

# VILLAGE OF FARMINGDALE DOWNTOWN MASTER PLAN/BOA NOMINATION STUDY



Public Scoping Meeting on the DGEIS  
Wednesday, April 13, 2011



# Agenda



- Introduction by Mayor Starkie
- History of the Project Presented by Eric Zamft, VHB
- Overview of the SEQRA process
- What is Scoping?
- What is the Proposed Action?
- Next Steps
- Public Comment, moderated by Artineh Havan, SLI
- Closing Remarks from Mayor Starkie

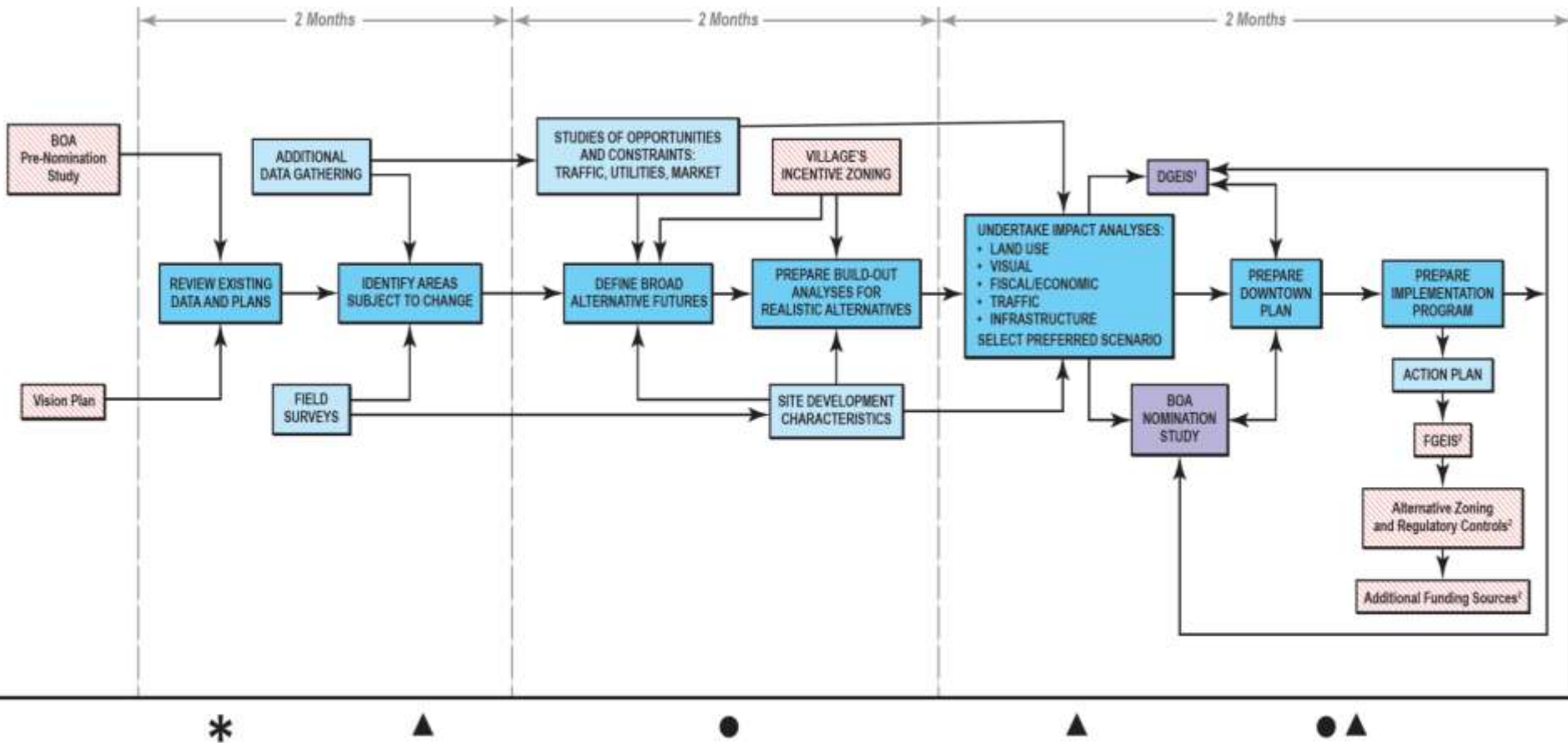
# History of the Project



- Visioning commenced in 2006
- Establishment of Downtown Revitalization Committee
- Selection of consultant team in 2009
- Existing and Emerging Conditions
- Future Farmingdale Scenarios
- Development of draft Downtown Master Plan 2009-2010
- Awarded BOA Step 2 Grant in late-2009
- Numerous Step 2 and downtown revitalization studies
- Began SEQRA Process in early-2011

