Avenue (NYS Route 24) at LIE (I-495) North Service Road
  - Edwards Avenue (NYS Route 24) at LIE (I-495) South Service Road
  - Wading River-Manorville Road (CR 25) at Middle Country Road (NYS Route 25)
  - NYS Route 25A at Middle Country Road (NYS Route 25)
  - Edwards Avenue at Middle Country Road (NYS Route 25)
  - NYS Route 25A at Sound Avenue
  - Wading River-Manorville Road (CR 25) at LIE (I-495) North Service Road
  - Wading-River-Manorville Road (CR 25) at LIE South Service Road
  - William Floyd Parkway (CR 46) at Middle Country Road (NYS Route 25)
- Tabulate traffic count data, identify peak hour factors, and adjust data for seasonal variations.
- 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 LITP2000 Study. 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, 7<sup>th</sup> 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.
- 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 and PM peak hours.
- Identify impacts at study intersections and develop mitigation measures, if necessary.
- Prepare a detailed report containing text, tables, and graphics for submission to the Town of Riverhead and NYSDOT and SCDPW.

*Air Resources*

- The analysis of potential air quality impacts will be performed within the proposed Rechler Center for Business and Technology. Intersections where an increase in traffic volumes would result from the proposed development will be screened to determine if additional analysis is required. Potential sensitive receptors will be identified.
- The Existing air quality conditions shall be identified qualitatively and quantitatively with respect to the NAAQS/NYSAAQS and potential sensitive receptors.
- The project study area will be screened for potential air quality impacts using the NYSDOT Environmental Procedures Manual as based on the TIS. Should air quality screening analysis show that the potential for air quality impacts exists, microscale analysis will be conducted in accordance with procedures outlined in the NYSDOT EPM. The future “No Build” and “Build” conditions will be quantitatively assessed for project-induced changes to the CO and PM<sub>2.5</sub> levels in the ambient environment at those locations with the greatest potential for air quality impacts.
- Proposed Mitigation. If necessary, all reasonable and practicable mitigation measures to reduce or eliminate adverse project-induced air quality impacts will be discussed.

*Noise Conditions*

- A screening analysis will be conducted to identify locations where potential noise impacts could occur as a result of the Rechler Center for Business and Technology. This methodology will be based on the increase in traffic along affected roadways. Sensitive locations will be identified for monitoring and noise prediction modeling.
- Measure and document the existing noise environment at the project site and the nearest noise sensitive land-use through continuous noise monitoring during hours of weekday and weekend operation; sound level measurements will conform to ANSI S1.4 1971 standards per NYSDOT EPM and Town of Riverhead Noise Control Code; the monitoring program will consist of up to two (2) noise monitoring sites to be monitored, one during weekday and one during weekend.
- Estimate the primary (e.g. operational) noise contributions from various equipment and activities of the project; estimate secondary noise contributions (e.g. project-induced traffic); the estimated facility operational noise levels will be compared to applicable regulatory requirements to assess facility operational noise impacts; estimates of secondary noise contributions will be based on project-induced traffic during the peak traffic period; changes in noise levels will be assessed with respect to Town of Riverhead’s Noise Control Code and other professional guidelines; methods will conform to NYSDOT EPM.
- Feasible mitigation will be identified and proposed where necessary to reduce potential noise impacts to the maximum extent practicable.

*Land Use, Zoning and Plans*

- This section of the DSEIS will describe existing land use and zoning on the subject site and in the surrounding area as it evolved from prior studies and land use plans including the GEIS for land transfer and SGEIS for the prior change of zone by the Town.
- This section of the DSEIS will also provide information on the development history of the site and surrounding area; the existing land use character of the site and surrounding area within 1,000 feet should be described and mapped.
- An analysis will be conducted of the relationship between the site, immediately adjoining properties and the surrounding neighborhood.
- The zoning which applies to the site and the area within 1,000 feet should be described and mapped, and a description of zoning regulations for the project site and surrounding area zoning shall be provided.

