

INC. VILLAGE OF FARMINGDALE

RESOLUTION

WHEREAS, the Mayor and Board of Trustees of the Village of Farmingdale ("Village Board") has initiated a master planning process, which includes the preparation of a Downtown Master Plan, the preparation of a Step 2 Nomination Study, per the requirements of the New York State Brownfield Opportunity Area ("BOA") Program, and a proposed zoning text amendment, creating a new Downtown Mixed-Use ("D-MU") Zoning District, collectively known as the "Action"; and,

WHEREAS, the Action is subject to review under 6 NYCRR Part 617, the New York State Environmental Quality Review Act, (SEQRA);

WHEREAS, the Village Board wishes to comply with its obligations under SEQRA;

WHEREAS, the Village Board, pursuant to SEQRA has classified the Action as a Type I action;

WHEREAS, in accordance with SEQRA the Village Board has prepared the attached Notice of Intent to Be Lead Agency ("Notice of Intent") for the Action that identifies the location and detailed description of the Action and includes a copy of the preliminary Part 1 Environmental Assessment Form ("EAF Part 1") and a list of involved and interested agencies; and


WHEREAS, in accordance with SEQRA the Village Board is required to notify and provide a thirty (30) day review period to all involved and interested agencies of its intent to act as Lead Agency;

NOW THEREFORE BE IT RESOLVED;

1. The Village Board declares its intent to act as the Lead Agency for the coordinated environmental review of the Action; and
2. The Village Board hereby authorizes circulation of the attached Notice of Intent and EAF as well as any other pertinent materials to the aforesaid involved and interested agencies for the aforesaid thirty (30) day review.

Mayor, George Starkie	Aye
Trustee Patricia Christiansen	Aye
Trustee Ralph Ekstrand	Aye
Trustee Cheryl Parisi	Aye
Trustee William Barrett	Aye

DULY RESOLVED, by the Board of Trustees, this 20th day of December, 2010.


George Starkie

Mayor

Inc. Village of Farmingdale

**State Environmental Quality Review
NOTICE OF INTENT TO BE LEAD AGENCY**

This notice is issued pursuant to Part 617 of the implementation regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

At this time the Board of Trustees of the Village of Farmingdale has declared its intent to be Lead Agency with respect to the proposed action identified below. Unless written objection is received from you by January 30, 2011, the Board of Trustees will declare itself the Lead Agency for this action.

Date: December 20, 2010

Name of Action: Village of Farmingdale Downtown Master Plan/BOA Nomination Study

SEQRA Status: Type I

Description of Action: The Proposed Action includes the preparation of a Downtown Master Plan and Brownfield Opportunity Area (BOA) Nomination Study. The Downtown Master Plan/BOA Nomination Study provide an in-depth and thorough description and analysis of existing conditions, opportunities, and re-use potential for properties located in the proposed BOA study area, downtown Farmingdale. The Proposed Action also involves adopting a new Downtown Mixed-Use (D-MU) Zoning District and rezoning the downtown study area to that new D-MU district. This new zoning is a specific recommendation/implementation item of the Downtown Master Plan/BOA Nomination Study.

Location: Village of Farmingdale, Nassau County, New York. The downtown study area is located in the central portion of the Village, running along Main Street from Fulton Street (New York State Route 109) in the south to Melville Road in the north. The study area also continues east along South Front Street/Atlantic Avenue to the Nassau-Suffolk County line.

Lead Agency: Village of Farmingdale Board of Trustees
Village Hall
361 Main Street
Farmingdale, NY 11735

Contact Person: Hon. George Starkie, Mayor
Incorporated Village of Farmingdale
Village Hall, 361 Main Street
Farmingdale, NY 11735
Telephone No.: (516) 249-0093

A Copy of This Notice Has Been Sent To the Following Involved and Interested Agencies:

Potential Interested and Involved Agencies:

New York State Department of State
Division of Coastal Resources
99 Washington Avenue, Suite 1010
Albany, NY 12231-0001

New York State Department of State
New York City Office
123 William Street
New York, NY 10038-3804

Nassau County Planning Commission
100 County Seat Drive
Mineola, NY 11501

Other Agencies to Receive a Copy of this Notice of Intent:

