



**Part 1 – Environmental Assessment Form; SEQRA Coordination Letters;
Positive Declaration; Positive Declaration Resolution; Correspondence
from Suffolk County Legislature William J. Lindsay, Presiding Officer,
Long Island Rail Road Helena E. Williams, President, Suffolk County
Department of Planning Andrew P. Freleng, Chief Planner, Suffolk County
Department of Public Works William Hillman, P.E., Director of Traffic
Engineering**



TOWN OF
Brookhaven
LONG ISLAND, NEW YORK

**State Environmental Quality Review Act
Full Environmental Assessment Form**

Division of Environmental Protection
One Independence Hill, Farmingville, NY 11738
(631) 451-6455 Fax:(631) 451-6459

EP-06 rev. 4/04

PLEASE TYPE OR PRINT CLEARLY

The Full Environmental Assessment Form (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 to allow introduction of information to fit a project or action.

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

- Part I:** Provides objective data and information about a given project and its site. By identifying basic data, it assists a reviewer in the analysis that takes place in Parts II and III.
- Part II:** 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 III:** If any impact in Part II is identified as potentially large, then Part III is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE – Type I and Unlisted Actions

¹ Identify portions of EAF completed for project: Part I Part II Part III

² Upon review of the information recorded on this EAF (Parts I, II and III 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 that 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.

3. NAME OF ACTION: Land Use and Implementation Initiative for the Ronkonkoma Hub Transit-Oriented Development	
4. NAME OF LEAD AGENCY: Town of Brookhaven Town Board	
5. NAME OF OFFICE IN LEAD AGENCY: Mark Lesko, Supervisor	
6. SIGNATURE OF RESPONSIBLE OFFICER IN LEAD AGENCY:	7. SIGNATURE OF PREPARER:
8. DATE:	



Environmental Protection

EP-06 rev. 4/04

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Part I – 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 Part A through O. 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 will be needed to complete Parts II and III.

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.

1. NAME OF PROJECT: Proposed Adoption of Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented Development ("TOD"), TOD Code, and Associated Property Rezonings to the TOD.	
2. PROJECT LOCATION: See Attachment	
3. NAME AND ADDRESS OF APPLICANT/SPONSOR: Town of Brookhaven Town Board, 1 Independence Hill, Farmingville, New York 11738	4. BUSINESS PHONE: (631) 451-6455 Attention: Paul G. Rogalle, AICP, PTP
5. NAME AND ADDRESS OF OWNER, IF DIFFERENT: See Attachment Director, Division of Planning	
6. S.C. TAX PARCEL NUMBER: See Attachment	7. PRESENT ZONING: See Attachment
8. DESCRIPTION OF ACTION: (PLEASE BE SPECIFIC; ATTACH ADDITIONAL SHEET IF NECESSARY) See Attachment	

PLEASE COMPLETE EACH QUESTION – INDICATE "N/A" IF NOT APPLICABLE:

- A. LAND USE:** (If not applicable, check here and go to Section B) N/A
Physical setting of overall project, both developed and undeveloped areas.
1. Present land use: Urban Industrial Commercial
 Residential Suburban Rural (non-farm) Forest
 Agriculture Other (Specify) Ronkonkoma Train Station and Associated Parking
- B. CRITICAL ENVIRONMENTAL AREA:**
1. Is the site located in or substantially contiguous to a Critical Environment Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?
 YES NO N/A
- C. ZONING AND PLANNING INFORMATION:**
1. Does proposed action involve a planning or zoning decision?
 YES NO
- If yes, complete 1-13 below; if no, go to section D:
- Zoning Amendment Zoning Variance Special Use Permit
 Subdivision Site Plan New (Revision) of Land Use Plan
 Resource Management Plan Other Adoption of TOD
2. What is the zoning classification(s) of the site? C Residence, L Industrial 1, J Business 2, J Business 4, and J Business 6

3. What is the maximum potential development of the site if developed as permitted by the present zoning?
An analysis will be performed and presented in the Generic Environmental Impact Statement ("GEIS") that will be prepared.
4. What is the PROPOSED zoning of the site? TOD
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
An analysis will be performed and presented in the GEIS that will be prepared.
6. Is the proposed action consistent with the recommended used adopted or recommended in local land use plans?
 YES NO The proposed action represents Phase III (i.e., implementation) of the Ronkonkoma Hub Planning Studies initiated in 2007.
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
See Attachment
8. Is the proposed action compatible with adjoining/surrounding land used within a ¼ mile?
 YES NO
9. If the proposed action is a subdivision of land, what is the number of lots proposed? N/A
a. What is the minimum sized lot proposed? _____
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?
 YES NO (Sewage disposal will be analyzed in the GEIS).
11. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 YES NO
12. Will the proposed action create a significant demand for any community provided services (recreation, education, police, fire protection)? YES NO
a. If YES, is existing capacity sufficient to handle projected demand? * YES NO
*Consultations will be undertaken with local community service providers.
13. Will the proposed action result in the generation of traffic significantly above present levels? YES NO
a. If YES, are existing roads adequate to handle the additional traffic? YES NO

(Traffic Study is being prepared to identify mitigation, as needed)

D. SITE DESCRIPTION: (If not applicable, check here & go to Section E)

N/A

Total Lot Area: 53.73± square feet acres

PRESENTLY

AFTER COMPLETION **

	<u>PRESENTLY</u>	<u>AFTER COMPLETION</u> **
Meadow or Old Field (non-agriculture)	0	0
Forested	4.30±	1.08±
Agricultural (include orchards, pasture etc.)	0	0
Unvegetated (rock, earth or fill)	16.12±	3.22±
Roads, buildings and other paved surfaces	26.33±	35.46±
Beach, Dune or Bluff	0	0
Surface Water	0	0
Tidal Wetlands (as per Chapter 81 and Art. 25	0	0
Freshwater Wetlands or 24 of the ECL)	0	0
Landscaped	6.98±	13.97±
Other (indicate type)	0	0

**Based upon the Draft Land Use Implementation Plan.

E. **PROJECT DESCRIPTION:** (If not applicable, check here and go to Section F) N/A

1. Physical dimensions and scale of project (fill in dimensions as appropriate):
 - a. Total contiguous acreage owned or controlled by project sponsor: 53.73± acres
 - b. Project area to be developed: TBD initially; 53.73± ultimately square feet acres
 - c. Project area to remain undeveloped: 0 square feet acres
 - d. Length of project, in feet and/or miles, if appropriate: N/A feet miles
 - e. If the project is an expansion, indicate percent of expansion: N/A %
 - f. Number of off-street parking spaces existing: 2,571±, proposed: 4,482±
 - g. Maximum vehicular trips generated upon completion of the project? TBD hourly (To be analyzed in GEIS)
 - h. Frontage along a public thoroughfare: 7,591± linear feet *
 - i. If residential: Number and type of housing units:

	<u>ONE FAMILY</u>	<u>TWO FAMILY</u>	<u>MULTI-FAMILY</u>	<u>CONDOMINIUM</u>
Initially:	_____	_____	_____	_____
Ultimately:	_____	_____	<u>615±</u>	_____
 - j. Dimensions of largest proposed structure. (Based upon the Draft Land Use Implementation Plan)

<u>50±</u> Height	<u>200±</u> Width	<u>500±</u> Length
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2. Will blasting occur during construction? YES NO
3. Will project require relocation of any facilities? YES NO
If YES, explain: Proposed action may result in the relocation of surface parking into a parking structure.

