

Draft Scope
Town of Smithtown 2020 Comprehensive
Plan

Draft Generic Environmental Impact
Statement (DGEIS)

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Lead Agency:

Town of Smithtown Town Board

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Public Comment Period

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1.0 INTRODUCTION

The Town of Smithtown is proposing to adopt the 2020 Comprehensive Plan (“Comprehensive Plan or “Proposed Action”) and has determined that a Draft Generic Environmental Impact Statement (DGEIS) will be prepared to assess the potential for significant adverse impacts associated with its adoption. This Draft Scope of Work document has been prepared pursuant to the requirements of the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617 to outline the environmental topics to be assessed and methodologies that will be utilized to prepare the DGEIS.

A Comprehensive Plan is a document that has as its purpose: “the control of land uses for the benefit of the whole community” (NY Town Law §272-a). The Town’s last Comprehensive Plan was adopted in 1957 and is over 60 years old. The 2020 Comprehensive Plan is intended to help shape the physical, social, environmental and economic future of the Town and provide a framework for preserving the Town’s character, ensuring its diversity, supporting investment, and promoting desired changes. The policies that comprise the Comprehensive Plan are anticipated to guide the development of the Town for the next 20-30 years. These policies and their implementation where applicable will be the subject of the DGEIS.

2.0 PURPOSE AND NEED

The Town of Smithtown is comprised of six communities: Kings Park, Smithtown, St. James, Nesconset, Hauppauge, and Commack. The Comprehensive Plan serves as a comprehensive approach to planning issues and considers many factors impacting the Town of Smithtown’s needs. The Comprehensive Plan addresses only the unincorporated parts of these communities and not land within the three incorporated villages: Village of the Branch; Village of Nissequogue; and, Village of Head-of-the-Harbor.

The Comprehensive Plan guides planning and decision making for the important aspects of a high quality of life - appropriate land use; quality transportation infrastructure for pedestrians, bicyclists, transit users, and motorists; preservation of the Town’s past and natural resources while balancing modern building trends; quality parks and open spaces as well as community facilities including schools, parks, emergency services and others; and economic growth in commercial areas. This Comprehensive Plan addresses these topics as it seeks to build on the community’s assets, identifying strategies to address ongoing issues and opportunities, while positioning the Town of Smithtown as a desirable place to live, work, and visit for the next 10 years and beyond. Further, the new Comprehensive Plan gives the community the legal basis for control over future development, as well as land use planning policy and serves as the basis for the Zoning Ordinance.

The 1957 Comprehensive Plan no longer reflects the challenges and opportunities the Town of Smithtown faces today or will in the future. Changes to demographics, development trends, technology, laws, and many other factors have affected how people live, work, travel, and play in the community. As a result, this document serves as a new Plan that reflects these new realities and plans for the Town’s future growth and development.

3.0 GOALS AND OBJECTIVES

The goals and objectives of the Comprehensive Plan update are detailed on pages 13-14 in Comprehensive Plan report and are briefly summarized below.

1. Preserve and protect the Town’s natural and cultural resources.
2. Preserve and protect the existing residential neighborhoods.

3. Provide a wide range of housing types and densities in a manner that maintains and is compatible with the predominant existing single-family detached dwelling development pattern.
4. Maintain and enhance the viability of the downtown business districts.
5. Promote the economic vitality of the Town's industrial and business districts.
6. Provide convenient neighborhood retail options that compliment rather than compete with the downtown business districts.
7. Provide a safe and efficient transportation system that also encourages mobility by all modes.
8. Ensure the provision of adequate public facilities and services at appropriate locations in order to serve the needs of the community conveniently, efficiently, and economically.
9. Promote the conservation of energy and sustainability principles.

4.0 DESCRIPTION OF THE PROPOSED ACTION

In the development of the Comprehensive Plan, the Town has embraced the goals and objectives set forth in Section 3.0 above and the plan thus contains a series of recommendations at the end of each section (Land Use Plan, Community Facilities Plan, and Sustainability's Plan) that the Town intends to pursue in order to achieve these goals.