**DOWNTOWN MASTER PLAN/BOA PROCESS**

Village of Farmingdale, New York



<sup>1</sup> The BOA Nomination Study can encompass the DGEIS

<sup>2</sup> The FGEIS, adoption of other regulatory controls or applications for other potential funding sources are not part of the subject proposal.

# What is SEQRA?



## **New York State Environmental Quality Review Act**

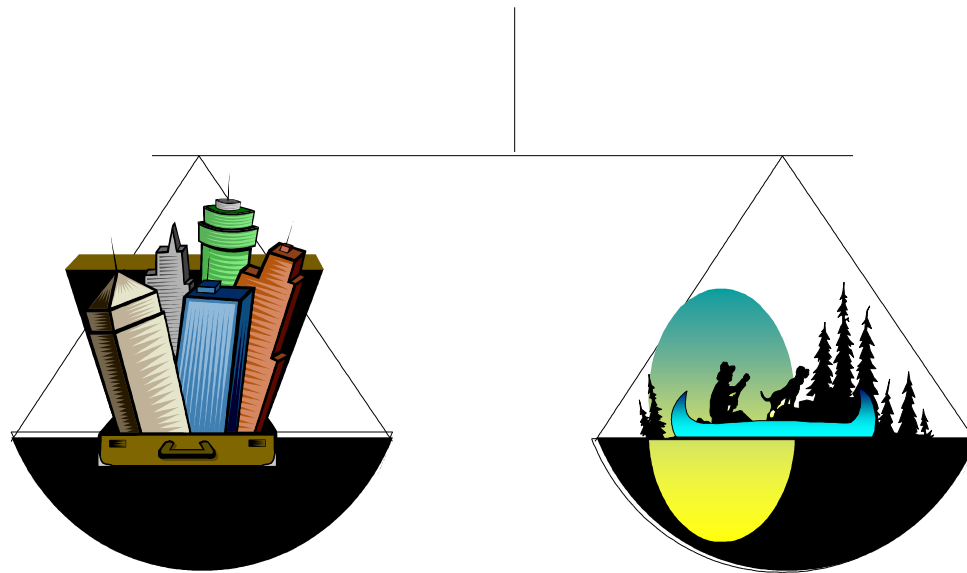
- Statute is Article 8 of NYS Environmental Conservation Law Ch. 43, Consolidated Laws of NYS
- Regulations are Part 617 of Title 6 of the New York Codes, Rules and Regulations (“6 NYCRR”)



# What is the Purpose of SEQRA?



**Incorporate the consideration  
of environmental factors into an  
agency's decision making process  
at the earliest possible time**