F. **LAND RESOURCES:** (If not applicable, check here and go to Section G) N/A

1. What is/are the predominant soil type(s) on project site? (Please consult Suffolk County Soil Survey and Soil Conservation Service – Phone: 727-2315)
List types: See Attachment
2. Is project or any portion of project located in a 100-year flood plain?
 YES NO N/A
3. Soil drainage:

Well-drained	<u>100</u>	% of site
Moderately well drained of site	_____	% of site
Poorly drained	_____	% of site
4. If any agricultural land is involved, how many acres of soil are classified within soil groups 1 through 4 of the NYS Land Classification System? (See 1 NYCRR 370 (1).) N/A acres N/A
5. Are there any dunes, bluffs, swales, kettleholes, strands or other geological formations on the project site?
 YES NO If YES, Describe: _____
6. Are there bedrock outcroppings on project site? YES NO
 - a. What is depth to bedrock? 1,550± (in feet) N/A (below grade surface)
7. Approximate percentage of the project site with slopes (0-100%):
0-10% 100% 10-15% _____ 15% or greater _____
8. How much natural material (i.e. rock, earth, etc.) will be removed from the site? TBD cubic yards
9. Will the 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
 - c. Will upper subsoil be stockpiled for reclamation? YES NO
10. Grading: YES NO N/A If yes, complete a. through i.
 - a. Total area to be regraded: _____ square feet acres
 - b. Total cubic yards of cut: _____ cubic yards
 - c. Total cubic yards of fill: _____ cubic yards
 - d. Greatest depth of excavation or cut: _____ feet (excluding recharge basin)
 - e. Greatest depth of any recharge basin: _____ feet
 - f. Greatest depth of fill: _____ feet
 - g. Greatest depth of excavation or cut: _____ feet (excluding recharge basins)
 - h. Maximum artificial slopes after construction (check one)
 2:1 or greater 3:1 5:1 10:1 or less
 - i. Will the project require the use of retaining walls? YES NO
 - j. Briefly describe method(s) to reduce erosion/runoff during and after construction: _____

G. VISUAL-CULTURAL RESOURCES: (If not applicable, check here and go to Section H) N/A

1. Visual:

- a. Will the project be noticeably visible from surrounding areas after its completion?
 YES NO N/A
- b. Will the project remove vegetation that currently screens the project site from surrounding areas?
 YES NO N/A
- c. Will the project partially or completely block, or contrast with, scenic views from surrounding areas or from the site?
 YES NO N/A
- d. Does the present site include scenic views known to be important to the community?
 YES NO If yes, please explain: _____

2. Cultural:

- a. Does the project site contain a building or site, and/or is it located within or substantially contiguous to a building, site or district listed on the State or the National Registers of Historic Places or Register of National Landmarks?
 YES NO N/A
- b. Does the project site contain a building or site, which is substantially contiguous to or within a Town Historic District or Town Historic District Transition Zone?
 YES NO N/A
- c. Is the project site contiguous to or does it contain a site or building which is designated a Town Landmark?
 YES NO N/A
- d. Will the project be noticeably visible from, be adjacent to, or result in the partial or complete demolition of any structures listed on the State or National Registers of Historic Places, or a Town Historic Landmark?
 YES NO N/A
- e. Will the project result in the partial or complete demolition or relocation of any structures greater than 50 years old?
 YES NO N/A
- f. Will the project result in the partial or complete removal of any documented or known Native American site?
 YES NO N/A
- g. Does the project site contain or is it located adjacent to a cemetery or gravesite?
 YES NO N/A

H. WATER RESOURCES: (If not applicable, check here and go to Section I) N/A

- 1. Will there be a potential discharge as a result of an approval of this application into a body of water either on or off-site?
 YES NO N/A
 If Yes, please explain: _____
- 2. Method of handling runoff (check all that apply): (Based upon the Draft Land Use Implementation Plan)
 Leaching Pools Dry Wells Recharge Basin (off-site)
 Recharge Basin (on-site) Other (describe): _____
- 3. What is the minimum depth to the water table on site? 44± feet below grade surface
 (Please cite date and source of information) USGS Topographic Map, Patchogue Quadrangle, and USGS Water Table
 a. Seasonal variation 2± feet of the Upper Glacial Aquifer on Eastern Long Island New York in March-April 2000.
- 4. Are there any lakes, ponds, swamps, bogs, marshes, or freshwater wetlands within or contiguous to project area?
 YES NO N/A
 a. Name of lake/pond or wetland: _____
- 5. Are there any streams within or contiguous to the project site?
 YES NO N/A Name: _____
 a. Name of body of water to which it is tributary: _____
- 6. Are there any Creeks, Embayments, Harbors or tidal wetland areas within or contiguous to the project area?
 YES NO N/A Name(s) _____
 a. Name of body of water to which it is tributary: _____

7. Is the site located over a primary, principal or sole source aquifer?
 YES NO N/A
8. Will surface area of an existing water body increase or decrease by proposal?
 YES NO Please explain: _____

I. FLORA-FAUNA-AQUATICS: (If not applicable, check here and go to Section J) N/A

1. Do hunting, fishing or shellfishing opportunities presently exist in the project area?
 YES NO N/A
2. Is the project site utilized by, or contain any species of plant or animal life that is identified as rare, threatened, endangered, protected or identified as a species of special concern?
 YES NO UNKNOWN If yes, identify each species: _____
3. What wildlife species have been confirmed or would be expected to occur on site? Typical suburban species (i.e., squirrels, song birds, rabbits, etc.)
4. What vegetation species have been confirmed or would be expected to occur on site? White oak, red oak, pitch pine, and beech trees.
5. Are there any rare or protected plants or unique plant communities present on site?
 YES NO If yes, identify each species: _____
6. How many acres/sq. ft. of vegetation (trees, shrubs, ground covers) would be removed from site?
 _____ acres square feet N/A
7. Will any mature forest (over 100 years old) or any other locally important vegetation be removed by this project?
 YES NO N/A

J. UTILITIES: (If not applicable, check here and go to Section K) N/A

1. 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
2. Will project result in an increase in energy use? YES NO
 If yes, indicate types: Electric, Natural Gas, Fuel Oil
3. What type water supply is from wells, indicate pumping capacity: N/A gallons/minute.
4. Total anticipated water usage per day: 275,000± gallons/day. (Based upon the Draft Land Use Implementation Plan)

K. WASTE DISPOSAL: (If not applicable, check here and go to Section L) N/A

1. Will a Safe Pollutant Discharge Elimination System (SPDES) permit be required? YES NO
 If yes, for what type of material?
2. Is surface liquid waste disposal or storage involved? YES NO
 a. If yes, indicate type of waste (sewage, industrial, etc.) amount and method of disposal _____
3. Is subsurface liquid waste disposal involved (including sanitary)? YES NO
 If yes, please indicate:
- a. Type of waste: Sewage
- b. Volume of waste: 275,000 gallons per day (Based upon the Draft Land Use Implementation Plan)
- c. Sanitary waste treatment on-site septic-system
 municipal treatment plant (or private)
 modified subsurface sewage disposal system
 community sewage disposal system
 other _____

*Upon completion of the proposed action, the project area would be expected to experience a net increase of 3.77± acres of vegetation, based upon the Draft Land Use Implementation Plan.

4. Are there any point source discharges not previously described associated with this project?
 YES NO N/A If yes, explain: _____
5. Will the project generate solid waste? YES NO N/A
 a. If yes, what is the amount per month? 80.38± tons (Based upon the Draft Land Use Implementation Plan)
 b. If yes, will an existing solid waste facility be used? YES NO
 c. If yes, give name: * _____ location: Brookhaven landfill (or other licensed facility)
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?
 YES NO If yes, explain: Recyclables would be handled in accordance with local policy
 *Private and municipal carters
6. Will the project involve the storage or disposal of solid waste? YES NO
 (If yes, please attach a list itemizing same)
 a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 b. If yes, what is the anticipated site life? _____ years.
7. As part of the construction or use of the site will the project routinely use herbicides or pesticides?
 YES NO (Except for routine landscape maintenance)
 If yes, describe the type, amount and method of application: _____
8. Has the site ever been used for the disposal of solid or hazardous wastes?
 YES NO ** UNKNOWN If yes, explain fully on a separate sheet.
9. If an industrial use is proposed for the site, describe the product and the manufacturing process involved:
N/A
10. Will any hazardous or toxic substances or waste be stored or generated on site?
 YES NO N/A
 a. If yes, identify the substance, amount and method of storage or disposal. _____
11. Will project routinely project odors more than 1 hour/day? YES NO
12. Will project produce operating noise exceeding the local ambient noise levels? YES NO
 If yes, source of noise: _____

L. ECONOMICAL IMPACTS: Completed for all commercial/industrial projects and residential projects greater than 10 units. (If not applicable, check here and go to Section M) N/A

1. Does project involved Local, State or Federal funding? YES NO (Town initiative)
2. If single phase project:
 anticipated period of construction N/A months, (including demolition)
3. If multi-phased: TBD
 a. Total number of phases anticipated: _____
 b. Expected date of commencement phase 1 (including demolition): _____
 c. Approximate completion date of final phase: _____ month _____ year.
 d. Is phase 1 functionally dependent on subsequent phases? YES NO
4. Number of jobs generated during construction TBD. After project is complete TBD.
5. Number of jobs eliminated by this project: 0
6. What are the current tax revenues generated by the project site? TBD dollars
7. What tax revenues will project generate after completion? TBD dollars
8. What is the estimated cost of construction? N/A dollars
9. How many schoolchildren is the project expected to generate? TBD N/A
10. What is the estimated cost of educating the school-age children generated by the completion of this project? TBD N/A

M. APPROVALS REQUIRED: TYPE SUBMITTAL DATE

Town Board	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See Attachment	
Town Planning Board	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See Attachment	
Town Zoning Board	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Town; Environmental Protection	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Town; Building Department	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Country Health Department	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See Attachment	
Local Agencies	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See Attachment	
State Agencies	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See Attachment	
Federal Agencies	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Other Agencies	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See Attachment	

N. ADDITIONAL INFORMATION:

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.