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1011

New York State Department of Environmental Conservation, Region 1
SUNY-Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409

New York Department of Transportation (Region 10)
State Office Building
250 Veterans Memorial Highway
Hauppauge, NY 11788

New York State Office of Parks, Recreation and Historic Preservation
Peebles Island
P.O. Box 189
Waterford, NY 12188-0189

MTA Long Island Rail Road
Jamaica Station
Jamaica, NY 11435-4380

Copy of this Notice of Intent on file with:

Mr. Brian Harty, Village Clerk
Village Hall, 361 Main Street
Farmingdale, NY 11735

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE – Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one, which **will not** have a significant impact on the environment; therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment; therefore **a positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Village of Farmingdale Downtown Master Plan/BOA Nomination Study

Name of Action

Village of Farmingdale Board of Trustees

Name of Lead Agency

Hon. George Starkie

Print or Type Name of Responsible Officer in Lead Agency

Mayor

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Prepare (if different from responsible officer)

Date

PART 1 - PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action: <i>Village of Farmingdale Downtown Master Plan/Brownfield Opportunity Area Nomination Study</i>		
Location of Action (include Street Address, Municipality and County): <i>Downtown Area of the Village of Farmingdale, Nassau County, New York</i>		
Name of Applicant/ Sponsor: <i>Village of Farmingdale</i>	Business Telephone: <i>(516) 249-0093</i>	
Address: <i>361 Main Street</i>		
City/PO: <i>Farmingdale</i>	State: <i>NY</i>	Zip Code: <i>11735</i>
Name of Owner (if different)	Business Telephone ()	
Address		
City/PO	State	Zip Code
<p>Description of Action: <i>The Village of Farmingdale began formulating a strategy to revitalize its downtown area, which includes a number of vacant and/or underutilized properties and lacks a consistent aesthetic character, in 2006 by initiating a visioning process. This was followed by a master planning process that began in 2009. After the master planning process had begun, The Village was accepted into the New York State Department of State, Division of Coastal Resources (NYS DOS) Brownfield Opportunity Area (BOA) Program. The Program consists of three phases, including a Pre-Nomination Study, Nomination Study, and Implementation Strategy.</i></p> <p><i>The portion of the Village designated as a BOA, referred to as the Study Area, is the downtown area, located in the central portion of the Village, running along Main Street from Fulton Street (New York State Route 109) in the south to Melville Road in the north. The study area also continues east along South Front Street/Atlantic Avenue to the Nassau-Suffolk County line.</i></p> <p><i>The Proposed Action includes the Nomination Study, Phase 2 of the BOA Program, which provides an in-depth and thorough description and analysis, including an economic and market trends analysis, of existing conditions, opportunities, and re-use potential for properties located in the proposed BOA, with an emphasis on the identification and re-use potential of brownfields sites and other sites subject to change that are catalysts for revitalization. There are also a number of implementation items that have identified as part of the master planning and BOA processes. The Proposed Action also includes one of these implementation items, a proposed new Downtown Mixed-Use (D-MU) Zoning District.</i></p>		

Please Complete Each Question – Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential Rural (non-farm)
 Forest Agriculture Other Vacant; Parking; Transportation; Mixed-Use

2. Total acreage of project area: ±60 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>0</u> acres	<u>0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>+58.75</u> acres	<u>+58.75</u> acres
Other (Indicate type) <u>open space</u>	<u>±1.25</u> acres	<u>±1.25</u> acres

3. What is predominant soil type(s) on project site? Ug – Urban Land; UrA – Urban Land-Riverhead complex, 0 to 3 percent slopes; Pg – Pits, ground water recharge

- a. Soil drainage: Well drained 100 % of site Moderately well drained 0 % of site
 Poorly drained 0 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N.A. acres (See 1 NYCRR 370). NYS Dept. of Agriculture

SOURCE: "Soil Survey of Nassau County, New York"

4. Are there bedrock outcroppings on project site? Yes No

- a. What is depth to bedrock? N.A. (in feet)

SOURCE: "Soil Survey of Nassau County, New York"

5. Approximate percentage of proposed project site with slopes: 0-10% 100 % 10-15% 0 %
 15% or greater 0 %

SOURCE: "Soil Survey of Nassau County, New York"

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No

SOURCE: National Register of Historic Places website - <http://www.nationalregisterofhistoricplaces.com/ny/Nassau/state.html>

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

SOURCE: National Park Service website – http://www.nature.nps.gov/hnl/Registry/USA_Map/States/NewYork/new_york.cfm

8. What is the depth of the water table? +6 (in feet)

SOURCE: "Soil Survey of Nassau County, New York"

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to: The Study Area is a downtown area, comprised mostly of buildings and impervious surfaces.

