

**Proposed Scope of Work  
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)
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, real estate, 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
3. Implementation of the Plan

## *B. Potential Significant Adverse Impacts\**

1. Land Use, Zoning, and Public Policy (to include land use, zoning, and other regulations)
2. Urban Design and Visual Conditions (to include architectural/urban character and form, signage, parking fields, open space, and indirect impacts)
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, 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*

