

DRAFT SCOPE
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS) FOR
KINGS PARK DOWNTOWN REVITALIZATION MASTER PLAN
KINGS PARK, TOWN OF SMITHTOWN, SUFFOLK COUNTY, NEW YORK

JANUARY 2020

Overview

This document is the Draft Scope for the Draft Generic Environmental Impact Statement (DGEIS) for the proposed adoption of the *Kings Park Downtown Revitalization Master Plan* (hereinafter the "Master Plan"), a comprehensive planning document for the revitalization of downtown Kings Park, located in the Town of Smithtown. The adoption of the Master Plan is the Proposed Action.

With respect to the State Environmental Quality Review Act (SEQRA) process, the Town Board of the Town of Smithtown ("Town Board") prepared Part 1 of the New York State Environmental Assessment Form. Since the Proposed Action only involves the adoption of a Master Plan, there are no other involved agencies and no coordinated review was undertaken. On December 17, 2019 the Town Board declared itself Lead Agency for the SEQRA review, classified the Proposed Action as Type I, and adopted a Positive Declaration indicating that the Proposed Action may have a significant adverse impact on the environment and, therefore, required the preparation of a Draft Generic Environmental Impact Statement (DGEIS).

In accordance with 6 NYCRR §617.8(a), public scoping is required, and this Draft Scope is the first step in that process. The primary goals of scoping are to focus the DGEIS on potentially significant adverse impacts of the Proposed Action and to eliminate consideration of those impacts that are irrelevant or not significant. This Draft Scope provides a description of the Proposed Action and the proposed content of the DGEIS, and has been prepared in accordance with 6 NYCRR §617.8(b), which requires that a Draft Scope contain:

1. Brief description of the Proposed Action
2. Description of potentially significant adverse impacts
3. Extent and quality of information needed to adequately address potentially significant adverse impacts
4. Initial identification of mitigation measures
5. Reasonable alternatives to be considered.

Brief Description of the Proposed Action

The economy in the Kings Park downtown has steadily declined over the last few decades. Several factors have contributed to this decline, including existing development constraints in the downtown and the closure of the Kings Park Psychiatric Center. The on-site sanitary systems within downtown Kings Park have essentially reached the end of their useful life and are in need of replacement. To alleviate existing constraints on density and support economic growth, Governor Andrew Cuomo announced his intention to invest \$40 million to build sewers in the hamlet of Kings Park, among other areas in the Town of Smithtown. Subsequently, Suffolk County awarded the Town of Smithtown funds to create a community-based revitalization plan as an essential tool to advance the sewer initiative, as well as other vital

economic development and community revitalization efforts. The resulting effort is the *Kings Park Downtown Revitalization Master Plan* (the "Master Plan"), which is the culmination of previous planning efforts and findings of a several studies and community-based visioning sessions.

Based on the foregoing, the Proposed Action is the adoption of the Master Plan, which would provide the community of Kings Park with a vibrant and economically viable plan for the future. The Master Plan allows the Town to crystallize and implement a vision that advantageously utilizes Kings Park's existing assets. The Master Plan addresses the commercial and mixed-use corridors within downtown Kings Park (the "Study Area"), which incorporates the following roads: Main Street, between Park Avenue and Kings Park Boulevard; Church Street, between Main Street and the Kings Park Branch of the Smithtown Library parking lot; Indian Head Road, between Main Street/Long Island Rail Road (LIRR) tracks and Stattel Drive; and Meadow Road West between the Petro property and the Clayton Funeral Home property (see the Study Area map below).

The Master Plan sets forth the goals for downtown Kings Park, as follows:

- Improve economic and market conditions in the downtown;
- Improve traffic safety and reduce traffic congestion;
- Enhance the appearance of the downtown;
- Preserve the character of the downtown and surrounding residential neighborhoods;
- Allow for residential development to meet the needs of the community; and
- Promote a pedestrian-friendly walkable and bicycle friendly downtown environment.

In addition, seven key concepts guiding recommendations are introduced in the Master Plan, as follows:

- Implement a new Downtown Zoning District;
- Guide the quality and character of new development in downtown Kings Park with design guidelines;
- Streamline the approval process in order to attract new development;
- Reinforce a downtown identity and theme to strengthen the retail community;
- Functional improvements that will reinforce connectivity;
- Reinforce connectivity to the neighborhoods; and
- Welcome the pedestrian.

Within these concepts, the Master Plan provides recommendations for the Town of Smithtown and the Kings Park community to achieve the community's vision and goals, including aesthetic enhancement, expanded goods and services, improved access and connectivity for pedestrians and bicyclists, improved quality of life for residents in surrounding neighborhoods, creation of a more active and vibrant downtown, expanded housing options especially for the young workforce population and empty-nesters, encouragement of transit-oriented development (TOD), preservation and, where possible, expansion of public spaces. The proposed sanitary sewer construction is one of the key components for the implementation of many of the recommendations outlined in the Master Plan.

The Master Plan discusses the setting of the downtown Study Area, with a description of prior planning efforts and existing conditions within the Study Area, including the land use, zoning, community services, open space, visual and architectural quality, pedestrian accommodations, and vehicular circulation and traffic safety, among others. Where appropriate, the DGEIS will reference and summarize the analyses completed and incorporated into the Master Plan.

The DGEIS will include a detailed summary of the recommendations included in the Master Plan and will consider future redevelopment opportunities facilitated by the implementation of such recommendations. Proposed zoning recommendations included in the Master Plan would provide future potential opportunities for property owners and developers to create new residential and commercial land uses that would enhance the housing and employment prospects within the downtown. The Master Plan also identifies four future development opportunity sites: the municipal lot on East Main Street; Kings Park Plaza; Meadow Road West, east of the municipal lot; and Meadow Road West, west of the municipal lot. These opportunity sites are of sufficient size to allow for creative transit-oriented and mixed-use solutions. Potential future development on these opportunity sites as well as infill development in the Study Area would be determined based on the zoning recommended in the Master Plan, and quantified in a theoretical Build-Out Scenario. The potential impacts of the Build-Out Scenario will be reviewed in the DGEIS.

The Description of the Proposed Action section of the DGEIS will include the following:

- Description of the study area, along with appropriate maps and aerial photographs
- Project history
- SEQRA process
- Description of the *Kings Park Downtown Revitalization Master Plan*
- Project purpose, need and benefits
- Theoretical development potential of the future development of opportunity sites and infill development based on the proposed zoning recommendations in the Master Plan.

Potentially Significant Adverse Impacts

As discussed above, the primary goals of scoping are to focus the DGEIS on potentially significant adverse impacts, and to eliminate consideration of those impacts that are irrelevant or not significant. The Positive Declaration adopted by the Lead Agency indicates that implementation of the Proposed Action could result in one or more potentially significant adverse environmental impacts, and listed the following as reasons supporting the Determination of Significance:

1. *The Master Plan may encourage changes in land uses and land use intensity within the Kings Park Downtown.*
2. *The Master Plan may encourage changes in urban design and visual/ neighborhood character within the Kings Park Downtown.*
3. *The Master Plan has the potential to adversely impact significant cultural and historic resources within the Kings Park Downtown.*
4. *The Master Plan may encourage changes in socioeconomic conditions (such as population increases and associated impacts upon school capacity and ability to provide community services) within and adjacent to the Kings Park Downtown.*
5. *The Master Plan may result in a need for increased infrastructure and utility capacity (such as sewage disposal) within the Kings Park Downtown.*
6. *The Master Plan may result in increased traffic generation and parking demand within the Kings Park Downtown.*
7. *The adequacy of mitigation measures contemplated in the proposed Master Plan to minimize or prevent potential adverse environmental impacts must be fully documented, evaluated, and subject to public review.*

These potential adverse impacts identified by the Lead Agency in the Positive Declaration, along with proposed measures to mitigate such impacts, will be addressed in various sections of the DGEIS, as outlined below.

Land Use, Zoning and Public Policy

This section of the DGEIS will provide a description of existing land use and zoning patterns within the Study Area and on the future development opportunity sites. Associated maps and graphic depictions will be provided, along with a synopsis of previous planning and public policy documents and other pertinent information from the Master Plan.

It will also provide a synopsis of key concepts set forth in the Master Plan to achieve the Town's goals, including the recommended zoning and potential design guidelines (referencing the Master Plan for a full discussion), and will examine the land use and policy impacts that could result from their implementation.

Urban Design and Visual/Neighborhood Character

This section of the DGEIS will provide a discussion of the visual character/quality and architectural form present in the Study Area, with reference made to representative photos presented in the Master Plan. The discussion will detail how the Proposed Action would potentially affect or enhance visual conditions/design characteristics within the Study Area, how specific zoning/administrative changes and the recommended design guidelines could affect aesthetics, and other recommendations identified for future actions that would affect the aesthetic character or provide aesthetic improvements (e.g., streetscape and façade enhancements). This section will also include a discussion of appropriate mitigation measures to reduce identified impacts, including any mitigating provisions in the recommended zoning amendments and design guidelines.

Cultural Resources

Historic and archaeological resources in the Study Area will be identified based on a review of the Office of Parks, Recreation and Historic Preservation (OPRHP) Cultural Resources Information System (CRIS). A discussion of the Master Plan recommendations related to cultural resources and potential effects of the Proposed Action on cultural resources, if any, will be provided, along with an assessment of potential future impacts related to the recommended zoning and design guidelines. Appropriate mitigation measures to reduce identified impacts, as warranted, will be discussed.

Socioeconomics

Basic population, employment, housing, and fiscal data, as well as potential future impacts for the Study Area as they relate to the Proposed Action will be presented. Existing conditions will be based on research from the Kings Park Downtown Market Analysis and Action Plan to the extent possible. Based on the Build-Out Scenario derived from the recommended zoning, this section will quantify projected increases in population, including any special groups as applicable (e.g., seniors, school-aged children), housing and employment and provide a description of the enhancement of economic conditions and vitality within the Study Area resulting from the Master Plan's recommendations.

Community Services

This section of the DGEIS will identify and describe the existing service providers in the Study Area, including police, fire, ambulance, public schools, parks and public recreation, open space, health care and libraries, based, in part, on the information provided in the Master Plan. This section will also provide a summary and analysis of Master Plan recommendations related to community services and their potential impacts on such services. A discussion of the increase in facility/service demand under the Build-Out Scenario, including quantification (based on standard factors) of the number of school children generated, will be provided.

Infrastructure and Utilities

The DGEIS will identify and describe the existing utility service providers in the Study Area, including providers of water supply, sewage treatment/disposal, solid waste collection/disposal, electric and gas. A description of the status of existing sewage disposal in the Study Area and relevant sewer studies will be included. This section will also include a description of related Master Plan recommendations and the potential for increased development in the downtown which would result from the proposed new sewage disposal system, as compared to the existing condition. A discussion will be provided of the increase in facility/service demand under the Build-Out Scenario, quantifying (based on standard factors) water consumption, sewage generation, solid waste generation, along with a qualitative discussion of the other utilities.

Transportation and Parking

This section of the DGEIS will evaluate the existing and traffic and parking conditions, and future conditions likely to occur with the adoption of the Master Plan, as well as measures to minimize any identified impacts. The section will build upon the existing information regarding roadways, circulation, pedestrian features, parking, and public transportation that have already been identified in the Master Plan and provide additional information regarding these features, as warranted. This section will further include:

- Description of existing features in the Study Area, not already identified in the Master Plan, including the number, direction and width of travel lanes, posted speed limits, maintenance jurisdiction, parking regulations, locations of on-and off-street parking areas, pedestrian connections and traffic control devices
- Analysis of any Master Plan recommendations for improvements to pedestrian connections to nature trails, municipal parking areas, recreation areas, the Kings Park train station, and the central business district
- Analysis of the Master Plan recommendations to promote walkability within the Study Area
- Identification of existing and potential future public transportation options and Master Plan recommendations to increase the utilization of such systems
- Analysis of any Master Plan recommendations to implement traffic-calming measures and improve overall safety for motorists, cyclists, and pedestrians within the Study Area
- Analysis of Master Plan recommendations for minimum parking requirements for land uses in the Study Area, including transit-oriented developments, taking into account shared parking principles

- Summarization of the results of the parking utilization study and analysis of recommendations to increase on-street and municipal parking areas to accommodate the Master Plan
- Identification of suitable private parcels that could accommodate additional municipal parking
- Projection of vehicular trip generation volumes to determine the magnitude of the number of new trips generated by development under the Master Plan
- Evaluation of the relative increases to traffic volumes along Main Street, Pulaski Road and Indian Head Road
- Evaluate the potential need for traffic mitigation measures, based on the relative increases to traffic volumes within the Study Area.

Soils and Topography

Using historic aerial photographs, prior alteration of natural land surface will be described. *The United States Department of Agriculture (USDA) Web Soil Survey* will be used to identify the general soil types and the characteristics of such soils within the Study Area. Study Area Topographic information will be obtained through review of relevant *U.S. Geological Survey (USGS)* maps and described. Master Plan recommendations related to or that may affect soils and topography, if any, will be summarized and analyzed for their potential impacts within the Study Area.

This section will also provide a discussion of how development in the Study Area and on future development opportunity sites (analyzed in the Build-Out Scenario) may affect soils and topography, with additional detail as appropriate regarding special conditions (e.g., steep slopes or soils with severe limitations). It will include a summary of appropriate mitigation measures to reduce identified impacts, including erosion and sediment control measures and requirements for stormwater pollution prevention plans.

Water Resources

This section of the DGEIS will include a discussion of groundwater resources and stormwater management in the Study Area, including any known drainage issues (i.e., stormwater flooding), based on input from the Town. Maps of wetlands and surface waters will be provided. Any Master Plan recommendations that are related to or that may affect water resources will be summarized and analyzed for their potential impacts.

This section will also include a discussion based on the Build-Out Scenario of how development may affect wetlands/surface waters and groundwater resources, particularly regarding stormwater runoff, with additional detail as appropriate to address any special conditions in or adjacent to the Study Area. Stormwater management practices and other measures to mitigate impacts to groundwater, wetlands/surface waters, or drainage within or proximate to the Study Area will be discussed.

Hazardous Materials

This section will provide a discussion of hazardous materials/wastes and remediation documented in the Study Area, as well as related Master Plan recommendations, if any. This section will also describe potential impacts of the Build-Out Scenario under the Proposed Action based on the resources described, along with appropriate mitigation measures to reduce identified impacts as necessary.

Ecology and Other Natural Resources

This section of the DGEIS will include a discussion of ecological conditions in the Study Area and will identify any natural ecological communities within the Study Area, with reference to any wetlands or surface waters within or proximate to the Study Area as identified in the water resources section. Master Plan recommendations related to or that may affect ecological conditions will be summarized and analyzed for their potential impacts. A discussion will be provided of potential impacts of the Build-Out Scenario, as well as appropriate mitigation measures to reduce identified impacts as needed.

Air Quality

This section of the DGEIS will provide a qualitative discussion of existing air quality conditions in the Study Area, the potential impacts of the Proposed Action and Master Plan recommendations, the regulatory programs in place to protect air quality, and any other appropriate mitigation measures to reduce identified impacts.

Noise

This section of the DGEIS will describe the existing, ambient noise conditions in the Study Area and provide an evaluation of the Master Plan recommendations that may affect these conditions and/or cause potential noise impacts. The conformance of potential future redevelopments with applicable federal, state and local noise regulations and ordinances will be discussed. A discussion of appropriate mitigation measures to reduce identified impacts will be provided.

Use and Conservation of Energy

This section of the DGEIS will discuss existing Town policy related to energy, available energy resources, measures related to the use and conservation of energy, other sustainability practices and those recommendations contained in the Master Plan that impact energy usage.

Cumulative Impacts

This section will describe any significant zoning or development proposals within Kings Park and in neighboring areas, or significant Suffolk County or New York State roadway or other public projects (e.g., sanitary sewer system improvements) that would affect the Study Area. It will also review existing capacity issues regarding shared resources (e.g., roadways, water supply, sewage disposal, etc.) and provide an evaluation of the degree to which the Proposed Action, in combination with any significant zoning or development proposals in neighboring areas, may exacerbate any existing capacity issues regarding shared resources. The DGEIS will also evaluate the degree to which the Proposed Action would have a cumulative effect when combined with other public projects (roadway, sewer system improvements, etc.).

Growth-Inducing Impacts

The DGEIS will discuss the potential for the recommendations set forth in the Master Plan, including the recommended zoning, and its potential to prompt additional development in the Study Area, beyond that which is defined by the Build-Out Scenario, and that also may lead to other development outside the Study Area.

Unavoidable Adverse Effects

This section of the DGEIS will summarize the short-term and long-term adverse effects of the Proposed Action that cannot be entirely avoided or fully mitigated.

Irretrievable and Irreversible Commitment of Resources

An irreversible or irretrievable commitment of resources refers to impacts on or losses to resources that cannot be recovered or reversed. This section of the DGEIS will summarize those resources, including both natural and manmade resources.

Conditions and Criteria Under Which Future Actions Will Be Undertaken or Approved Including Requirements for Subsequent SEQRA Compliance

This section will provide a discussion of conditions and criteria that will apply to potential future development or actions, for which further review under SEQRA may be required.

Extent And Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

Pursuant to the requirements of SEQRA, the Draft Scope must identify the extent and quality of information needed for the DGEIS preparer to adequately address each impact, including an identification of relevant existing information and required new information, including the required methodology(ies) for obtaining new information. The *Kings Park Downtown Revitalization Master Plan* will be used to provide much of the background information, the key concepts and the recommendations for the environmental topics included herein. While it is not possible to determine all information sources to be used to address the potentially significant adverse impacts, the following represents other sources of information that have been identified to assist in performing the required analyses in the DGEIS.

Land Use, Zoning and Public Policy

- Town of Smithtown Draft Comprehensive Plan Update
- Revitalizing Downtown Kings Park Action Plan
- Kings Park & Smithtown: Downtown Opportunity Analysis

Urban Design and Visual/Neighborhood Character

- Site and area inspections and photographs
- Aerial photography

Cultural Resources

- Site and area inspections and photographs
- NYS Cultural Resource Information System
- NYS and National Registers of Historic Places
- NYS Historic Preservation Office (SHPO) archaeological site inventory
- Town or local inventory list of cultural sites

Socioeconomics

- United States Census Data
- Kings Park Downtown Market Analysis and Action Plan

Community Services

- Development Impact Assessment Handbook

Infrastructure and Utilities

- Smithtown and Kings Park Sewering Feasibility Study
- Volume II: Engineering Design Report, Kings Park Business District

Transportation and Parking

- Vehicle trip projections using the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition
- Parking observation data
- Parking demand projections using the ITE, *Parking Generation Manual*, 5th Edition
- Urban Land Institute Shared Parking publication, 2005
- Manual on Uniform Traffic Control Devices, 2009
- *Highway Capacity Manual*, latest edition
- Synchro 9 or latest edition
- American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets, latest edition
- Planned development and roadway improvement projects in the Study area
- Consultations with Town, SCDPW and NYSDOT, as required

Soils and Topography

- *United States Department of Agriculture (USDA) Web Soil Survey*
- USGS Topographic Maps

Water Resources

- *Long Island Comprehensive Waste Treatment Management Plan*
- *Long Island Comprehensive Special Groundwater Protection Area Plan*
- USGS Water-Table and Potentiometric-Surface Altitudes map
- New York State Stormwater Management Design Manual
- New York Standards and Specifications for Erosion and Sediment Control
- Relevant local and County regulations

Ecology and Other Natural Resources

- NYSDEC Natural Heritage Program
- Ecological Communities of New York State
- USFWS Information for Planning and Conservation (IPaC) Resource List
- National Wetlands Inventory

Air Quality

- Relevant local, state, and federal regulations

Noise

- NYSDEC Program Policy – Assessing and Mitigating Noise Impacts.
- Local noise ordinance

Initial Identification of Mitigation Measures

As the DGEIS analyses have not yet been conducted, no specific mitigation measures have been developed as yet. Nonetheless, where the impact analyses in the DGEIS indicate the potential for significant adverse impacts, this section of the DGEIS will set forth measures to avoid or mitigate those impacts.

Reasonable Alternatives to be Considered

Pursuant to 6 NYCRR Part 617, the DGEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action. Thus, the DGEIS will analyze the impacts of the SEQRA-mandated No-Action alternative and compare these impacts to those associated with implementation of the Proposed Action.