Identify each species: _____

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations) Yes No

Describe _____

13. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No
If yes, explain Portions of the Study Area are currently used for passive and active recreation
14. Does the present site include scenic views known to be important to the community? Yes No
15. Streams within or contiguous to project area: N.A.
a. Name of Stream and name of River to which it is tributary N.A.
16. Lakes, ponds, wetland areas within or contiguous to project area: N.A.
a. Name N.A.
b. Size (In acres) N.A.
17. Is the site served by existing public utilities? Yes No
a. If yes, does sufficient capacity exist to allow connection? Yes No
b. If yes, will improvements be necessary to allow connection? Yes No TBD (Study underway)
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No Portions of the Study Area

B. Project Description (Note that the Proposed Action includes a downtown master plan and BOA Nomination Study; as such, it does not include site-specific impacts. Hence, most of the Section "B" responses below are indicated as N.A. "Not Applicable")

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor N.A. acres.
b. Project acreage to be developed: N.A. acres initially; N.A. acres ultimately.
c. Project acreage to remain undeveloped N.A. acres.
d. Length of project, in miles: N.A. (if appropriate).
e. If the project is an expansion, indicate percent of expansion proposed N.A.%.
f. Number of off-street parking spaces existing TBD*; proposed TBD*. NOTE: *Parking study underway.
g. Maximum vehicular trips generated per hour TBD** (upon completion of project). NOTE: **Traffic study underway.
h. If residential, Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Ultimately | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
- i. Dimensions (in feet) of largest proposed structure N.A. height; N.A. width; N.A. length.
j. Linear feet of frontage along a public thoroughfare project will occupy is? N.A. ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? N.A. tons/cubic yards.
3. Will disturbed areas be reclaimed? Yes No N.A.
a. If yes, for what intended purpose is the site being reclaimed? _____
b. Will topsoil be stockpiled for reclamation? Yes No N.A.
c. Will upper subsoil be stockpiled for reclamation? Yes No N.A.
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N.A. acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single-phase project: Anticipated period of construction N.A. months, (including demolition).

7. If multi-phased:
- Total number of phases anticipated N.A. (number).
 - Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
 - Approximate completion date of final phase _____ month _____ year.
 - Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated* : during construction? 0; after project is complete? 0.
*NOTE: *No jobs will be generated as part of the Proposed Action; However, the Proposed Action will allow the properties within the Study Area to be redeveloped in the future, with the expectation of job creation. Economic study underway.*
10. Number of jobs eliminated by this project? 0.
11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No
- If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 - Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain _____
15. Is project, or any portion of project, located in a 100-year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- If yes, what is the amount per month? _____ tons.
 - If yes, will an existing solid waste facility be used? Yes No
 - If yes, give name _____; location _____
 - Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? Yes No
 - If yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
- If yes, what is the anticipated rate of disposal? _____ tons/month.
 - If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity N.A. gallons/minute.
23. Total anticipated water usage per day N.A. gallons/day.
24. Does project involve Local, **State** or Federal funding? Yes No
 If yes, explain NYSDOS has awarded funding to the Village of Farmingdale to prepare the BOA Nomination Study.