As part of these recommendations, the Town has also devoted considerable attention to how specific policies of the plan might be implemented through zoning changes. These zoning changes are expected to be adopted in phases after the adoption of the Comprehensive Plan. Developments inspired by these zoning changes are expected to shape redevelopment in the Town over the next 20-30 years into the future as developers, landowners and business owners pursue the new opportunities for investment they allow.

In order to analyze how these development related changes may impact the Town's environment, the DGEIS will include identification of a conceptual "build out scenario" which will be the basis for analysis of potential zoning changes throughout the DGEIS. The Build Out Scenario will present a conceptual estimate of the potential mix of residential units and commercial/ industrial square feet expected to be developed in the Future with the Proposed Action. While this view of the future will be only a projection of what could occur, these estimates will facilitate reasonably conservative and meaningful analyses of how changes in development could impact the Town's environment and appropriate measures to mitigate such.

An overview of areas where the Comprehensive Plan polices are likely to result in zoning changes is provided below and more detail on them is presented in the referenced section of the Comprehensive Plan Report. Figure 1 shows all the zoning changes Town wide.

Kings Park (See Kings Park Community Plan for greater detail)

- Raleigh Farm/Gesuale area
 - Rezone the area in the vicinity Old Northport Road and Lawrence Road in Kings Park to allow for medium-density residential in the form of a cluster development that helps to preserve the wooded area in the northern section of this area.
- Kings Park downtown area¹
 - Amend zoning ordinance to allow for transit-oriented and mixed-use development in the Kings Park downtown area to improve the economic vitality of the area.

¹ The redevelopment of the Kings Park Downtown is subject to a separate but related planning and EIS effort. Detailed analyses of those rezoning actions will be set forth in those documents.

- Old Northport Road corridor
 - “Right-zone” land west of the Sunken Meadow State Parkway that is currently used for heavy industrial uses to Heavy Industry (HI) zoning
 - Rezone portions of the corridor to Community Facilities (CF) zoning
 - Evaluate allowing construction and demolition transfer stations in the HI zone potentially via a Town Board Special Exception permit
- Coordinate with the Office of Parks, Recreation and Historic Preservation (OPRHP) on their Nissequogue River State Park/former Kings Park Psychiatric Center master Plan

Smithtown (See Smithtown Community Plan for greater detail)

- Smithtown Downtown area
 - Rezone downtown area to Transit Village zoning that promotes transit-oriented development around the Smithtown train station.
 - Allow for greater heights and densities that make redevelopment projects more feasible
 - Rezone certain areas on Jericho Tpke. from WSI to NB to better reflect existing conditions

St. James (See St. James Community Plan for greater detail)

- Lake Avenue Area
 - Create a distinct Lake Avenue District that includes regulations specifically designed for the community needs and characteristics of downtown St. James
 - Allow for greater heights and densities that promote revitalization of Lake Avenue
 - Encourage transit-oriented development in the vicinity of the St. James train station
 - Expand business zoning to include all land within 200 feet of Lake Avenue in order to make the zoning boundary line more consistent and to allow more efficient use of currently split-zoned parcels
 - Rezone CB-zoned portions of NYS Rt. 25A to NB to better reflect existing conditions
 - Rezone area between NYS Rt. 25 and Smithtown Bypass (NYS Rte 347) east of the Smith Haven Mall to Light Industrial (LI) zone as a “right-zoning” to better reflect existing conditions

Commack (See Commack Community Plan for greater detail)