O. VERIFICATION:

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

1. NAME OF APPLICANT/SPONSOR: Town of Brookhaven Town Board	2. SIGNATURE: <i>Paul G. Rogalle</i>
3. TITLE: by: Paul G. Rogalle, AICP, PTP Director, Division of Planning	4. DATE: May 12, 2010
5. NAME OF OWNER:	6. SIGNATURE:
7. TITLE:	8. DATE:

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

**Part 1 – Environmental Assessment Form
Attachment**

Proposed Adoption of the Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented-Development (“TOD”), TOD Code, and Associated Property Rezonings to the TOD South Side of Union Avenue, North of the Long Island Railroad (“LIRR”) Tracks (Ronkonkoma Branch) Hamlet of Ronkonkoma, Town of Brookhaven Suffolk County, New York

Page 2, Item 2: Project Location:

The project area is bounded by Union Avenue to the north; Village Plaza Drive to the east; the Long Island Railroad (“LIRR”) tracks (Ronkonkoma Branch) to the south; and County Road 29 (Ronkonkoma Avenue), Garity Avenue, and Hawkins Avenue to the west; in the hamlet of Ronkonkoma, Town of Brookhaven, Suffolk County, New York (see attached Site Location Map):

Page 2, Item 5: Name and Address of Owner and Item 6: Suffolk County Tax Parcel Numbers:*

Suffolk County Tax Map Number	Name of Owner	Address of Owner
0200 – 799.00 – 03.00 – 032.000	14 Hawkins Avenue, LLC	Union Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 033.001	14 Hawkins Avenue, LLC	24 Hawkins Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 033.002	55 Property Corp.	Hawkins Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 035.000	Band Construction, Inc.	71 Railroad Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 036.000	Antonio Melo	69 Railroad Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 037.000	Micah Disipio	Railroad Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 038.000	65 Railroad Avenue, LLC	65 Railroad Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 039.000	63 Railroad Avenue, LLC	63 Railroad Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 040.001	61 Property Corp.	Railroad Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 040.002	61 Properties Corp.	61 Railroad Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 041.000	John & Lily Bedell	59 Railroad Avenue Ronkonkoma, New York 11779
0200 – 799.00 – 03.00 – 042.000	55 Property Corp.	55 Railroad Avenue Ronkonkoma, New York 11779

Suffolk County Tax Map Number	Name of Owner	Address of Owner
0200 - 799.00 - 03.00 - 043.000	51 Property Corp.	Railroad Avenue Ronkonkoma, New York 11779
0200 - 799.00 - 03.00 - 044.000	Bernett & Gordon Realty Co.	43 Railroad Avenue Ronkonkoma, New York 11779
0200 - 799.00 - 03.00 - 045.001	No Owner on Record	No Owner on Record
0200 - 799.00 - 04.00 - 047.001	On-Track Realty, LLC	15 Hawkins Avenue Ronkonkoma, New York 11779
0200 - 799.00 - 04.00 - 048.000	Margaret Higgins & Jerome Gaynor	Hawkins Avenue Ronkonkoma, New York 11779
0200 - 799.00 - 04.00 - 049.000	Community Housing Innovations, Inc.	29 Hawkins Avenue Ronkonkoma, New York 11779
0200 - 799.00 - 04.00 - 051.001	Marco Giangrasso	49 Hawkins Avenue Ronkonkoma, New York 11779
0200 - 799.00 - 04.00 - 052.000	Hawkins & Union Avenue Realty, LLC	47 Hawkins Avenue Ronkonkoma, New York 11779
0200 - 799.00 - 04.00 - 054.000	Anthony & Blase Davi	6 Union Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 01.00 - 027.001	Anthony & Blase Davi	Union Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 01.00 - 028.000	Metropolitan Transportation Authority & R. Bergen David S. Symons	Union Avenue Holtsville, New York 11742
0200 - 800.00 - 01.00 - 031.001	Island Wide, LLC	Carroll Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 01.00 - 033.001	Carroll Properties, Inc.	234 Carroll Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 01.00 - 034.000	Nelson Fernandes & Magalhaes Americo	Carroll Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 01.00 - 035.007	Tudor Station Plaza, LLC c/o Island Estates	246 Carroll Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 01.00 - 035.008	Ronkonkoma Railroad Properties, LLC	No Owner on Record
0200 - 800.00 - 01.00 - 035.009	Tudor Station Plaza, LLC	Railroad Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 01.00 - 036.000	No Owner on Record	No Owner on Record
0200 - 800.00 - 01.00 - 038.000	No Owner on Record	No Owner on Record
0200 - 800.00 - 02.00 - 009.000	Holbrook Truck & Equipment Leasing, Inc.	42 Union Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 010.000	William & Mildred Mallins	Union Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 011.000	William & Mildred Mallins	Union Avenue Ronkonkoma, New York 11779

Suffolk County Tax Map Number	Name of Owner	Address of Owner
0200 - 800.00 - 02.00 - 012.000	William & Mildred Mallins	62 Union Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 013.000	Subsurface Maintenance Corp.	229 Carroll Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 014.000	Subsurface Maintenance Corp.	Elm Street Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 015.000	James Zambik	82 Elm Street Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 016.000	Wiencyzyslaw & Gabriela Odynocki	80 Elm Street Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 017.000	Joseph Urban	237 Carroll Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 018.000	Calvin C. Lorenz	75 Maple Street Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 019.000	William A. Mallins	Maple Street Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 020.000	Yashvinder & Jaspir Mahajan	243 Maple Street Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 021.000	Anthony Mingoia	245 Carroll Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 022.000	William A. Mallins	Maple Street Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 023.000	John Lock & George McDowell	Union Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 028.001	Lock & McDowell, Inc.	76 Union Avenue Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 028.003	Unified Credit Trust & G&D Oakland & C. Hill Trustee	25 Mill Road Ronkonkoma, New York 11779
0200 - 800.00 - 02.00 - 028.004	Unified Credit Trust & G&D Oakland & C. Hill Trustee	Mill Road Ronkonkoma, New York 11779

*Source: Town of Brookhaven Tax Bills Database. Accessed April 29, 2010.

Page 2, Item 7: Present Zoning:

The overall project area is situated within the following zoning districts: C Residence; L Industrial 1 ("L-1"); J Business 2 ("J-2"); J Business 4 ("J-4"); and J Business 6 ("J-6").

Page 2, Item 8: Description of Action:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73±-acre area that includes that portion of the Long Island Railroad ("LIRR") - Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of

the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD.

The creation of the Ronkonkoma Hub TOD has been the subject of past studies, commenced in 2007. A conceptual development plan (i.e., the Draft Land Use Implementation Plan) has been prepared based on these studies, and includes the following:

- 615 Residential Units (1,000 square feet in size; 50% rental and 50% ownership);
- 60,875 square feet – Retail
- 49,375 square feet – Office
- 30,000 square feet – Health Club
- 200 seats – Restaurant Use (Total)

The Draft Land Use Implementation Plan attached hereto includes a preliminary layout of the program mix and also defines development opportunity sites. The Draft Land Use Implementation Plan also includes a “farmers market” to the immediate west of the LIRR – Station buildings. To accommodate sanitary disposal, the proposed TOD contemplates the construction of a sewage treatment plant, which has been preliminarily cited at the southeastern portion of the TOD.

Page 3, Item C.7: What are the predominant land use(s) and zoning classifications within a ¼ mile radius of the proposed action?

North: Areas north of the subject property are developed primarily with single-family residences within the C Residence zoning district. Undeveloped parcels and the Courtyard Long Island MacArthur Airport Hotel exist within the J Business 8 zoning district, and some commercial and industrial uses exist along the Long Island Expressway South Service Road, within the J Business 2, J Business 4 and L Industrial 1 zoning districts.

East: Single-family residences and multi-family condominiums exist to the east of the subject property and are situated within the C Residence and Multi-Family Residence (“MF”) zoning districts, respectively.

South: To the south of the project area are the LIRR tracks, which is the dividing line between the Towns of Brookhaven and Islip. South of the LIRR tracks are parking areas associated with the LIRR Ronkonkoma Train Station, followed by the Town of Islip compost facility and the Long Island MacArthur Airport, all of which are situated within the Industrial 1 District, as designated by the Town of Islip.