25. Approvals Required for Downtown Master Plan and BOA Nomination Study:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Master Plan and subsequent Zoning Amendment</u>	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, Town, Village Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Nassau County Planning GML-239m review</u>	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDOS</u>	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____

C. ZONING AND PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicate decision required: Zoning amendment Zoning variance Special use permit Subdivision
 Site plan New/revision of master plan Resource management plan Other: BOA Nomination Study
2. What is the zoning classification(s) of the site? D, DD, A, B, BB, H, and SCH
3. What is the maximum potential development of the site if developed as permitted by the present zoning? Approximately 2.28 million square feet of overall development in the downtown area, including approximately 1,150 residential units (based on "Business as Usual" scenario developed as part of the master planning process).
4. What is the proposed zoning of the site? Parcels along Main Street and Front Street (from Main Street to the LIRR Station) to be rezoned to the proposed Downtown Mixed-Use (D-MU) Zoning District.
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? Approximately 2.65 million square feet of overall development in the downtown area, including approximately 1,400 residential units (based on "Preferred Future Downtown Farmingdale" scenario developed as part of the master planning process).
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No NA*
*NOTE: * Village of Farmingdale does not have an adopted local master plan. Downtown Master Plan will represent such plan.*
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Land Use: Retail, parking, mixed-use, office, residential, transportation, light industrial, institutional, open space
Zoning: A, AA, AAA, B, BB, Office Residence, CC, D, DD, H, SCH
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? N.A.
 a. What is the minimum lot size proposed? N.A.
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No TBD (Study underway)
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No TBD (Study underway)
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No TBD (Study underway)
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No TBD (Study underway)

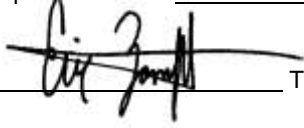
D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Eric Zamft Date: December 8, 2010

Signature  Title Planning Consultant to the Village of Farmingdale

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Note that the Village will prepare a full Generic Environmental Impact Statement (GEIS) to address impacts associated with the Downtown Master Plan and BOA Nomination Study, consistent with SEQRA and BOA requirements.



Nassau County Planning Commission

100 County Seat Drive
Mineola, New York 11501-4841
Main Office: 516.571.5847
Fax: 516.571.3839
www.nassaucountyny.gov

January 5, 2011

Hon. George Starkie, Mayor
Incorporated Village of Farmingdale
Village Hall, 361 Main Street
Farmingdale, NY

**Re: Village of Farmingdale Downtown Master Plan / BOA Nomination Study
Notice of Intent to Act as Lead Agency (SEQRA)**

Mayor Starkie:

The Nassau County Planning Department has received your letter, dated December 21, 2010, declaring the Village of Farmingdale' intent to act as Lead Agency (pursuant to Part 627 of Title 6 NYCRR) with regard to the above-referenced action. Please allow this letter to serve as confirmation that the Nassau County Planning Department consents to the Village of Farmingdale acting as lead agency.

The Planning Department respectfully requests that additional information pertaining to the SEQRA process be forwarded to this office as it becomes available. Thank you.

Sincerely,


Satish Sood
Deputy Commissioner

INC. VILLAGE OF FARMINGDALE

RESOLUTION

WHEREAS, the Mayor and Board of Trustees of the Village of Farmingdale ("Village Board") has initiated a master planning process, which includes the preparation of a Downtown Master Plan, the preparation of a Step 2 Nomination Study, per the requirements of the New York State Brownfield Opportunity Area ("BOA") Program, and a proposed zoning text amendment, creating a new Downtown Mixed-Use ("D-MU") Zoning District, collectively known as the "Action"; and,

WHEREAS, the Action is subject to review under 6 NYCRR Part 617, the New York State Environmental Quality Review Act, (SEQRA);

WHEREAS, the Village Board wishes to comply with its obligations under SEQRA;

WHEREAS, the Village Board, pursuant to SEQRA has classified the Action as a Type I action;

WHEREAS, in accordance with SEQRA the Village Board prepared a Notice of Intent to Be Lead Agency for the Action notified all involved and interested agencies of its intent to act as Lead Agency;

WHEREAS, the thirty (30) day review period for all involved and interested agencies has expired;

WHEREAS, no involved and interested agency has indicated an interest in acting as lead agency;

WHEREAS, the Village Board has determined that the action may have a significantly adverse environmental impact;


NOW THEREFORE BE IT RESOLVED;


1. The Village Board declares itself as the Lead Agency for the coordinated environmental review of the Action;
2. The Village Board resolves to issue a positive declaration in accordance with SEQRA;
3. The Village Board authorizes the implementation of scoping in accordance with SEQRA; and

4. The Village Board authorizes the preparation of an Environmental Impact Statement.

Mayor, George Starkie	Aye
Trustee Patricia Christiansen	Aye
Trustee Ralph Ekstrand	Aye
Trustee Cheryl Parisi	Aye
Trustee William Barrett	Aye

DULY RESOLVED, by the Board of Trustees, this 7 day of February, 2010.