- Land use plans which pertain to the project site will be outlined and discussed in terms of their general intent and applicability to the project site, in relation to the establishment of the use concept for EPCAL to create a basis for assessment of the projects conformity to these plans. The DEIS will provide brief description of the site and prior GEIS and SEIS application history including the Supplement to the Generic Environmental Impact Statement Final Environmental Impact Statement for the Transfer and Reuse Naval Weapons Industrial Reserve Plant, Calverton, New York, Department of the Navy, 1997 and the Town of Riverhead Final Supplemental Environmental Impact Statement for Calverton Enterprise Park Reuse Plan Zoning Change, Town of Riverhead, September 2005; these documents facilitated the land transfer to the Town CDA for economic growth, and established the site zoning.
- The use of the site for economic stimulus, development and growth will be referenced in land use plans.
- This section of the DSEIS will also describe the proposed action in detail including each of the proposed uses and their proposed location on the subject property. The DSEIS will present a site plan that will clearly identify all areas to be developed with buildings, parking areas, walkways, etc. as well as all impervious areas and their use.
- The conformance of the project with land use plans, including the project's location within the Compatible Growth Area of the Central Pine Barrens will be evaluated and discussed. The site's exemption from the Central Pine Barrens Act will be discussed and the applicability and requirements Town Pine Barrens Overlay District evaluated.
- The projects conformance to the LI zoning district will be discussed.
- Once the above information is compiled, the DSEIS will assess the impacts of the proposed action on land use and zoning. The impact assessment will concentrate on evaluating the consistency of the proposed action with prevailing land use and zoning. The compatibility of the proposed action with area land use will be assessed.
- Measures which may be used to mitigate potential land use, zoning or impacts with respect to land use plans should be provided.

#### *Community Character*

- The character of the site and surrounding community should be described.
- The visual character of the existing site conditions should be identified through ground and aerial photography using a key for locations of all ground photography.
- The significance of visual character should be established in terms of the viewing public and view accessibility which will include review of pictures from all heights.
- Other aspects of the existing visual character in terms of vegetation, lighting, utilities, etc. should be identified.
- Impacts of the proposed project in terms of community character and visual setting should be determined by discussion as well as graphic methods. Locations shall be determined through analysis of significance to the viewing public. "To scale" photographic and architectural renderings are anticipated, with supporting descriptive text to fully disclose the change of visual character of the site.
- The impact of use of fill, increase in site elevations, and visual appearance of structures will be evaluated. The significance of visual impacts will be assessed and mitigation proposed. Lighting impacts will be discussed from a visual impact perspective.
- The change in character and visual setting should be determined in terms of landscape vegetation, lighting and utilities.
- Mitigation (if necessary) will be described.

### *Community Services*

- The existing community services and the ability of these services to accommodate the proposed project will be described. The services include:
  - public schools
  - police protection
  - fire protection
  - water supply
  - wastewater treatment
  - solid waste disposal
  - recreational facilities
  - energy suppliers
- The impact analysis contained in the DSEIS will include consultations with service providers regarding existing demand for services and capacity such that the DSEIS will objectively analyze the impact of the proposed action on community facilities and services.
- The DSEIS will include detailed projections of service demand with supporting documentation.
- The existing and future tax revenue of the site shall be established.
- The job creation and economic benefits of the project will be quantified.
- The emergency services (ambulance, police and fire) which serve the site should be identified and contacted for input with respect to continued ability to serve the site.
- Changes associated with the proposed project should be evaluated in terms of emergency service access; a practical approach should be taken to ensure that safe and efficient emergency service vehicle access to the site can be provided to the site.
- Hydrant installation/location and other development considerations which assist in addressing emergency services should be included.
- Impact with respect to energy consumption and ability of utilities to serve project demand will be addressed through contact with service providers.
- The use of energy efficient devices will be evaluated and addressed against current energy savings standards.
- Mitigation, if necessary, based on community facilities and services will be explored as required, based on the magnitude of impacts.

### *Cultural Resources*

- Consultation with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) and review by OPRHP mapping to determine need for archaeological investigation.
- Determine need for further archaeological investigation by review of OPRHP mapping, prior site disturbance and contact with OPRHP.
- If OPRHP determines it to be necessary, resources of the site will be addressed through a determination of historic and archaeological sensitivity and preparation of a Stage IA/IB Cultural Resources Assessment (CRA). Any mitigation which may be needed should be identified.

### Other Required Sections

In addition to the key resources identified in the Positive Declaration, SEQRA identifies other required sections for a complete DSEIS as included in 6NYCRR Part 617.9 (b)(3). The following Other Required Sections and evaluations should be provided in the DSEIS.

### *Cumulative Impacts*

- Describe other pending projects in vicinity as well as their status and likeliness of completion, estimated construction period and certainty of occurring within the build year of the proposed project; contact the Town to determine if any other future pending projects require inclusion in

the analysis; projects which are speculative, fungible, or would occur beyond the proposed project build year will not be assessed; projects which are substantially larger in size than the proposed project and will proceed through the review process subsequent to the Rechler Center for Business and Technology will be required to assess their impacts in combination with the Rechler Center, which is a stable project with known intensity of use; determine potential for impacts due to implementation of proposed project in combination with projects which warrant analysis based on the above criteria.

*Adverse Impacts That Cannot Be Avoided*

- Provide brief listing of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be mitigated.

*Irreversible and Irrecoverable Commitment of Resources*

- Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.