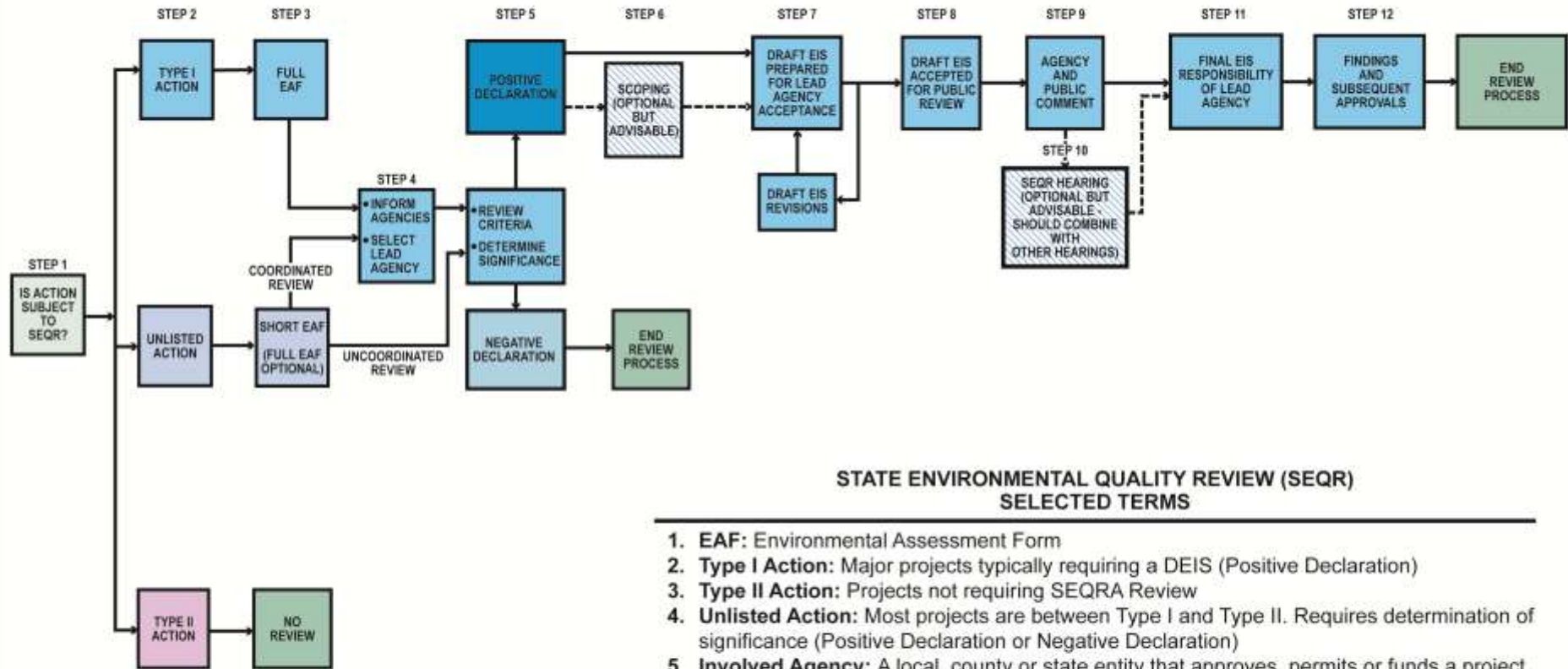


# Overview of SEQRA Process



- 1. Agency proposes an action or receives an application***
- 2. Classification of Action***
- 3. Lead Agency and Coordinated Review***
- 4. Determination of Significance of Action***
5. Draft Environmental Impact Statement (if needed)
6. Public Hearing and Comment
7. Final Environmental Impact Statement
6. Findings and Agency Decision

# THE SEQR PROCESS



## STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) SELECTED TERMS

1. **EAF:** Environmental Assessment Form
2. **Type I Action:** Major projects typically requiring a DEIS (Positive Declaration)
3. **Type II Action:** Projects not requiring SEQRA Review
4. **Unlisted Action:** Most projects are between Type I and Type II. Requires determination of significance (Positive Declaration or Negative Declaration)
5. **Involved Agency:** A local, county or state entity that approves, permits or funds a project
6. **Lead Agency:** An involved agency designated to run the SEQRA process
7. **Positive Declaration:** DEIS required
8. **Negative Declaration:** DEIS not required
9. **Scoping:** A process that specifies the elements of the DEIS
10. **DEIS:** Draft Environmental Impact Statement
11. **FEIS:** Final Environmental Impact Statement
12. **Findings:** Environmental Findings - A summary of the SEQRA process and environmental conclusions based on the DEIS and FEIS



# Classifying the Action



1. **Type 2** – Maintenance or repair; Purchase or sale of equipment; New non-residential uses under 4,000 sq. ft.; Educational projects (expansion under 4,000 sq. ft., school closing).

***Classification as Type 2 ends SEQRA Process.***

2. **Type 1** – Presumption that the Proposed Action may have a significant adverse impact on the environment, and more likely to require the preparation of an EIS.

***Results in preparation of an EIS.***

3. **Unlisted** – Falls between the two “listed” categories.