George Starkie
Mayor
Inc. Village of Farmingdale



Brian Harty
Village Clerk/ Treasurer

**Final Scoping Document
Village of Farmingdale
Downtown Farmingdale BOA
Step 2 BOA Nomination Study /
Draft Generic Environmental Impact Statement**

The scope of work that follows incorporates and covers two items: 1) the Step 2 BOA Nomination Study and 2) the Draft Generic Environmental Impact Statement for the Downtown Master Plan. As such, it includes the required elements of both BOA (as indicated with an asterisk) and SEQRA. As part of the SEQRA review process the preliminary draft of the Downtown Master Plan will be adjusted and revised, as necessary.*

EXECUTIVE SUMMARY*

Provide an executive summary to describe the Nomination Study and DGEIS. The executive summary shall include: the community and project overview and description; the study area boundary; the community's vision for the area and major goals and objectives; the public participation process; existing conditions in the study area and key natural resources; key economic opportunities based in part on the economic and market trends analysis; strategic sites and associated redevelopment opportunities; and key findings and recommendations.

SECTION 1: PROJECT DESCRIPTION AND BOUNDARY*

*A. Lead Project Sponsors**

Describe the relationship and organizational structure between the sponsoring municipality (Village of Farmingdale) and involved community organizations.

*B. Project Overview and Description**

Provide a project overview and description including: the relationship of the study area to the community and region; acreage in the study area; and the number and size of brownfield sites and other abandoned, vacant, or partially developed sites located in the proposed Downtown Farmingdale Brownfield Opportunity Area (BOA). Describe the area's potential in terms of opportunities for: new uses and businesses; creating new employment and generating additional revenues; new public amenities or recreational opportunities; and restoring environmental quality.

Included in this section will be a *Community Context Map* that shows the location of the BOA in relation to the municipality, county and region, as well as a *Study Area Context Map* that shows the location of the BOA in relation to the entire municipality.

*C. Community Vision and Goals**

Describe the community's vision statement and specific goals and objectives to be achieved relative to community redevelopment and revitalization, improving economic conditions, addressing environmental justice issues, transportation, infrastructure, recreation opportunities, improving quality of life and environmental quality. The community's vision and associated goals and objectives will reflect, to the degree appropriate, the principles of sustainable community development, including, but not limited to:

- Strengthening and directing development towards existing community centers;
- Fostering distinctive, attractive communities with a strong sense of place;
- Mixing land uses;
- Taking advantage of “green” building design;
- Creating a range of housing opportunities and choices, including affordable housing;
- Reusing historic buildings and preserving historic sites;
- Preserving open space, farmland, natural beauty, and critical environmental areas;
- Providing a variety of transportation choices (public transit, pedestrian, bicycle, etc.);
- Creating walkable neighborhoods;
- Using best management practices for stormwater management;
- Making development decisions predictable, fair, and cost effective; and,
- Encouraging community and stakeholder collaboration in development decisions.

*D. Downtown Farmingdale Brownfield Opportunity Area Boundary Description and Justification**

Describe the proposed BOA boundary along Main and South Front Streets in downtown Farmingdale and describe and justify why certain borders were selected. The borders should follow recognizable natural or cultural resources such as but not limited to: highways, local streets, rail lines, municipal jurisdictions or borders, water bodies, or other clearly recognizable features. Project study areas should be between 50-500 acres. The borders must be justified in terms of:

- Land uses that affect or are affected by identified brownfield sites.
- Natural or cultural resources with a physical, social, visual or economic relationship to identified brownfield sites.
- Areas necessary for the achievement of the expressed goals of the BOA.

Included in this section will be a *Brownfield Opportunity Area Boundary Map* that shows the entire BOA, borders, and location of brownfields sites and other underutilized, vacant or abandoned properties.