West: Areas west of the subject property are developed primarily with single-family residences within the C Residence zoning district. County Road 29 (west of the subject property) is flanked with commercial development within the J Business 2, J Business 4, J Business 5, and J Business 6 zoning districts.

Page 4, Item F.1: What is/are the predominant soil type(s) on project site?

Soils on the overall subject property include Cut and fill land, gently sloping (“CuB”); Plymouth loamy sand, 0 to 3 percent slopes (“PIA”); Riverhead sandy loam, 0 to 3 percent slopes (“RdA”); and Riverhead and Haven soils, graded, 0 to 8 percent slopes (“RhB”).

Page 8. Item M Approvals Required

<u>Approvals Required</u>	<u>Type</u>
Town Board	Adoption of Land Use Plan, TOD Code and associated changes of zone.
Town Planning Board*	Site Plans and Potential subdivision
County Health Department*	Water Connection and Sanitary Disposal
Local Agencies*	Town of Brookhaven Highway SCDPW – STP and Highway Work Permit
State Agencies*	NYS DOT – Highway Work Permit NYS DEC – SPDES
Other Agencies*	Metropolitan Transportation Authority

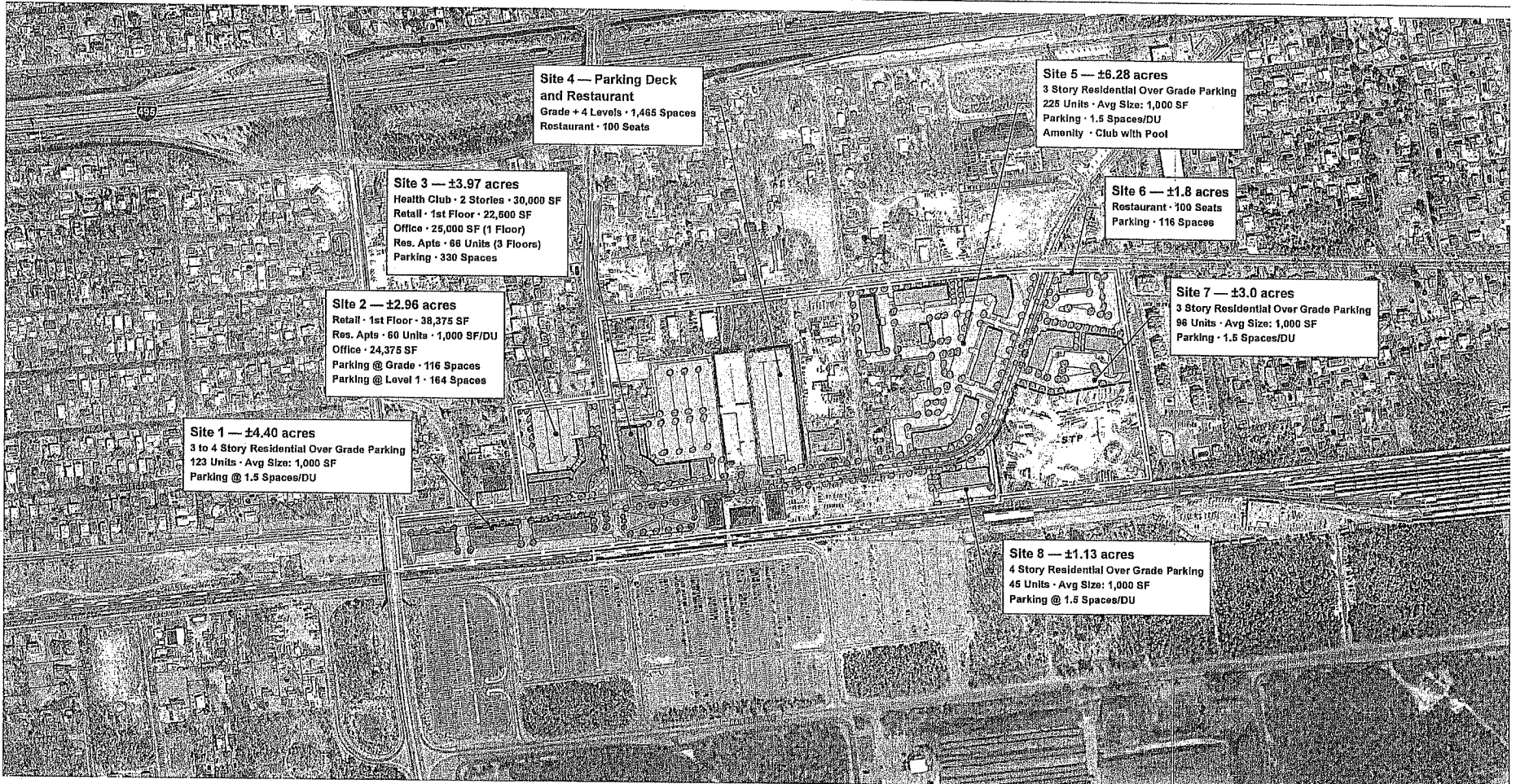
*For actual development that would occur in accordance with TOD zone changes. These approvals are not needed for adoption of Land Use Plan, TOD Code or associated changes of zone, which are all Town Board actions. The Town of Islip could also be involved in ultimate redevelopment, as LIRR parking also exists in the Town of Islip.



Subject Site

Site Location Map
Ronkonkoma Hub Transit-Oriented Development
Hamlet of Ronkonkoma, Town of Brookhaven
Suffolk County, New York





Site 4 — Parking Deck and Restaurant
 Grade + 4 Levels • 1,465 Spaces
 Restaurant • 100 Seats

Site 5 — ±6.28 acres
 3 Story Residential Over Grade Parking
 225 Units • Avg Size: 1,000 SF
 Parking • 1.5 Spaces/DU
 Amenity • Club with Pool

Site 3 — ±3.97 acres
 Health Club • 2 Stories • 30,000 SF
 Retail • 1st Floor • 22,800 SF
 Office • 25,000 SF (1 Floor)
 Res. Apts • 66 Units (3 Floors)
 Parking • 330 Spaces

Site 6 — ±1.8 acres
 Restaurant • 100 Seats
 Parking • 116 Spaces

Site 2 — ±2.96 acres
 Retail • 1st Floor • 38,375 SF
 Res. Apts • 60 Units • 1,000 SF/DU
 Office • 24,375 SF
 Parking @ Grade • 116 Spaces
 Parking @ Level 1 • 164 Spaces

Site 7 — ±3.0 acres
 3 Story Residential Over Grade Parking
 96 Units • Avg Size: 1,000 SF
 Parking • 1.5 Spaces/DU

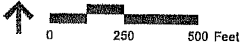
Site 1 — ±1.40 acres
 3 to 4 Story Residential Over Grade Parking
 123 Units • Avg Size: 1,000 SF
 Parking @ 1.5 Spaces/DU

Site 8 — ±1.13 acres
 4 Story Residential Over Grade Parking
 46 Units • Avg Size: 1,000 SF
 Parking @ 1.5 Spaces/DU

Engineering, Surveying and Landscape Architecture, P.C.

Legend

- Study Area
- Long Island Rail Road



Data sources:
 Aerial Imagery — New York State Geographic Information Systems
 Assessors Parcels, LIR Rail, Land Use and Zoning — Suffolk County GIS Basemap, Town of Brookhaven, Long Island, NY



**Ronkoma Hub Transit-Oriented
 Land Use and Implementation Plan**
 Draft Land Use
 Implementation Plan

DRAFT

Prepared for the Town of Brookhaven on May 3, 2010



Town of Brookhaven Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

James L. Tomarken, MD,
MSW, MPH, MBA, FRCPC, FACP
Commissioner
Suffolk County Department of Health Services
225 East Rabro Drive
Hauppauge, New York 11788

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Commissioner Tomarken:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73 ±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

In accordance with 6 NYCRR §617.4, the Town Board of the Town of Brookhaven has reviewed this proposed action and has preliminarily determined that same is a Type I Action.