- Commack Corners
 - Expand and rezone areas for either Neighborhood Business (NB) or Shopping Center Business (SCB) as a “right-zoning” to better reflect existing conditions.
- Crooked Hill Rd.
 - Expand Shopping Center Business (SCB) zone to “right-zone” based on existing conditions and prevent incompatible residential development in the undeveloped area
 - Rezone areas to enhance existing uses and prevent incompatible uses from occurring in the future.
- Jericho Turnpike
 - Create new Multifamily (MF) zone to encourage multifamily residential that will compliment recently approved developments in the area
 - Rezone the WSI zone to the new WSI-1 zone
 - Differentiate between W. Jericho Turnpike and Middle Country Road as two different zones, a WSI-1 zone and a WSI-2 zone, the major difference being the permission of Motor Vehicle Showrooms and Repair Garages in the WSI-2 zone whereas these uses will be prohibited in the WSI-1 zone.
 - “Right-zone” to Neighborhood Business (NB) zone based on existing uses

Hauppauge (See Hauppauge Community Plan for greater detail)

- Route 111
 - Rezone parcels within appropriate area on the eastern side of Route 111 to a Multifamily (MF) zone to encourage a portion of the area to be redeveloped for multifamily residential.
 - Expand Shopping Center Business to promote more efficient development of the area
- Continue to consider the strategies of implementation of the recommendations of the Hauppauge Industrial Park Regional Competitiveness and Growth Strategies report

Nesconset (See Nesconset Community Plan for greater detail)

- Middle Country Road
 - Rezone the existing WSI Zone to new WSI-2 zone to encourage vehicle-related businesses and limited outdoor storage that is aesthetically pleasing.
 - Differentiate between W. Jericho Turnpike and Middle Country Road as two different zones, a WSI-1 zone and a WSI-2 zone, the major difference being the permission of Motor Vehicle Showrooms and Repair Garages in the WSI-2 zone whereas these uses will be prohibited in the WSI-1 zone.
 - Expand Neighborhood Business (NB) zone.
- Smithtown Boulevard
 - Create a new Nesconset Core (NC) zone that helps to create a distinct business district for Nesconset residents.
- Smithtown By-Pass/Terry Road
 - Rezone the portion of the Smithtown Bypass corridor between Terry Road and Southern Boulevard to the Commercial Corridor (CC) zone.
 - Reclaim areas outside of the CC zone as residential.

The Comprehensive Plan also recommends implementation of the following Town-wide zoning recommendations:

- Permit a wider range of non-industrial uses in light industrial zones including indoor recreational facilities, pet care establishments, breweries or distilleries, and artisan industrial space or artists' studios.
- Amend the Table of Use Regulations to regulate "religious facilities" rather than "churches or other similar places of worship". "Convent or monastery" should be regulated as a permitted accessory use to "religious facilities" and as a permitted use in single-family residential zoning districts.
- Create a new zoning district called the Park (P) zone.

5.0 POTENTIAL SIGNIFICANT ADVERSE IMPACTS

The Positive Declaration adopted by the Town Board acting as SEQRA Lead Agency indicates that Proposed Action could result in potentially significant adverse impacts once implemented and the DGEIS will focus on these issues which include the following:

- Adoption of the Comprehensive Plan has the potential to result in substantial changes in the use, or intensity of use, of lands in the Town of Smithtown.
- Adoption of the Comprehensive Plan has the potential to result in substantial changes in existing community or neighborhood character and has the potential to create material conflicts with current community plans or goals.
- Land use changes resulting from the adoption of the Comprehensive Plan have the potential to result in the encouraging or attracting of a large number of people to one or more locations in the

Town for more than a few days, compared to the number of people who would come to such place absent the action.