***EAF required, at a minimum.***

# What is a Generic Environmental Impact Statement (GEIS)?



- Evaluates separate actions having common impacts
- Broader and more general than a site-specific environmental impact statement
- Analytic, not encyclopedic
- Describes the Action, Location, and Setting, Evaluates Potentially Significant Impacts, Identifies Potential Mitigation Measures, and Discusses Reasonable Alternatives
- Used to identify environmental conditions and develop standards and review thresholds to insure that future development is compatible with or protective of those conditions

# What is Scoping?/What is the Scoping Document?



- Optional, but recommended
- Process that determines the topics addressed in the Draft GEIS
- Comments from the public and other agencies are received and considered
- The Scoping Document is a proposed outline (“Table of Contents”) of topics that will be addressed in the Draft GEIS

## Scoping Process Objectives



- Identify potential impacts
- Focus on significant issues
- Identify needed information
- Get public input
- Ensure that the EIS is as complete as possible

## Purpose of Tonight's Meeting



- Introduce the public to the Proposed Action
- Present the Draft Scoping Document
- Receive comments on the Scoping Document before a Final Scoping Document for the Draft GEIS is prepared



# Study Area



Figure 1

## STUDY AREA

**FARMINGDALE DOWNTOWN MASTER PLAN**  
**Existing and Emerging Conditions Report**  
 Village of Farmingdale, New York

*Saccardi & Schiff, Inc. - Planning and Development Consultants*

 Study Area Boundary

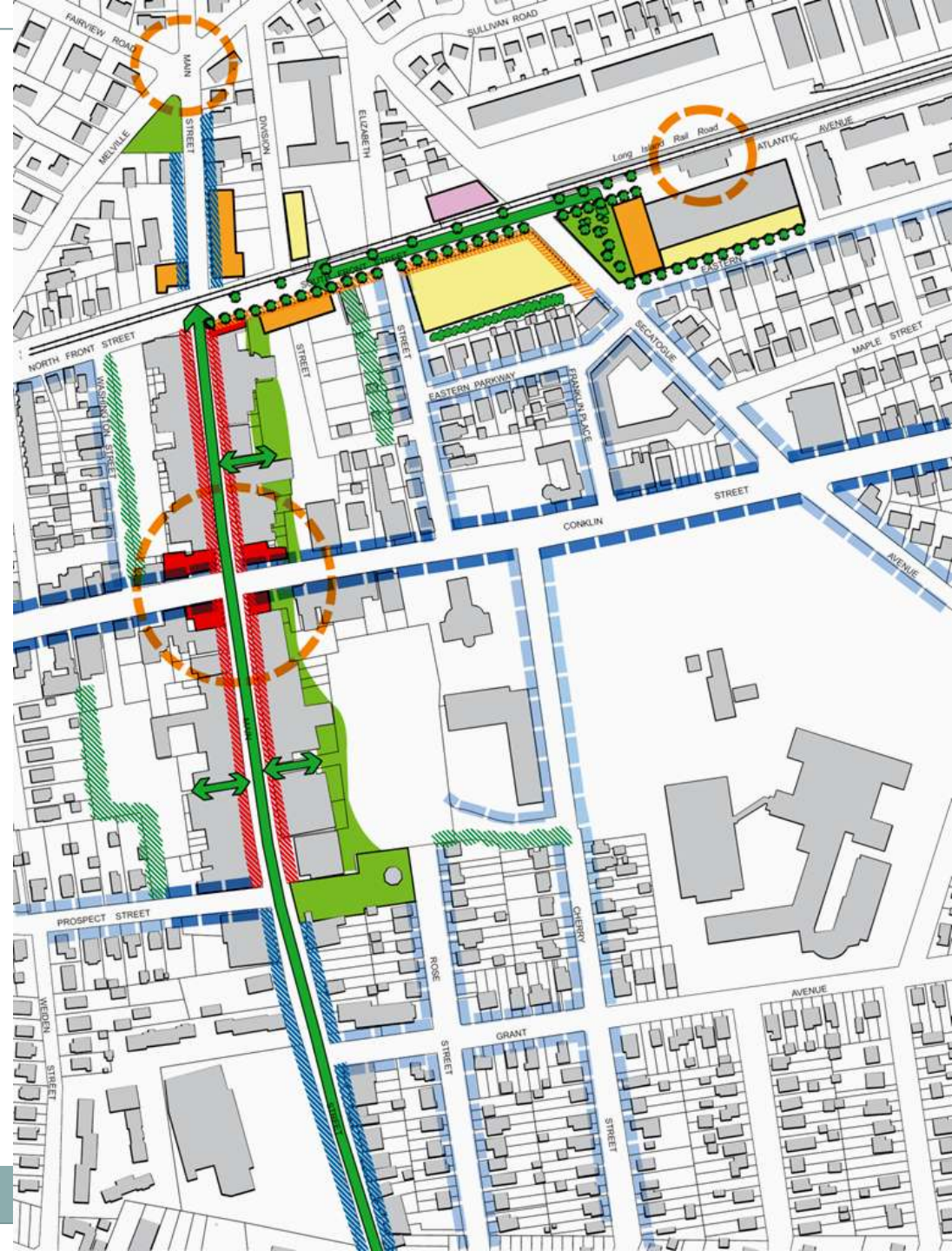
## What Action Is Being Reviewed Now?



- Emphasis on mixed-use (residential above retail/office).
- Enhancement of retail and restaurant uses.
- Increased park and open spaces.
- Additional residential units, including:
  - Market-rate
  - Senior
  - Affordable
- Additional parking spaces.
- New Downtown Mixed-Use (D-MU) Zoning District.



# Downtown Farmingdale Concept Plan Overview



-  Primary Pedestrian-Oriented Commercial-Mixed Use Frontage
-  Secondary Pedestrian-Oriented Commercial Mixed Use Frontage
-  Vehicular-Oriented Commercial Frontage
-  Residential Frontage
-  Parking Fields
-  Key Architectural Transition Area
-  Key Parking/Residential Transition Area
-  Important Frontage Connecting LIRR Station to Downtown
-  Key Corner Buildings/Sites
-  Key Design Site
-  Primary Pedestrian Route
-  Edge/Barrier Condition
-  Potential Station Gateway
-  Village Gateway
-  Open Space



# Draft Scoping Document Outline



- Executive Summary
- Section 1: Project Description and Boundary
- Section 2: Public Participation Plan and Techniques to Enlist Partners
- Section 3: Analysis of the Proposed BOA
- Section 4: Environmental Impact Analyses of the Proposed Action
  - Impacts
  - Mitigation Measures
  - Alternatives
- Section 5: Summary Analysis, Findings, and Recommendations of the BOA and Strategic Sites
- Appendices

# What Potential Impacts Are Included in the Draft Scoping Document?



- Land Use, Zoning, and Public Policy
- Urban Design and Visual Conditions
- Traffic, Transportation, and Parking
- Socioeconomic Considerations
- Community Facilities and Resources
- Infrastructure and Utilities
- Hazardous Materials
- Construction Impacts

# Next Steps in the SEQRA Process



1. Receive written comments from the public  
*Target: 10 days*
2. The Village will adopt a Final Scoping Document.  
*Target: May 2, 2011 Village Board meeting*
3. The Village and consultants will then prepare a Draft GEIS per the Final Scoping Document.  
*Target: Late-May*
4. When the Draft GEIS is completed, the Village will:
  - Review for completeness
  - Forward to NYSDOS for their completeness review
  - Declare the Draft GEIS complete and publish a Notice of Completion
  - Solicit public comment on the draft before issuing a Final GEIS, including Public Hearing

## Next Steps in the SEQRA Process Continued



5. After the public comment period on the Draft GEIS, the Village will publish a Final GEIS.

***Target: Late-Summer 2011***

6. At least 10 days later, the Village will make SEQRA Findings regarding the Proposed Action.

7. Update and finalize Downtown Master Plan

## Public Participation Opportunities



- This is one of three overall public meetings that will occur
- Written comments on Draft Scoping Document will be accepted until April 25, 2011
- Public hearing on Draft GEIS
- The public will have at least 30 days to comment on the Draft GEIS before it is finalized
- Public meeting before SEQRA Findings

## Written Comments on the Draft Scoping Document



- Due April 25, 2011
- Include name and return mail or email address
- May be submitted tonight
- May be emailed to Brian Harty:

[bharty@farmingdalevillage.com](mailto:bharty@farmingdalevillage.com)

Subject: “Scoping Document Comments”

# Written Comments on the Draft Scoping Document



- May be mailed to:  
Village of Farmingdale  
Scoping Document Comments  
361 Main Street  
Farmingdale, NY 11735  
Attn: Brian Harty

# VILLAGE OF FARMINGDALE DOWNTOWN MASTER PLAN/BOA NOMINATION STUDY



Please visit <http://www.farmingdalevillage.com> for continued updates on the project.