Department of Planning, Environment & Land Management

Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director

One Independence Hill • Farmingville • NY 11738

Phone (631) 451-6400 • Fax (631) 451-6419 • NY 11738 • www.brookhaven.org

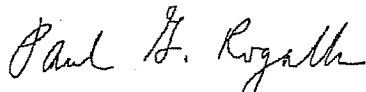
James L. Tomarken, MD,
MSW, MPH, MBA, FRCPC, FACP
Commissioner
Suffolk County Department of Health Services
May 12, 2010
Page 2

While technically the proposed action (i.e., the adoption of the aforesaid Land Use Plan, TOD District and associated zoning changes) only requires approval from the Town Board of the Town of Brookhaven, development that would take place in accordance with the TOD District (if ultimately adopted) would require other agency approvals (e.g., Suffolk County Department of Health Services, Suffolk County Department of Public Works, Town of Brookhaven Planning Board). In addition, there is the potential that property within the Town of Islip, which adjoins the LIRR – Ronkonkoma Train Station to the south, could also be involved, and the Town Board of the Town of Brookhaven has no jurisdiction over such property. Thus, to ensure comprehensive environmental review and to facilitate proper administration of the State Environmental Quality Review Act process, the Town Board of the Town of Brookhaven is undertaking a coordinated review with all agencies with discretionary approval and/or funding authority for development in accordance with the proposed TOD District.

It is the intention of the Town Board of the Town of Brookhaven to declare lead agency status on or about June 15, 2010. Therefore, please review the enclosed materials and advise, in writing, if you have any objection to the Town Board of the Town of Brookhaven serving as lead agency in this matter, no later than 5:00 p.m. on June 14, 2010. If no written objections are received, the Town Board will assume that you have no objections to it serving as lead agency. All communications relating to this matter should be addressed to Paul G. Rogalle, AICP, PTP, Director, Division of Planning, Town of Brookhaven, One Independence Hill, Farmingville, New York 11738, (631) 451-6400.

Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director

One Independence Hill • Farmingville • NY 11738

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Town of Brookhaven Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

Mr. Peter A. Scully, Regional Director
New York State Department of Environmental Conservation
SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Mr. Scully:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

In accordance with 6 NYCRR §617.4, the Town Board of the Town of Brookhaven has reviewed this proposed action and has preliminarily determined that same is a Type I Action.

Department of Planning, Environment & Land Management

Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director

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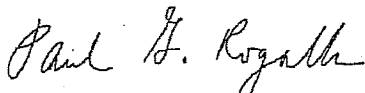
Mr. Peter A. Scully, Regional Director
New York State Department of Environmental Conservation
May 12, 2010
Page 2

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Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management

Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director

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Town of Brookhaven
Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

The Honorable Phil Nolan, Supervisor
Town of Islip
655 Main Street
Islip, New York 11751

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Supervisor Nolan:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

In accordance with 6 NYCRR §617.4, the Town Board of the Town of Brookhaven has reviewed this proposed action and has preliminarily determined that same is a Type I Action.

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
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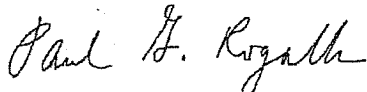
The Honorable Phil Nolan, Supervisor
Town of Islip
May 12, 2010
Page 2

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Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management

Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director

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Town of Brookhaven
Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

The Honorable Steve Levy, County Executive
Suffolk County
H. Lee Dennison Building
100 Veterans Memorial Highway
Hauppauge, New York 11788-0099

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Honorable County Executive Levy:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73 ±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

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Department of Planning, Environment & Land Management

Tullio Bertoli, Commissioner

Division of Planning

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The Honorable Steve Levy, County Executive

May 12, 2010

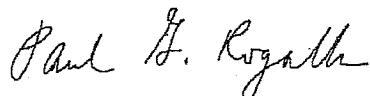
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Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management

Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director

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Town of Brookhaven Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

Honorable William J. Lindsay, Presiding Officer
Suffolk County Legislature
William Rogers Legislature Building
725 Veterans Memorial Highway
Smithtown, New York 11787

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Honorable Legislator Lindsay:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73 ± acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

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Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
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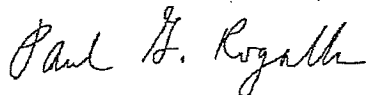
Honorable William J. Lindsay, Presiding Officer
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May 12, 2010
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Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
One Independence Hill • Farmingville • NY 11738

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Town of Brookhaven
Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

The Honorable Vincent E. Pascale, Chairperson
Town of Brookhaven Planning Board
One Independence Hill
Farmingville, New York 11738

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Chairperson Pascale:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73 ± acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

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Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
One Independence Hill • Farmingville • NY 11738

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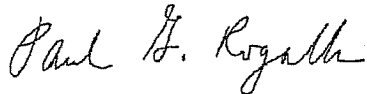
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Thank you for your cooperation.

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Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

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Town of Brookhaven Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

Ms. Helena Williams, President
c/o Elisa Picca, Chief Planning Officer
Metropolitan Transportation Authority – Long Island Railroad
Jamaica Station
Sutphin Boulevard and Archer Avenue
Jamaica, New York 11435

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Ms. Williams:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73 ±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

In accordance with 6 NYCRR §617.4, the Town Board of the Town of Brookhaven has reviewed this proposed action and has preliminarily determined that same is a Type I Action.

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
One Independence Hill • Farmingville • NY 11738

Phone (631) 451-6400 • Fax (631) 451-6419 • NY 11738 • www.brookhaven.org

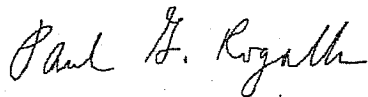
Ms. Helena Williams, President
c/o Elisa Picca, Chief Planning Officer
Metropolitan Transportation Authority – Long Island Railroad
May 12, 2010
Page 2

While technically the proposed action (i.e., the adoption of the aforesaid Land Use Plan, TOD District and associated zoning changes) only requires approval from the Town Board of the Town of Brookhaven, development that would take place in accordance with the TOD District (if ultimately adopted) would require other agency approvals (e.g., Suffolk County Department of Health Services, Suffolk County Department of Public Works, Town of Brookhaven Planning Board). In addition, there is the potential that property within the Town of Islip, which adjoins the LIRR – Ronkonkoma Train Station to the south, could also be involved, and the Town Board of the Town of Brookhaven has no jurisdiction over such property. Thus, to ensure comprehensive environmental review and to facilitate proper administration of the State Environmental Quality Review Act process, the Town Board of the Town of Brookhaven is undertaking a coordinated review with all agencies with discretionary approval and/or funding authority for development in accordance with the proposed TOD District.

It is the intention of the Town Board of the Town of Brookhaven to declare lead agency status on or about June 15, 2010. Therefore, please review the enclosed materials and advise, in writing, if you have any objection to the Town Board of the Town of Brookhaven serving as lead agency in this matter, no later than 5:00 p.m. on June 14, 2010. If no written objections are received, the Town Board will assume that you have no objections to it serving as lead agency. All communications relating to this matter should be addressed to Paul G. Rogalle, AICP, PTP, Director, Division of Planning, Town of Brookhaven, One Independence Hill, Farmingville, New York 11738, (631) 451-6400.

Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
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Town of Brookhaven
Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

Gilbert Anderson, P.E., Commissioner
Suffolk County Department of Public Works
335 Yaphank Avenue
Yaphank, New York 11980

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Commissioner Anderson:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

In accordance with 6 NYCRR §617.4, the Town Board of the Town of Brookhaven has reviewed this proposed action and has preliminarily determined that same is a Type I Action.

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
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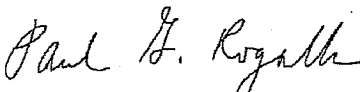
Gilbert Anderson, P.E., Commissioner
Suffolk County Department of Public Works
May 12, 2010
Page 2

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Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven



Town of Brookhaven Long Island

Mark Leskø, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

Ms. Teresa A. Rizzuto, Commissioner of Aviation
Long Island MacArthur Airport
100 Arrival Avenue, Suite 100
Ronkonkoma, New York 11779

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Commissioner Rizzuto:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73 ±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

In accordance with 6 NYCRR §617.4, the Town Board of the Town of Brookhaven has reviewed this proposed action and has preliminarily determined that same is a Type I Action.

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
One Independence Hill • Farmingville • NY 11738

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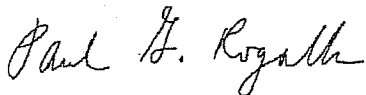
Ms. Teresa A. Rizzuto, Commissioner of Aviation
Long Island MacArthur Airport
May 12, 2010
Page 2

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Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner
Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
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Town of Brookhaven Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

David L. Calone, Chairman
Suffolk County Planning Commission
H. Lee Dennison Building
100-Veterans Memorial Highway
Hauppauge, New York 11788

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Chairman Calone:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

In accordance with 6 NYCRR §617.4, the Town Board of the Town of Brookhaven has reviewed this proposed action and has preliminarily determined that same is a Type I Action.