*Growth-Inducing Aspects*

- Provide brief discussion of those aspects of the proposed project which will or may trigger or contribute to future growth in the area.

*Effects on the Use and Conservation of Energy*

- Provide a discussion on those aspects of the proposed project which would contribute to an increase in energy as well as potential options for conservation.

**Initial Identification of Mitigation Measures**

This Draft Scope includes an initial identification of mitigation measures that will be further addressed in the DEIS as required by SEQRA. These are outlined as follows:

- Balance site cut and fill volumes as much as practicable, identify construction methods to be implemented to ensure protection of adjacent uses, erosion control measures, slope design for less than 1:3; site stabilization techniques, minimize cut/fill, hours of construction operations, and truck routes to be utilized; such as erosion control plans.
- Provide soil amendment to ensure proper fertility of soils for landscaping.
- Ensure proper drainage systems based on soil limitations.
- Fugitive dust control measures such as wetting of dry soils.
- Remove potentially unacceptable soils from drainage/leaching system excavations and replace with clean, good quality leaching material.
- Provide for proper sanitary waste disposal; conform to SCSC for sanitary design flow for density of land use; ensure adequate depth to groundwater for sanitary and drainage leaching facilities; conform to NURP study recommendations for stormwater and provide adequate runoff containment; prepare a SWPPP and erosion control plans to ensure proper stormwater handling and erosion control.
- Conform to the applicable requirements of the Town Zoning Code, Suffolk County Sanitary Code and NYSDEC to ensure that the potential for significant adverse environmental impacts to geological, water, ecological, community service and community character resources would be minimized, if not eliminated.

- Provide landscaping to enhance habitat quality and aesthetics on the site. Retain existing suitable vegetation where possible.
- Identify ecological mitigation such as planned vegetated open space and habitat on EPCAL, buffers, retention of trees, and replanting with indigenous vegetation.
- Wildlife mitigation may include items such as retaining habitat within EPCAL; protection of endangered species through setback and corridor mitigation specific to species based on identified resources.
- Implement necessary and appropriate traffic related improvements delineated in the TIS to minimize potential impacts to traffic flow and intersection operations.
- Potential disconformities with prevailing land use and zoning patterns and the community's goals for the area would be mitigated by conformance with recommendations of accepted land use plans, studies and zoning regulations.
- Maintain public street setbacks and buffers in areas of the project site that may adversely impact visual resources.
- Property taxes generated by the project would partially offset the increased costs to community service providers.
- Potential increased need for emergency services would be minimized by use of security, fire and/or smoke alarms, fireproof or fire-retardant building materials, lighting systems, security patrols, etc.
- Use of architectural designs (using materials having colors and textures appropriate for the area) and landscaping schemes complementary to the area development pattern would tend to minimize impacts to the character of the community.
- Use low wattage and/or shielded lighting fixtures, to illuminate only the interior of the site, for safety and security purposes.
- Increased amounts of water and energy required for the proposed project would be minimized by use of water- and energy-conserving mechanical systems, plumbing fixtures, insulations, building materials, etc.; conservation technology will be examined.

### **Reasonable Alternatives to be Considered**

SEQRA requires a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. In the case of this proposed project, the intended land use was established through US Navy transfer of the property to the Town of Riverhead CDA, after which the CDA sought and selected a development company to purchase the land for economic growth as intended throughout the prior studies and land conveyance process. As a result, alternatives were already considered in the prior GEIS and SEIS application history included in the Supplement to the Generic Environmental Impact Statement Final Environmental Impact Statement for the Transfer and Reuse Naval Weapons Industrial Reserve Plant, Calverton, New York, Department of the Navy, 1997 and the Town of Riverhead Final Supplemental Environmental Impact Statement for Calverton Enterprise Park Reuse Plan Zoning Change, Town of Riverhead, September 2005. Consequently, only the following alternative will be considered:

- No Action Alternative (Alternative whereby the site remains in its current condition).

**Information to be Included in Appendices**

All pertinent information and correspondence included, presented or discussed in the document, shall be included in appendices subdivided for ease of reference. Such appendices may include, but not be limited to, the transportation information (TIS), groundwater modeling data and results, engineering studies, maps, plans, regulations, etc.

**Issues Deemed Not Relevant, Not Environmentally Significant or Adequately Addressed in Prior Environmental Review**

The intent of the DEIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project. This Draft Scope will be subject to the scoping process in conformance with SEQRA Part 617.8, followed by the issuance of a Final Scope by the lead agency which may identify issues not relevant dependent upon comments received during the scoping process.



This document is intended to fulfill the lead agency requirements for issuance of a Final Scope in accordance with SEQRA Part 617.8. The document assists the lead agency in evaluating the DSEIS for content and adequacy for public review and assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project and allow the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the project.