SECTION 2: PUBLIC PARTICIPATION PLAN AND TECHNIQUES TO ENLIST PARTNERS*

*A. Public Participation Plan**

Describe the public outreach methods and techniques used to ensure public participation throughout the course of preparing the Nomination Study/DGEIS. Methods and techniques may include, but are not limited, to: the use of steering committees; establishing and maintaining a

project contact list; public informational or outreach meetings; vision sessions; design charrettes; workshops; discussion groups; surveys; and public meetings and hearings.

*B. Techniques to Enlist Partners**

1. Partners

Describe the partners that have been consulted about the plan. Examples of partners may include: local, county, state or federal government agencies; property owners; private sector interests; not-for-profit organizations; academic institutions; and other stakeholders.

2. Consultation Methods and Techniques

Describe consultation methods and techniques used to inform project partners about the project's status and progress and to enlist their assistance in the process. Examples of consultation methods and techniques may include, but are not limited to: written correspondence; phone contact; and meetings and workshops involving local, county, state or federal government agencies, property owners, private sector interests, not-for-profit organizations, and academic institutions.

Describe meetings or workshops that have occurred at appropriate and key stages during the preparation of the Nomination. The purpose is to: improve communication and understanding about project objectives and needs; gain information about the status of on-going remedial activities and the environmental condition of brownfield sites in the study area; gain information about funding opportunities available from government programs and private-sector or not-for-profit organizations to facilitate clean-ups, foster appropriate redevelopment, rehabilitate existing infrastructure or provide new infrastructure; gain support from government agencies for permitting and financing; and to coordinate government agency and private-sector actions.

SECTION 3: ANALYSIS OF THE PROPOSED BROWNFIELD OPPORTUNITY AREA* (Equivalent to the “Environmental Setting” portion of the DGEIS)

*A. Community and Regional Setting**

Describe the contextual relationship of the proposed BOA by providing a descriptive summary and overview of the municipality and region that includes, but is not limited to: community size, population, and location in relation to the county and region; key demographic information and trends; housing trends and needs; the area's economic history and current condition including income, dominant employment sectors, and unemployment figures; land use history and current status; transportation systems; infrastructure; and natural features. Complete this summary by relying primarily upon existing reports and plans.

*B. Inventory and Analysis**

The inventory and analysis must be completed for the entire brownfield opportunity area and provide an in-depth and thorough description and analysis of existing conditions, opportunities, and reuse potential for brownfield sites located in the proposed BOA with an emphasis on the

identification and reuse potential of strategic sites that may be catalysts for revitalization. The inventory and analysis must include the information needed to develop specific and realistic recommendations for the use of land and groundwater in the proposed BOA and implementation projects.

Describe and characterize the BOA by conducting an inventory and analysis. Divide large areas into logical sectors or subareas to organize and facilitate the preparation of the inventory and analysis. Describe and characterize the study area, sectors, or subareas in terms such as: total acres; acres developed and vacant including strategic sites for redevelopment; percent of the total area or sector developed with specific land use types and percent of land area vacant. The inventory and analysis needs to include, but is not limited to, a description of the following:

1. Land Use, Zoning, and Public Policy (to include required sections: existing land use and zoning; brownfield, abandoned, and vacant sites; strategic sites; land ownership, as well as public policy and other regulations, including a survey review of policies and plans in the immediately adjacent communities)
2. Urban Design and Visual Conditions (to include required section: building inventory, as well as architectural/urban character and form; signage; parking fields; open space)
3. Traffic, Transportation, and Parking (to include traffic, parking, public transportation, based on updated *Traffic Impact Study*)
4. Socioeconomic Considerations (to include required section economic and market trend analysis, with information on demographics, employment, commercial and residential real estate markets, and fiscal analysis, based on updated economic and market trend analysis)
5. Community Facilities and Resources (to include required sections parks and open space; historic or archaeologically significant areas, as well as schools and police, fire, and emergency services)
6. Infrastructure and Utilities (to include natural resources and environmental features, storm drainage; water supply system; sanitary sewer system; and electricity and natural gas, based upon updated studies)
7. Hazardous Materials (to include description of Phase I Environmental Site Assessments)