- Land use changes resulting from the adoption of the Comprehensive Plan have the potential to result in the impairment of the character or quality of important aesthetic (i.e. visual) resources.
- Land use changes resulting from the adoption of the Comprehensive Plan have the potential to result in substantial increases in the demand for emergency services and infrastructure capacity.
- Land use changes resulting from the adoption of the Comprehensive Plan have the potential to result in substantial adverse changes in existing ground or surface water quality or quantity, resulting from increases in both water supply demands and wastewater generation and, to a lesser extent, increased need for stormwater management.
- Land use changes resulting from the adoption of the Comprehensive Plan have the potential to result in substantial adverse changes in existing traffic volumes and levels of service.
- Land use changes resulting from the adoption of the Comprehensive Plan have the potential to result in substantial adverse changes in existing air quality.
- Land use changes resulting from the adoption of the Comprehensive Plan have the potential to result in substantial adverse changes in existing noise levels.
- Land use changes resulting from the adoption of the Comprehensive Plan have the potential to result in substantial adverse changes in existing levels of solid waste production.
- Practicable measures to mitigate or avoid the foregoing potential adverse environmental impacts must be identified, considered, and subjected to public review.

6.0 DGEIS APPROACH AND OUTLINE

The DGEIS preparation will utilize data collected for the Comprehensive Plan preparation to form the foundation of the existing conditions assessments and will reference the Comprehensive Plan for detailed discussions of the policies and programs proposed. In each of the DGEIS analysis chapters, where potential significant adverse impacts are identified, a mitigation section that includes discussion of appropriate measures to manage and mitigate the potential impact will be provided.

The DGEIS assessment framework will include examination of existing conditions, Future without the Proposed Action where relevant, Future with the Proposed Action and mitigation measures where warranted for technical areas identified in the Positive Declaration. The methodologies presented here are based on local, state, and federal regulatory requirements and tailored to the policies that comprise the Comprehensive Plan. This scope anticipates a high level yet comprehensive assessment of the policy framework and goals that the Comprehensive Plan identifies.

In accordance with 6 NYCRR, Part 617.10(c), the DGEIS will also include identification of conditions or criteria under which future actions will be undertaken or approved including requirements for subsequent SEQRA compliance. These conditions and criteria would identify, for example, residential unit yield and commercial/industrial square footage of developments associated with potential rezoning of particular areas throughout the Town and potential environmental impacts and mitigation measures associated with those projections. The DGEIS will also acknowledge and assess where hamlet level changes could aggregate to result in Town-wide conditions that require discussion and assessment.

Description of the Proposed Action

In the DGEIS, the Description of the Proposed Action section will provide a thorough understanding of the Proposed Action and include the following content.

- Introduction and Background
- Description of the SEQRA process
- Purpose and Need
- Goals and Objectives
- Project Description
- Potential Build Out Scenario
- Permits, Approvals and Coordination

Land Use, Zoning, and Public Policy

Land use, zoning and public policy recommendations in Comprehensive Plan including existing conditions and trends will be discussed. The DGEIS will discuss changes in land use patterns and zoning where they are proposed as part of the Comprehensive Plan process. The Proposed Action policies will also be assessed for consistency with other local and regional relevant plans, for example current (1989) and draft update for 2019 Town of Smithtown Local Waterfront Revitalization Program (LWRP) and the Suffolk County Comprehensive Master Plan 2035.

The Future with the Proposed Action will be assessed through the development of a build out scenario for the Town based upon land use, zoning, and public policy changes that will result from the adoption of the Comprehensive Plan recommendations. The relationship of developed parcels to adjacent undeveloped spaces will be illustrated to show the availability of land for development. The build out scenario will calculate the potential number of residential units and commercial/ industrial square feet of development in the Future with the Proposed Action for areas where potential future zoning adoption recommended via Comprehensive Plan policies could trigger development density changes including downtown areas of Smithtown, Nesconset, St. James, and Kings Park, and for rezoned areas of Kings Park, Commack, Nesconset and Hauppauge. These conceptual projections will be contrasted with Future without the Proposed Action (i.e. under existing zoning). The DGEIS will then analyze the incremental difference between these conditions. The town wide implications of such changes will be generally assessed where applicable (for example, within the context of community character and traffic studies). The DGEIS will identify projects that are anticipated to occur in the Future without the Proposed Action consistent with existing development trends. Known pending major development and zoning applications will be identified.