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
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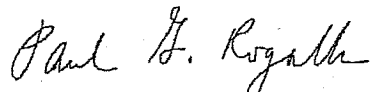
David L. Calone, Chairman
Suffolk County Planning Commission
May 12, 2010
Page 2

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Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven



Town of Brookhaven
Long Island

Mark Lesko, Supervisor

May 12, 2010

VIA OVERNIGHT CARRIER

Mr. Wayne R. Ugolik, Planning & Program Manager
Region 10, New York State Department of Transportation
State Office Building
250 Veterans Memorial Highway
Hauppauge, New York 11788

Re: Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act – Lead Agency Coordination

Dear Mr. Ugolik:

The Town Board of the Town of Brookhaven is developing a Land Use and Implementation Plan for the proposed Ronkonkoma Hub Transit-Oriented Development ("TOD") for an approximately 53.73 ± acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The northern extent of the proposed TOD is Union Avenue, Village Plaza Drive to the east, County Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west, and the railroad tracks of the Long Island Railroad to the south. The proposed action also includes the adoption of the TOD zoning district and the rezoning of the project area to the TOD. Copies of the Part 1 – Environmental Assessment Form, site location map and Draft Land Use Implementation Plan are enclosed.

In accordance with 6 NYCRR §617.4, the Town Board of the Town of Brookhaven has reviewed this proposed action and has preliminarily determined that same is a Type I Action.

Department of Planning, Environment & Land Management
Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director
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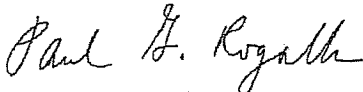
Mr. Wayne R. Ugolik, Planning & Program Manager
Region 10, New York State Department of Transportation
May 12, 2010
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Thank you for your cooperation.

Sincerely,



Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven

Department of Planning, Environment & Land Management

Tullio Bertoli, Commissioner

Division of Planning

Paul G. Rogalle, AICP, PTP, TOPS, TSOS, Director

One Independence Hill • Farmingville • NY 11738

Phone (631) 451-6400 • Fax (631) 451-6419 • NY 11738 • www.brookhaven.org

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
DETERMINATION OF SIGNIFICANCE
POSITIVE DECLARATION**

Notice of Intent to Prepare a Draft Generic Environmental Impact Statement (DGEIS)

This Notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations set forth in 6 NYCRR Part 617.

The Town Board of the Town of Brookhaven ("Town Board"), as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

TITLE OF ACTION: Adoption and implementation of the *Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented Development*.

SEQR STATUS: Type I

DESCRIPTION OF ACTION: The Ronkonkoma Hub Transit-Oriented Development (TOD) encompasses an approximately 53.73± acre area that includes that portion of the Long Island Railroad's Ronkonkoma Train Station located within the Town of Brookhaven. In order to guide the redevelopment of this area to achieve a number of planning goals, the Town of Brookhaven is preparing a comprehensive land use plan, *Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented Development* (the "Plan"), for the TOD which will include a preliminary development layout and land use mix and also identify development opportunity sites. The *Plan* will also include a proposed new zoning district to be added to the Brookhaven Town Code and suggest a number of re-zonings to implement the *Plan*.

PROJECT LOCATION: The project area includes multiple tax map parcels and is bounded by Union Avenue to the north; Village Plaza Drive to the east; the Long Island Railroad ("LIRR") tracks (Ronkonkoma Branch) to the south; and County Road 29 (Ronkonkoma Avenue), Garrity Avenue, and Hawkins Avenue to the west; in the hamlet of Ronkonkoma, Town of Brookhaven, Suffolk County, New York.

REASONS SUPPORTING THIS DETERMINATION:

The Town Board, in reviewing the scope of the proposed action in accordance with SEQR Parts 617.3 and 617.6, using the available information and comparing it with the thresholds set forth in Part 617.4, has determined that the proposed action is a Type I action. A coordinated review for a Type I action involving more than one agency was completed on June 15, 2010, as set forth in SEQR Part 617.6 (b), in order to inform and allow other regulatory agencies to participate in the decision making process. The Town Board, as Lead Agency and after review and analysis of this project's scope, the issues and areas of environmental concern identified and as enumerated

**SEQRA Positive Declaration
Town Board of the Town of Brookhaven
Proposed Adoption of the Land Use and Implementation
Plan for the Ronkonkoma Hub Transit-Oriented
Development (TOD), TOD Code and
Associated Re-zonings to the TOD**

Page 2

below, the criteria contained in Part 617.7 and other supporting information finds that the proposed action may have a significant effect upon the environment and that a Draft Generic Environmental Impact Statement (DGEIS) should be prepared.

SCOPING: Formal public scoping will not be conducted.

Significant impacts to the environment are anticipated, including:

1. The proposed re-zonings would allow for redevelopment of the area with mixed uses and would result in multi-phased developments over a long duration which could cause potential adverse impacts during construction.
2. The redevelopment of the area would require the construction of a sewage treatment plant and the possible creation of a sewer district which could potentially adversely impact groundwater quality. Analysis of the required capacity, the proposed siting location, and consistency with current studies, including the Suffolk County Sewer District Capacity Study, Capital Project No. 8185, must be performed to ensure protection of groundwater resources.
3. Redevelopment may increase the extent of impervious surfaces (e.g., buildings, parking areas and driveways) and alter the existing drainage pattern within the TOD area which could potentially cause adverse impacts relating to stormwater runoff and drainage.
4. The proposed re-zonings and redevelopment of the area could result in increased water usage and thus cause potential adverse impacts related to water supply.
5. Implementation of the *Plan* would increase the number of visitors to the TOD area which would result in an increase number of vehicles traveling to the site; this could potentially adversely impact both transportation and air quality.
6. Because the TOD area includes the LIRR tracks, there is a potential for adverse noise impacts.
7. The implementation of the *Plan* will cause a change in the types and intensity of land uses which could potential adversely impact community character and transportation.
8. Changes in the visual character of the area resulting from the proposed rezoning

**SEQRA Positive Declaration
Town Board of the Town of Brookhaven
Proposed Adoption of the Land Use and Implementation
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Page 3

and the redevelopment of the area in accordance with the proposed TOD Code could cause potentially adverse visual impact.

9. The implementation of the *Plan* could have adverse economic impacts, adversely impact emergency service providers, including fire, ambulance, and police services by increasing the demand for these services, and adversely impact the school district.
10. The redevelopment of the area by increasing the demands on utility providers, including the Long Island Power Authority and National Grid could adversely impact the availability of these services.

REVIEW AGENCY: **The Town Board of the Town of Brookhaven**

CONTACT PERSON: Paul G. Rogalle, AICP, PTP
Director, Division of Planning

ADDRESS: Town of Brookhaven
One Independence Hill
Farmingville, New York 11738

TELEPHONE NO.: (631) 451-6400
EMAIL: progalle@brookhaven.org

A COPY OF THIS NOTICE HAS BEEN SENT TO:

Mr. Peter A. Scully, Regional Director
New York State Department of Environmental Conservation
SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Honorable William J. Lindsay, Presiding Officer
Suffolk County Legislature
William Rogers Legislature Building
725 Veterans Memorial Highway
Smithtown, New York 11787

**SEQRA Positive Declaration
Town Board of the Town of Brookhaven
Proposed Adoption of the Land Use and Implementation
Plan for the Ronkonkoma Hub Transit-Oriented
Development (TOD), TOD Code and
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The Honorable Steve Levy, County Executive
Suffolk County
H. Lee Dennison Building
100 Veterans Memorial Highway
Hauppauge, New York 11788-0099

The Honorable Vincent E. Pascale, Chairperson
Town of Brookhaven Planning Board
One Independence Hill
Farmingville, New York 11738

The Honorable Phil Nolan, Supervisor
Town of Islip
655 Main Street
Islip, New York 11751

Ms. Helena Williams, President
c/o Elisa Picca, Chief Planning Officer
Metropolitan Transportation Authority – Long Island Railroad
Jamaica Station
Sutphin Boulevard and Archer Avenue
Jamaica, New York 11435

James L. Tomarken, MD,
MSW, MPH, MBA, FRCPC, FACP
Commissioner
Suffolk County Department of Health Services
225 East Rabro Drive
Hauppauge, New York 11788

Gilbert Anderson, P.E., Commissioner
Suffolk County Department of Public Works
335 Yaphank Avenue
Yaphank, New York 11980

David L. Calone, Chairman
Suffolk County Planning Commission

**SEQRA Positive Declaration
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H. Lee Dennison Building
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Hauppauge, New York 11788