SECTION 4: ENVIRONMENTAL IMPACT ANALYSES OF THE PROPOSED ACTION

A. Description of the Proposed Action (Draft Downtown Master Plan: Downtown Farmingdale 2035)

1. Review of the Strategic Sites (Sites Subject to Change)
2. Downtown Concept and Plan (To include discussion of the principles of transit-oriented development and application to Downtown Farmingdale)
3. Implementation of the Plan (To include a clear discussion of the planning process,

including an action plan timeline, as well as funding strategies and opportunities)

*B. Potential Significant Adverse Impacts**

1. Land Use, Zoning, and Public Policy (to include land use, zoning, and other regulations, including potential secondary/cumulative impact with plans and policies of immediately surrounding communities)
2. Urban Design and Visual Conditions (to include architectural/urban character and form, signage, parking fields, open space, and indirect impacts. Also to include discussion of adopted Sign Ordinance and proposed Downtown Design Guidelines)
3. Traffic, Transportation, and Parking (to include anticipated future traffic volume determinations, parking, public transportation, and recommended access, circulation, and parking improvements, updated *Traffic Impact Study*)
4. Socioeconomic Considerations (to include demographics, employment, commercial and residential real estate, and fiscal analysis, based upon updated economic and market trends analysis)
5. Community Facilities and Resources (to include schools, park, recreation, and open space, cultural and historic properties, police, fire, and emergency services)
6. Infrastructure and Utilities (to include storm drainage and natural resources, water supply system, sanitary sewer system, and electricity and natural gas, based upon updated studies)
7. Hazardous Materials (to include description of Phase I Environmental Site Assessments)

C. Significant Adverse Impacts that Cannot be Avoided

1. Short-Term (Construction) Impacts
2. Long-Term Impacts

*D. Description of Mitigation Measures**

1. Parameters and Criteria for Site-Specific Review of Future Development and Improvements
2. Specific Actions to Minimize Potential Significant Adverse Impacts
3. Follow-Up Studies, Plans, and Analyses

*E. Description of the Range of Reasonable Alternatives to the Proposed Action**

1. No Action Alternative (Business as Usual)

2. Scenarios
 - a. Aesthetic Improvement of Downtown Only
 - b. Moderate Growth
 - c. High Growth
 - d. Hybrid Future Downtown Farmingdale Scenario
 - e. Draft Downtown Master Plan Scenario

3. Comparative Table of Project Alternatives

F. Other SEQRA Chapters

1. Growth Inducement
2. Irreversible and Irretrievable Commitment of Resources
3. Effects on Energy

*G. Other BOA Chapters**

1. Consistency with NYS CMP Coastal Policies
2. Consistency with Heritage Area
3. GEIS References
4. Conditions for Future Actions

SECTION 5: SUMMARY ANALYSIS, FINDINGS AND RECOMMENDATIONS OF THE BOA AND STRATEGIC SITES*

The summary analysis and subsequent findings shall be provided and include, but are not limited to, the following:

- An analysis and findings based in part on the economic and market trends analysis, that provides an in-depth and thorough description of existing conditions, including an assessment and summary of existing land use and zoning;
- An analysis and findings of reuse and development opportunities and needs for properties located in the proposed BOA, with an emphasis on the identification and description of reuse and redevelopment opportunities for strategic sites that have been identified by the community as catalysts for revitalization;
- An identification of strategic brownfield sites that are potential candidates for site assessment grants;
- An analysis and findings that shall include anticipated end or future land uses including residential, commercial, industrial, recreational or cultural, and a clear comparison of proposed uses and necessary or desired zoning changes to existing land use and zoning;
- An analysis and findings regarding publicly-controlled and other lands and buildings which are or could be made available for development or for public purposes;
- Anticipated future use of groundwater; and,

- An analysis and findings of necessary infrastructure improvements and other public or private measures needed to stimulate investment, promote revitalization, and enhance community health and environmental conditions.

Following the summary analysis and findings, a series of key recommendations will be provided. These key recommendations will serve as the basis for the Implementation Strategy (BOA Step 3).

APPENDICES

Appendix A: SEQRA Documentation

Appendix B: BOA Documentation

Appendix C: Downtown Mixed-Use (D-MU) Zoning District

Appendix D: Comments