Community Character

The community character assessment will consider Smithtown's neighborhoods. Factors that contribute to neighborhood context such as land uses, densities, street characteristics, traffic patterns, socioeconomic and other conditions will be described. These characteristics will be discussed for the existing conditions and how these characteristics could change with the implementation of the Comprehensive Plan policies. This will include assessment of how the quantified changes in land use, zoning, street characteristics, traffic and socioeconomic characteristics, work together to result in impacts to the character of the Hamlet communities and the Town.

Socioeconomics

The DGEIS will review socioeconomic characteristics of the Town of Smithtown including publicly available population demographics, housing, and economic activity. The DGEIS will analyze how the comprehensive plan policies could change socioeconomic conditions at the Hamlet level where new

demographics, housing types and mixes, and different types of economic activities are anticipated. Employment benefits, and assessments of changes in economic productivity will be provided.

The current fiscal conditions in the Town will be discussed, including a description of the current municipal expenditures on public services, and tax revenues from different land uses based on property assessments. Utilizing current trends and conditions, the DGEIS will qualitatively assess what future socio-economic conditions could be like in the Future without the Proposed Action. The estimated annual revenues and costs associated with changes to land use under the Proposed Action will be discussed in this section. Based on the build out scenario, the DGEIS will project real property taxes accruing to each taxing jurisdiction from the realization of the full build out of the project. This analysis will employ a “comparables” approach to valuation using assessed values of the existing development within the Town. The potential municipal (fiscal) costs of the Proposed Action will be projected using a “proportional valuation” methodology. This is an approach that assigns costs attributable to the share of the real property value that residential and nonresidential uses add to a community’s real property tax base; the method assumes that relative real property values represent shares of municipal costs, and is commonly used for assessment of non-residential product. The municipal cost assessment will be coordinated with the anticipated outreach to service providers performed as part of the Comprehensive Plan to determine whether any service providers anticipate the need for major capital investments in the foreseeable future (e.g. new fire trucks, additions, etc.).

An input-output modeling system (i.e., IMPLAN) will be used to estimate the direct, indirect, and induced benefits of the Proposed Action based on the build out scenario and the anticipated number of employees in the built condition. Using these estimates and estimates of the study area’s current contributions to the economy, the net change in economic activity as a result of the Proposed Action will be calculated.

Visual Resources

The visual resources assessment will discuss and depict existing urban design characteristics such as building bulk, height and density, building uses, and streetscape design elements, and changes to these that could result from the implementation of the Comprehensive Plan. The visual resources assessment will also include an inventory of scenic and aesthetic resource types consistent with the New York State Department of Environmental Conservation policy “Assessing and Mitigating Visual Impacts” (NYSDEC 2000) within the Town of Smithtown. Visual resources that will be considered include, for example, important public view corridors, and important natural or built features including cultural resources. The potential for policies recommended in the Comprehensive Plan to alter, influence, preserve and enhance the visual character of these areas will be assessed.

For Hamlet areas that are subject to zoning changes that could impact streetscape design elements, photographic documentation depicting existing conditions will be contrasted with descriptions and illustrative renderings of future conditions with new developments in place and the changes assessed for their visual significance. These rendering analyses will be prepared for locations that can be considered representative of the changes anticipated. Renderings or massing plans will be prepared where changes in the built environment are expected to be most pronounced. The changes will be assessed for potential significance.

Community Facilities

The DGEIS will review existing community facilities including police, fire, schools, library, emergency services and parks and recreation and analyze future needs that could be realized with the implementation of the Comprehensive Plan.

The DGEIS will analyze potential changes in demand on community facilities that could be brought about by population and commercial/ industrial growth. Consultations with each service provider or qualitative assessment of facilities will be conducted to review existing demand, future demand without the Proposed

Action and projections of demand with the Proposed Action in place. Information from these consultations will be collected in an Appendix. Analyses to determine the potential need for new school seats and consistency of the potential for new densities will be presented.

Cultural Resources

The cultural resources assessment will identify the location and types of historic and cultural resources including those officially designated by the Town of Smithtown, and the State and National Registers of Historic Places Programs. Areas identified will include historic districts, buildings, sites, and already recognized areas of potential archaeological significance. The assessment of the Future with the Proposed Action will consider the potential impacts to these resources as well as measures to protect or enhance their character that may be incorporated into the Proposed Action.

Potential impacts on known historic resources in the Town will be evaluated based on anticipated changes to the context surrounding the resources caused by likely removal or construction of buildings in the area. Where applicable for areas likely to be redeveloped with known historic resources or districts present, consultation with the State Office of Parks, Recreation and Historic Preservation will occur to ascertain potential impact, and whether mitigative measures will be necessary to protect any given resource or potentially sensitive areas.

Water Supply, Sanitary Services, and Stormwater Infrastructure, and Utilities

The DGEIS will identify existing infrastructure and utilities serving the Town and identify where demands on public water supply, stormwater management, and wastewater collection and treatment could be expected with the implementation of the Comprehensive Plan. Relevant regulations including for example the Suffolk County Sanitary Code, New York State Department of Environmental Conservation and Town of Smithtown stormwater requirements will be reviewed with respect to the types and densities of development envisioned by the Comprehensive Plan policies. Known plans for infrastructure upgrades will be identified and areas that could potentially require upgrades resulting from the implementation of the Comprehensive Plan will be generically discussed.

Water Supply

Demand estimates for the Future without the Proposed Action and Future with the Proposed Action will be prepared. Consultations with each water service provider will be conducted to review demand estimates in the Future with and Without the Proposed Action. Identification of areas that likely require infrastructure upgrades will be presented.

Sanitary Disposal and Sewer Infrastructure

The existing system for sanitary sewage treatment will be discussed in terms of current operating characteristics and capacity. Current sanitary flow levels will be determined, as well as existing permits and capacity issues related to the systems utilized by the Town for sanitary sewage disposal as applicable.

The Future without the Proposed Action will be assessed; this will include discussion of areas where density restrictions could be an impediment to future development. Demand estimates for the Future without the Proposed Action and Future with the Proposed Action will be prepared. For each area where zoning may change and density may increase, the DGEIS will assess the compatibility of proposed development density with applicable regulations and discuss if recommendations for constructing sewers in order to support the Proposed Action is warranted.

Utilities

Consultations with utility providers including PSEG Long Island, National Grid and Verizon will be conducted to assess potential implications of the Proposed Action on those services. This information will be summarized in the DGEIS and correspondence with utilities presented in an Appendix.

Natural Resources

Utilizing publicly available Geographic Information System (GIS) data from sources such as the New York State GIS Clearinghouse, Suffolk County and the Town of Smithtown, the DGEIS will include mapping relevant natural resource characteristics including general information on land including soil, geology, and topography, water resources including surface water, wetlands, and groundwater and wildlife and vegetation. These features will be discussed within the context of the potential for the Proposed Action to alter, protect, enhance or otherwise influence the condition of these resources within the Town of Smithtown. The Comprehensive Plan policies are not expected to directly alter development policies protecting existing natural resources nor present the potential for significant adverse impacts directly to natural resources, and therefore this assessment is expected to be focus on characterization of the Town's natural resource context and resources through mapping and description.

Transportation

The DGEIS transportation assessment will utilize traffic data and trip generation included in the special Transportation Plan. Town-wide qualitative assessments and recommendations and quantitative assessments of traffic growth along key roadways will be calculated for all hamlets. These will rely on available daily traffic volumes, and additional traffic growth due to the Proposed Action will be added to these segments. The potential for significant adverse traffic impacts along these key roadways will be identified as a function of daily traffic volume growth, and representative traffic mitigation will be recommended, if applicable. The basis for these assessments will be formed by quantitative analysis of traffic conditions at up to four key intersections during the weekday AM, weekday PM and Saturday peak hour periods. Locations for analysis will be chosen by the Town in consultation with the consulting team during the DGEIS process. The purpose of the assessment will be to determine the potential for the Comprehensive Plan actions to have significant adverse impacts on transportation. Representative traffic mitigation will be recommended, as applicable, if the potential for significant adverse impacts is identified. It is anticipated that the Comprehensive Plan will recommend policies and improvements to transportation systems that avoids the potential for significant adverse transportation impacts. In addition, pedestrian, transit, and safety will be assessed, and it is anticipated that these transportation assessments will screen out with a finding of no potential for significant adverse impacts.

Parking

Parking content within the DGEIS will focus on the recommendations of the Special Parking Plan with emphasis on practices to "right size" the amount of parking for new development and to effectively utilize and manage existing parking assets to ensure adequate parking to support land uses and Comprehensive Plan goals.

Air and Noise

The consistency of the Comprehensive Plan with air quality and noise conditions and regulations will be generally assessed. At this time, the DGEIS is not anticipated to include quantitative noise and air quality analyses. However, if the results of transportation analyses warrant more detailed review of these conditions, mobile source air quality and noise screening may be performed. Anticipated changes in noise conditions as a result of new or proposed developments under the build out in the Future without the Proposed Action will be generally described.

Green House Gas (GHG) and Energy

The DGEIS qualitative discussions around Green House Gas (GHG) and energy usage are expected to focus on discussing key principles of the Sustainability Plan addressing potential initiatives such as such as reducing energy consumption, increasing the use of renewable energy in Town facilities and increasing prevalence of non-automobile modes of transportation in the Town of Smithtown.

Public Health

The DGEIS will provide discussion on sites within the Town of Smithtown that are part of the New York State and Federal special clean-up programs, such as the Brownfield or Superfund Programs, if warranted based on the development policies contained within the Plan.

Solid Waste and Sanitation

Consistency with the Town's solid waste management plan related to increased residential, commercial and industrial densities will be assessed and estimates of increased solid waste may be aggregated based on these prospective changes.

Climate Change

The Proposed Action policies are expected to be largely consistent with the policies set forth in the Town of Smithtown draft 2019 Local Waterfront Revitalization Plan (LWRP) Update; the LWRP analysis will be the basis for the assessment of the Proposed Action.

Unavoidable Adverse Impacts

This section of the DGEIS will discuss adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Action is implemented.

Irretrievable and Irreversible Commitment of Environmental Resources

This section of the DGEIS will discuss any irreversible and irretrievable commitments of environmental resources that would be associated with the implementation of the Proposed Action.

Growth-Inducing Aspects

This section of the DGEIS will discuss the potential for growth inducing impacts to occur as a result of the Proposed Action. Growth related to potential zoning changes that would be facilitated as a result of the adoption of the Proposed Action would be discussed throughout the DGEIS.

Alternatives

6 NYCRR Part 617 requires review alternatives to a Proposed Action including the "No Action" alternative be included in an EIS. This section of the DGEIS will include as discussion of potential outcomes associated with the Town choosing not to pursue the Comprehensive Plan update.

Appendices

Technical reports, data and agency correspondence as applicable will be collected into appendices and provided with the DGEIS.

8.0 EXTENT AND QUALITY OF INFORMATION NEEDED FOR THE PREPARER TO ADEQUATELY ADDRESS EACH IMPACT

Consistent with 6 NYCRR Part 617.8 (e)(3), each draft scope of work must include a section that outlines the extent and quality of information needed to adequately prepare the DGEIS, including identification of relevant existing information, required new information, and the required methodologies for obtaining new information. Following is a preliminary listing of data sources and tools to be utilized to adequately assess DGEIS sections. It is anticipated that this list will continue to expand as the preparation of the DGEIS continues.

Land Use, Zoning, and Public Policy

- Town of Smithtown 2020 Comprehensive Plan
- Town of Smithtown 2015 Draft Comprehensive Plan Update
- Town of Smithtown 2019 Draft LWRP
- Hauppauge Industrial Park Regional Competitiveness and Growth Strategies
- St. James Visioning Study
- Town of Smithtown zoning map
- Land use and zoning ordinances
- Kings Park Downtown Revitalization Master Plan
- Suffolk County Comprehensive Master Plan 2035
- Kings Park Downtown Market Analysis and Action Plan (2018)

Community Character

- Land Use Data from Suffolk County, NY (2016)
- Comprehensive Plan Public Survey responses and comments obtained at community workshops

Socioeconomics

- United States Census Data
- IMPLAN – economic modelling program inputs
- 2020 Town Budget
- 2021 Proposed Town Budget
- Existing tax assessment data for in-town properties that are comparable to new proposed development
- Build-out analysis

Visual Resources

- New York State Department of Environmental Conservation (NYSDEC) policy “Assessing and Mitigating Visual Impacts” (NYSDEC 2000)
- Site and area inspections and photographs
- NYS Cultural Resource Information System

Community Facilities

- Town of Smithtown, County, State and Federal Parkland mapping inventories
- Community facilities identification of all services providers; communications with existing

- Schools
- Police;
- Fire;
- Emergency Services and;
- Libraries Facilities

Cultural Resources

- Site and area inspections and photographs
- NYS Cultural Resource Information System
- NYS Historic Preservation Office (SHPO) archaeological site inventory
- Town of Smithtown Historic Sites Inventory

Water Supply, Sanitary Services, and Stormwater and Utilities

Water Supply

- Existing water district mapping and infrastructure
- Future plans for water infrastructure upgrades
- Coordination with existing water supply districts and Suffolk County Water Authority networks

Sanitary Services

- Smithtown and Kings Park Sewering Feasibility Study
- Applicable regulations including Suffolk County Sanitary Code Article 6 and Article 19 (Innovative and Alternative Onsite Wastewater Treatment Systems -I/A OWTS)
- Coordination with existing sewer districts serving the Town and Suffolk County Department of Health Services Office of Wastewater Management
- Suffolk County 2020 Sub watersheds Wastewater Plan

Stormwater Management

- NYSDEC Stormwater Management Design Manual and Standards and Specifications for Erosion and Sediment Control
- MS4 SMWP
- *Town Code for Stormwater Management and Erosion and Sediment Control (Chapter 151)*
- Relevant local and County regulations

Utilities

- Consultations with utility providers including PSEG Long Island, National Grid and Verizon

Natural Resources

- Publicly available Geographic Information System (GIS) data from United States Geological survey (USGS), New York State GIS Clearinghouse, Suffolk County and the Town of Smithtown, information on soil, geology, and topography, water resources including surface water, wetlands, and groundwater and wildlife and vegetation

Transportation

- New York State Department of Transportation (NYSDOT) and Suffolk County Department of Public Works traffic volume and signal timing data
- Recent relevant traffic analysis and studies including BJ's Commack Plaza Traffic Impact Study (2020) and Kings Park (2020)
- Traffic count data at representative intersections including:
 - Main Street (NYS Rte 25) & NYS Rte 111
 - Indian Head Road & Old Northport Road
 - Smithtown Blvd & Nichols Road
 - Jericho Tpke & Indian Head Road/Harned Road

Parking

- Parking Strategies and Best Practices for TOD in Smithtown

Air and Noise*Air*

- National Ambient Air Quality Standards (NAAQS)
- Relevant local and state regulations

Noise

- NYSDEC Program Policy Assessing and Mitigating Noise Impacts
- Local noise ordinances

Green House Gas (GHG) and Energy

- NYSDEC Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements

Public Health

- Build-out analysis (specifically, assessment of new development proposed in former industrial areas if applicable)
- NYSDEC Brownfields Data, Environmental Remediations Database

Solid Waste and Sanitation

- Town of Smithtown Solid Waste Management Plan

Climate Change

- NYSDEC SEQRA Handbook
- Town of Smithtown LWRP