Ms. Teresa A. Rizzuto, Commissioner of Aviation
Long Island MacArthur Airport
100 Arrival Avenue, Suite 100
Ronkonkoma, New York 11779

Mr. Wayne R. Ugolik, Planning & Program Manager
Region 10, New York State Department of Transportation
State Office Building
250 Veterans Memorial Highway
Hauppauge, New York 11788

Town of Brookhaven:

Timothy P. Mazzei, Councilman, District 5
Tullio Bertoli, Commissioner, PELM
Brenda Prusinowski, AICP, Dep. Commissioner, PELM
John Turner, Director, Division of Environmental Protection
Jeffrey Kassner, Asst. Director, Division of Environmental Protection

This Notice has also been forwarded for publication in the Environmental Notice Bulletin

ADOPTED
BY THE BROOKHAVEN TOWN BOARD

RESOLUTION NO. 2010-860
MEETING: AUGUST 17, 2010

ADOPTION OF SEQRA POSITIVE
DECLARATION IN CONNECTION
WITH THE LAND USE AND
IMPLEMENTATION PLAN FOR THE
RONKONKOMA HUB TRANSIT-
ORIENTED DEVELOPMENT PROJECT

WHEREAS, the Town Board is presently considering implementing Transit Oriented Development (TOD) at the Ronkonkoma Hub which encompasses an approximate 53.73± acre Study Area, including a portion of the Long Island Railroad's Ronkonkoma Train Station which lies within the Town of Brookhaven; and

WHEREAS, the Town of Brookhaven is preparing a "Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented Development" (the "Plan") in order to guide redevelopment and implementation of a TOD in the Study Area; and

WHEREAS, this Plan also incorporates implementation strategies which may include local laws or ordinances establishing new zoning districts and recommended changes of zones to existing parcels; and

WHEREAS, the Town Board as the SEQRA lead agency has determined that the adoption of the proposed Plan and its implementation may have a significant impact on the environment and that a Generic Environmental Impact Statement (GEIS) should be prepared;

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Brookhaven as Lead Agency hereby adopts the Positive Declaration, attached

hereto, for the "Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented Development" requiring the preparation of a Generic Environmental Impact Statement (GEIS) to address all relevant environmental issues.

SUFFOLK COUNTY LEGISLATURE



WILLIAM J. LINDSAY, PRESIDING OFFICER

RECEIVED

PLANNING DIVISION

May 26, 2010

Mr. Paul G. Rogalle, Director
Town of Brookhaven
Division of Planning
One Independence Hill
Farmingville, New York, 11738

Dear Mr. Rogalle:

I am in receipt of your letter dated May 12, 2010 concerning the proposed Ronkonkoma Hub Transit Oriented Development (TOD) which is to be situated within my legislative district. I greatly appreciate the opportunity to review this undertaking which is bound to have a significant effect on a large number of my constituents.

I applaud the concept of transit oriented development and greatly admire the breadth and scope of this particular application of TOD which is seen by many to be a new way forward for Long Island.

As part of my attempt to better understand the complexity of this project, which I understand will cover some 54 acres and may involve the Metropolitan Transportation Authority as well as the Town of Islip, I would like to ask if you would be so kind as to provide sufficient time to brief myself and members of my staff.

Insofar as your wish to have Brookhaven declared lead agency in this matter: I have no objection to that. I look forward to meeting with you at your earliest convenience.

Very truly yours,

William J. Lindsay, Presiding Officer
SUFFOLK COUNTY LEGISLATURE

WJL:ma

Jamaica Station
Jamaica, NY 11435-4380
718 558-8252 Tel
718 657-9047 Fax

Helena E. Williams
President



Long Island Rail Road

June 14, 2010

VIA FACSIMILE AND REGULAR MAIL

Mr. Paul Rogalle
Director, Division of Planning
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Re: Ronkonkoma Hub Transit-Oriented Development (TOD) Study
State Environmental Quality Review Act - Lead Agency Coordination

Dear Mr. Rogalle:

I am writing in response to your letter regarding the Town's intention to become lead agency, under SEQRA, for the proposed action that includes adoption of a Land Use Plan and a TOD District (with associated zoning changes) within the area that includes Long Island Rail Road's (LIRR) Ronkonkoma Station. As an active stakeholder in this process, the LIRR appreciates the Town's proactive approach in coordinating this action to ensure the broadest input into the process. In this regard, the LIRR has no objections to the Town declaring itself as lead agency for this action.

In addition, I would like to thank you and Tullio Bertoli, Planning Commissioner, for your recent (April 6) briefing of LIRR and MTA staff on the Town's conceptual plans for the Ronkonkoma Station TOD District. My staff has informed me that the plans for the Station area have many compelling features including the creation of a pedestrian-oriented environment that would provide a high level of amenity for local residents and LIRR customers. We feel that this plan could ultimately complement the investment made in the 1990's that created the new Ronkonkoma Station, public plaza and retail uses.

Going forward, the LIRR understands that there will be additional opportunities to comment on the proposed TOD District (i.e., through the Town's generic Environmental Impact Statement process). In the meantime, I would like to share the following thoughts regarding the Draft Land Use and Implementation Plan included in your letter:

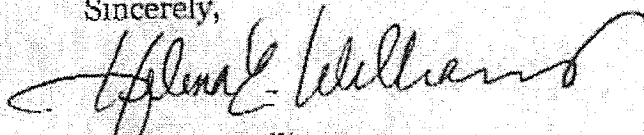
- As you know, the LIRR is planning for future expansion to Grand Central Terminal (GCT) in 2016 and, as a result, anticipates increased levels of both electric and diesel train service and greater customer demand at the Ronkonkoma Station. Given these expected increases in service and

customer demand, the LIRR is currently evaluating potential fleet and infrastructure alternatives to meet this demand, including more robust connecting services for diesel customers at Ronkonkoma Station. As a result, residential development immediately adjacent to the LIRR tracks may not be practical. In addition, the draft Ronkonkoma Hub Transit Oriented Development Study dated September 2008 noted that the MTA parcels have limited depth, which constrains the location of buildings, their setbacks and the location of parking. Future infrastructure investments may further limit some of this space.

- Development on existing surface lots will necessitate the provision of replacement parking.
- Any property owned by the MTA LIRR is subject to disposition according to Public Authorities Law, Section 2897.

Once again, the LIRR appreciates the opportunity to be part of this process and looks forward to working with the Town on the next phase of this exciting initiative.

Sincerely,



Helena E. Williams
President

cc: Tullio Bertoli
Elisa Picca
Robert Paley

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

July 27, 2009

Paul Rogalle, AICP, Director of Planning
Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738

Dear Mr. Rogalle:

Thank you for the referral of the Ronkonkoma Hub Transit-Oriented Planning Study dated March 2009. We appreciate the opportunity to continue to participate in this regionally significant planning study.

We note at the outset that Appendix A includes a copy of our previous comment letter dated November 13, 2008 which was prepared in response to Phase II of the study. However, it does not appear that any of the comments included within our previous correspondence have been addressed within the study. Previously, we recommended that the Town consider amending the study boundary to include relevant portions of the Town of Islip, particularly the railroad parking areas that are critical to adequately analyzing land use issues within the Hub. Of course this should be done with the support of the Town of Islip.

In addition, we recommended that the study include data to support the underlying assumption that increased densities within the Hub would reduce dependence on driving and improve environmental quality. We also mentioned that it was unclear how the stated goal of "redirecting" growth from outside the region to the Hub would be accomplished absent a Transfer of Development Rights (TDR) program or some other density shifting tool. We respectfully refer you to our previous correspondence for a complete review of our previous comments.

It is also important to note that the adoption of a land use plan such as the Ronkonkoma Hub Transit-Oriented Planning Study is subject to referral to the Suffolk County Planning Commission pursuant to GML 239 prior to adoption.

LOCATION
H. LEE DENNISON BLDG. - 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS
P. O. BOX 6100
HAUPPAUGE, NY 11788-0099

(631) 853-5191
TELECOPIER (631) 853-4044

We once again thank you for the opportunity to comment on the Town's Planning efforts within the Ronkonkoma Hub and look forward to continued cooperation with the Town as you move forward.

Sincerely,



Thomas A. Isles, Director
Department of Planning

TAI:ce

cc: Dan Gulizio, Deputy Director ✓
Andy Freleng, Chief Planner

LOCATION

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COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

June 4, 2010

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING
RECEIVED

JUN 06 2010

PLANNING DIVISION

Town of Brookhaven
1 Independence Hill
Farmingville, New York 11738
Att: Mr. Paul G. Rogalle, AICP, PTP
Director, Division of Planning

Re: Ronkonkoma Hub
S.C.P.C. No.: LS-G-2171

Dear Mr. Rogalle:

Your notification for SEQRA Coordination was received by our agency on May 21, 2010.

Please be advised that our agency, the Suffolk County Planning Commission, has no objection to the Town of Brookhaven assuming Lead Agency status for the above referenced.

The Suffolk County Planning Commission reserves the right to comment on this proposed action in the future and wants to be kept informed of all actions taken pursuant to SEQRA and to be provided with copies of all EAF's, DEIS's and FEIS's, etc. Please note that prior to final approval, any action relative to the plan should be referred to the Suffolk County Planning Commission for review.

Enclosed for your review are prior comment letters from this department relative to the Ronkonkoma Hub.

Sincerely,


Andrew P. Freleng
Chief Planner

APF:ds

Enc.

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

November 13, 2008

Paul Rogalle, AICP, Director of Planning
Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738

RE: Ronkonkoma Hub Transit-Oriented Planning Study – Phase II

Dear Mr. Rogalle:

Thank you for the opportunity to comment on the Town's Ronkonkoma Hub Transit-Oriented Planning Study. The analysis of land use and transportation issues associated with the area surrounding the Ronkonkoma train station is an important effort. The Town should be applauded for its efforts to address this regional resource and to include a broad array of stakeholders through its open and inclusive process.

As a follow-up to previous Municipal Stakeholder's meetings, and in response to the Draft Phase II Plan, please find below comments prepared by the Suffolk County Department of Planning associated with the Phase II portion of the study.

Study Boundary:

Although the study process is well underway, we encourage the town to seek a similar planning effort on the Islip portion of the Hub Development Zone. We would be pleased to assist in coordinating such an effort.

Overview:

A fundamental assumption underlying the study is that the development of high density mixed-use transit-oriented developments will decrease dependence on driving, reduce trip generation, promote a more efficient use of land and therefore enhance environmental quality. The study should include objective analysis from similarly sized transit-oriented developments which demonstrate this principle. Evidence should be presented which also demonstrates that the increases in development density will be offset by decreases in traffic and trip generation. Merely asserting that a percentage of residents will avail themselves of public transportation is not sufficient to support the conclusions that traffic within the Hub will decrease and environmental quality will be enhanced.

The study makes little or no mention of sewers and assumes that sewers will not be an impediment to growth. This assumption should be clarified.

Study Goals:

The goals of the study include redirecting growth to areas already served by infrastructure, expanding

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MAILING ADDRESS
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HAUPPAUGE, NY 11788-0099

(631) 853-5191
TELECOPIER (631) 853-4044

Letter to Paul Rogalle, November 13, 2008

transportation choices to enhance environmental quality, reducing vehicle trips around the station, supporting local businesses and enhancing the tax base for the Town and the region to support the variety of taxing districts.

It is unclear how these goals will be accomplished.

- The study proposes to “increase” development within the Hub but it does not “redirect” growth from outside the region. Inclusion of a transfer of development rights (TDR) program which would “redirect” growth from outside the Hub to within the Hub makes sense but there is no recommendation for a TDR program within the study.
- It is unclear how increasing development within the study area increases transportation choices or enhances environmental quality. Increased densities of development may simply result in an increase in trip generation within the study area. The study should provide documentation to support these assertions in light of the stated goal of reducing vehicle trips around the station.
- According to the Phase I Report, overall vacancy rates within the study are low. However, vacancy rates in close proximity to the train station are significant. Recommendations within the study include an expansion of this commercial base by up to 68,000 square feet. Potential impacts to existing vacancy rates resulting from proposed increases in the amount of commercial development should be addressed in light of the stated goal of supporting local businesses.
- The study recommends the rezoning of existing industrial properties in favor of high density residential development while at the same time seeking to “enhance the tax base.” The Town of Brookhaven has little of its current land use zoned or used for industrial development due to a pattern of rezoning to both residential and retail uses over the years. The elimination of additional industrial tax base should be carefully considered in light of the stated goal of enhancing the tax base.

Residential Development:

The study estimates that there will be an increase of approximately 8,795 new households within Suffolk County by 2017 based upon projections from ESRI Business Information Solutions. It further projects that five percent (5%) of this growth will be captured within the Hub and ten percent (10%) of this growth will be captured within the Towns of Brookhaven and Islip.

These projections should be evaluated and the assumption that five percent (5%) of the growth will be captured within the Hub should be documented.

- The study “assumes” that the “majority of demand for new housing will emerge from residents of local jurisdictions.” The study quotes the Urban Land Institute (ULI) that “as a rule of thumb, between 50 to 75 percent of the buyers or renters in a new development come from the local community.” This information should be better documented and supported.
- The study indicates that the Hub can accommodate approximately 688 additional housing units provided an average density of 17 units per acre is considered. This information should be carefully considered with respect to potential impacts to existing infrastructure including roads and sewers. It is noted that the study also identifies Level of Service (LOS) concerns along existing roadways within the study area under current conditions.
- Additional housing development within the Hub should also be considered in context with the town’s overall housing policies and trends within both the Town and region.

Opportunity Sites:

The study identifies approximately 40 acres of property that could be redeveloped as "opportunity sites." However, the accompanying map includes approximately 68 acres of property within the Hub considered as appropriate for redevelopment. This inconsistency should be addressed.

Concept Plans:

The concept plans contained within the study include 31-74 additional housing units along with 43,000-68,000 square feet of additional commercial space.

It is unclear how the goal of an additional 688 housing units would be met. In addition, in light of existing vacancy rates within the vicinity of the train station, potential impacts to existing vacancy rates should be carefully considered prior to the development of additional commercial space.

The concept plans call for 4-5 level parking structures along with significant increases in density. The capacity of existing infrastructure to accommodate the proposed increased densities along with its compatibility with existing development patterns should be carefully considered.

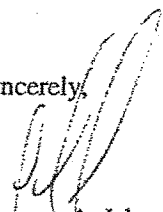
Conclusion:

When used properly, Transit-Oriented Developments (TODs) are a valuable tool in curbing suburban sprawl and its associated impacts. However, to be effective, TODs must incorporate a Transfer of Development Rights (TDR) program in order to properly "redirect" growth from outlying regions to transit hubs. The failure to include a TDR component risks the creation of high density developments, along with their associated impacts, without the intended benefits of open space preservation, traffic reduction and the containment of suburban sprawl.

In general, clearer documentation is needed in order to support the study's underlying assumption that high-density transit-oriented, mixed-use developments will reduce traffic within the Hub and achieve the other above referenced goals of the study.

Thank you once again for the opportunity to comment on Phase II of the Ronkonkoma Hub Transit-Oriented Planning Study. The Town should be commended for its efforts to address this valuable regional resource as well as for its open and inclusive study process. We welcome the opportunity to continue to work with the Town as it moves forward with its efforts.

Sincerely,



Thomas A. Isles, Director
Department of Planning

TAI:ce

cc: Gene Murphy, Commissioner, Town of Islip, Dept of Planning
Dan Gulizio, Deputy Director, SC Planning Dept
Andy Freleng, Chief Planner

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE
DEPARTMENT OF PUBLIC WORKS

RECEIVED

AUG 02 2010

PLANNING DIVISION

THOMAS LAGUARDIA, P.E.
CHIEF DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

LOUIS CALDERONE
DEPUTY COMMISSIONER

July 29, 2010

Mr. Paul G. Rogalle, AICP, PTP
Director, Division of Planning
Town of Brookhaven
Department of Planning, Environment
& Land Management
One Independence Hill
Farmingville, NY 11738

Re: **Proposed Ronkonkoma Hub Transit-Oriented Development
State Environmental Quality Review Act –
Lead Agency Coordination**

Dear Mr. Rogalle:

Please refer to your May 12, 2010 letter regarding Lead Agency Status for the proposed Ronkonkoma Hub Transit – Oriented Development in Ronkonkoma.

This Department has no objection to the Town assuming lead agency status for this project.

This Department's acceptance of the Town as lead agency, pursuant to Part 617, Article 8 (SEQRA), in no way waives the County's right pursuant to 239f of the General Municipal Law and Section 136 of the Highway Law.

Please forward us copies of any future site plans, Environmental Impact Statements or Traffic Impact Studies for this development for our review.

If you have any questions kindly contact this office at 852-4100.

Very truly yours,

William Hillman, P.E.
Chief Engineer

By:


Daniel Dresch
Director of Traffic Engineering

DD:RR:ln

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER