



**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**

<sup>1</sup> Identify portions of EAF completed for project:     Part I         Part II         Part III

<sup>2</sup> 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:  Ronkonkoma Hub Transit-Oriented Development	
4. NAME OF LEAD AGENCY:  	
5. NAME OF OFFICE IN LEAD AGENCY:  	
6. SIGNATURE OF RESPONSIBLE OFFICER IN LEAD AGENCY:  	7. SIGNATURE OF PREPARER:  
8. DATE:  	



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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: Ronkonkoma Hub Transit-Oriented Development	
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: Tullio Bertoli
5. NAME AND ADDRESS OF OWNER, IF DIFFERENT: See Attachment	Commissioner, Department of Planning, Environment and Land Development
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, Adoption of Urban Renewal Plan
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?  
The maximum development potential of the total area of parcels not under MTA ownership (as these parcels are not subject to local zoning) is approximately 601,725± square feet (gross floor area).
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?  
1,450 multi-family units, 195,000 sq. ft. of retail space, 360,000 sq. ft. of commercial parcel, 60,000 sq. ft. of "flex" space. See "Description of Action" included in attachment to this Part I EAF.
6. Is the proposed action consistent with the recommended used adopted or recommended in local land use plans?  
 YES       NO
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 \*A new sewer district is being established by Suffolk County.
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?  <sup>\*</sup>YES       NO  
\*Consultations will be undertaken with local community service providers as part of the DSGEIS.
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?  <sup>\*</sup>YES       NO

(\*Traffic Study is being prepared to identify mitigation, if and 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**

	PRESENTLY	AFTER COMPLETION
Meadow or Old Field (non-agriculture)	0	0
Forested	4.30±	0
Agricultural (include orchards, pasture etc.)	0	0
Unvegetated (rock, earth or fill)	16.12±	0
Roads, buildings and other paved surfaces	26.33±	46.53±
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±	7.20±
Other (indicate type)	0	0

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 Not yet determined.
  - g. Maximum vehicular trips generated upon completion of the project? 1,442± hourly in the P.M. peak hour
  - h. Frontage along a public thoroughfare 7,591± linear feet \* (To be analyzed in DSGEIS)
  - 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>1,450±</u>	_____
  - j. Dimensions of largest proposed structure. Not yet determined.

_____	Height	_____	Width	_____	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. Existing uses may relocate as properties are acquired for redevelopment.

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
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%	<u>100%</u>	10-15%	_____	15% or greater	_____
-------	-------------	--------	-------	----------------	-------
8. How much natural material (i.e. rock, earth, etc.) will be removed from the site? Not yet determined. 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. Not yet determined.
  - 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 and 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? 40± 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 Elevation and Potentiometric Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers, March-April 2006.
- 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?  
11.28       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 type: 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: 400,000 gallons/day. (does not include irrigation)

**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? Sewage
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: 400,000 gallons per day  
 c. Sanitary waste treatment       on-site septic-system  
     municipal treatment plant  
     modified subsurface sewage disposal system  
     community sewage disposal system  
     other \_\_\_\_\_

\*However, approximately 7.20 acres of landscaping would be installed.

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? 327± tons  
 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 Not yet determined. After project is complete Not yet determined.
5. Number of jobs eliminated by this project: 0
6. What are the current tax revenues generated by the project site? \$525,000± dollars
7. What tax revenues will project generate after completion? Not yet determined. dollars
8. What is the estimated cost of construction? N/A dollars
9. How many schoolchildren is the project expected to generate? 214\*\*       N/A
10. What is the estimated cost of educating the school-age children generated by the completion of this project? Not yet determined.     N/A

\*\*Assumes for analysis purposes - 50% rental units and 50% ownership units (50% one-bedroom and 50% two-bedroom)

**M. APPROVALS REQUIRED:** TYPE SUBMITTAL DATE

	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	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 checked="" type="checkbox"/> YES <input 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:
3. TITLE: by: Tullio Bertoli, Commissioner, Department of Planning, Environment and Land Development	4. DATE: May , 2013
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.*



**Ronkonkoma Hub Transit-Oriented Development (TOD)**

**Town of Brookhaven Part 1 – Environmental Assessment Form**

**ATTACHMENT**

**Page 2, Item 2: Project Location**

The project area is bounded by Union Avenue and Union Street to the north; Village Plaza Drive to the east; Country Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west; and the Long Island Railroad (LIRR) Ronkonkoma to the south 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**

No.	Suffolk County Tax Map Number (SCTM)	Name of Owner
1	200 – 799 – 3 – 32	14 Hawkins Avenue, LLC
2	200 – 799 – 3 – 33.1	14 Hawkins Avenue, LLC
3	200 – 799 – 3 – 33.2	55 Property Corp.
4	200 – 799 – 3 – 34	Gregory J. Mensch
5	200 – 799 – 3 – 35	Band Construction, Inc.
6	200 – 799 – 3 – 36	Antonio Melo
7	200 – 799 – 3 – 37	Micah Disipio
8	200 – 799 – 3 – 38	65 Railroad Avenue, LLC
9	200 – 799 – 3 – 39	63 Railroad Avenue, LLC
10	200 – 799 – 3 – 40.1	61 Property Corp.
11	200 – 799 – 3 – 40.2	61 Properties Corp.
12	200 – 799 – 3 – 41	John & Lily Bedell
13	200 – 799 – 3 – 42	55 Property Corp.
14	200 – 799 – 3 – 43	51 Property Corp.
15	200 – 799 – 3 – 44	Bernett & Gordon Realty Co.
16	200 – 799 – 3 – 45.1	M.T.A (LIRR)
17	200 – 799 – 3 – 49	M.T.A (LIRR)
18	200 – 799 – 3 – 50	M.T.A (LIRR)
19	200 – 799 – 4 – 44	NHP Realty, LLC
20	200 – 799 – 4 – 47.1	On-Track Realty, LLC
21	200 – 799 – 4 – 48	Margaret Higgins & Jerome Gaynor
22	200 – 799 – 4 – 49	Community Housing Innovations, Inc.
23	200 – 799 – 4 – 51.1	Marco Giangrasso
24	200 – 799 – 4 – 52	Hawkins & Union Avenue Realty, LLC
25	200 – 799 – 4 – 53	Carmine E. Dorsi
26	200 – 799 – 4 – 54	Anthony & Blase Davi
27	200 – 800 – 1 – 27.1	Anthony & Blase Davi
28	200 – 800 – 1 – 28	M.T.A. & R. Bergen David S. Symons
29	200 – 800 – 1 – 31.1	Island Wide, LLC
30	200 – 800 – 1 – 33.1	Carroll Properties, Inc.

No.	Suffolk County Tax Map Number (SCTM)	Name of Owner
31	200 – 800 – 1 – 34	Nelson Fernandes & Magalhaes Americo
32	200 – 800 – 1 – 35.7	Tudor Station Plaza, LLC c/o Island Estates
33	200 – 800 – 1 – 35.8	Ronkonkoma Railroad Properties, LLC
34	200 – 800 – 1 – 35.9	Tudor Station Plaza, LLC
35	200 – 800 – 1 – 36	M.T.A (LIRR)
36	200 – 800 – 1 – 38	M.T.A (LIRR)
37	200 – 800 – 2 – 9	Holbrook Truck & Equipment Leasing, Inc.
38	200 – 800 – 2 – 10	William & Mildred Mallins
39	200 – 800 – 2 – 11	William & Mildred Mallins
40	200 – 800 – 2 – 12	William & Mildred Mallins
41	200 – 800 – 2 – 13	Subsurface Maintenance Corp.
42	200 – 800 – 2 – 14	Subsurface Maintenance Corp.
43	200 – 800 – 2 – 15	James Zambik
44	200 – 800 – 2 – 16	Wiencyzyslaw & Gabriela Odynocki
45	200 – 800 – 2 – 17	Joseph Urban
46	200 – 800 – 2 – 18	Calvin C. Lorenz
47	200 – 800 – 2 – 19	William A. Mallins
48	200 – 800 – 2 – 20	Yashvinder & Jaspir Mahajan
49	200 – 800 – 2 – 21	Anthony Mingoia
50	200 – 800 – 2 – 22	William A. Mallins
51	200 – 800 – 2 – 23	John Lock & George McDowell
52	200 – 800 – 2 – 28.1	Lock & McDowell, Inc.
53	200 – 800 – 2 – 28.3	Unified Credit Trust & G&D Oakland & C. Hill Trustee
54	200 – 800 – 2 – 28.4	Unified Credit Trust & G&D Oakland & C. Hill Trustee

Source: Town of Brookhaven Assessor's Office

**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**

Since 2007, the Town Board of the Town of Brookhaven has been working with the community to revitalize the Ronkonkoma Hub area, which consists of an approximately 53.73-acre area, bounded by Union Avenue and Union Street to the north; Village Plaza Drive to the east; Country Road 29 (Ronkonkoma Avenue), Garrity Avenue and Hawkins Avenue to the west; and the Long Island Railroad (LIRR) Ronkonkoma to the south.

Since that time, the Town of Brookhaven had completed a two-phased planning study to revitalize the aforesaid Ronkonkoma Hub area. The goal was, and continues to be, to develop a vision that supports the compact, mixed-use, transit-oriented redevelopment of this area. Phase 1 of the planning study, completed in 2008, focused on documenting existing conditions and identifying potential opportunity sites for transit-oriented development. Phase 2 of the study, completed in early 2009, built upon the work completed in Phase 1 and, among other things, reviewed case studies of existing successful TOD projects and offered various recommendations relating to redevelopment opportunities, TOD zoning, transportation issues and concept plans. The Town also prepared a

*Ronkonkoma Hub Transit-Oriented Development Draft Land Use and Implementation Plan (Draft Land Use and Implementation Plan)* and a Draft Generic Environmental Impact Statement (DGEIS) which evaluated a theoretical maximum development scenario pursuant to the aforesaid *Draft Land Use and Implementation Plan*. The Town of Brookhaven Town Board accepted the DGEIS on September 21, 2010, and a public hearing was held on October 19, 2010.

The support for the redevelopment of the Ronkonkoma Hub area was evident from the aforesaid public hearing and the various community meetings that were held throughout the Phase 1 and Phase 2 planning processes. Subsequent to the public hearing on the DGEIS, the Town of Brookhaven, in an effort to ensure that the planning efforts would result in the actual redevelopment of the blighted Hub area, decided to seek private developer input. The Town issued a Request for Expressions of Interest (RFEI) and ultimately a solicitation for a Master Developer. Upon review of the responses to the RFEI and the solicitation for a Master Developer, the Town Board selected and entered into an agreement with TREC RONK HUB, LLC, an affiliate of Tritec (hereinafter referred to as "TREC RONK").

Since the time of selection of TREC RONK as the Master Developer and upon review preliminary plans prepared by TREC RONK, the Town of Brookhaven prepared *The Ronkonkoma Hub Study Area Blight Study (Blight Study)*. The Blight Study found sufficient evidence to determine the Project Area to be a substandard or unsanitary area in accordance with both Article 15 of the New York State General Municipal Law and Article XLI of Chapter 85 of the Town of Brookhaven Town Code. Subsequently, the Town of Brookhaven Town Board, after review of the aforesaid *Blight Study*, by Town Board Resolution 2012-804, dated September 20, 2012, designated the Ronkonkoma Hub as appropriate for urban renewal pursuant to Article 15 of the New York State General Municipal Law, and authorized the preparation of an urban renewal plan. In accordance with the requirements set forth in Article 15 of the General Municipal Law, a draft *Urban Renewal Plan* for the Ronkonkoma Hub has been prepared and is being reviewed by the Town.

The draft Urban Renewal Plan recommends development at a different mix and density than that contemplated in the aforesaid *Draft Land Use and Implementation Plan* and DGEIS. The range of uses and densities proposed in the draft Urban Renewal Plan include:

- 1,350 to 1,450 multi-family residential dwelling units
- 185,000± to 195,000± square feet of retail space
- 350,000± to 360,000± square feet of office/commercial space, and
- 60,000± square feet of "flex" space, to be utilized for conference, exhibition, hospitality, and residential uses.

The Conceptual Master Plan being developed by TREC RONK would conform to the above ranges. In addition, open space components would be included, and surface and structured parking would be provided. A sewage treatment plant (STP), to be owned and operated by Suffolk County, will be constructed. This STP will be initially constructed to accommodate 500,000 gallons per day (gpd) of sanitary flow, with 400,000 gpd allocated to the Ronkonkoma Hub and the remaining 100,000 gpd allocated to the Town of Islip (for future use, which has not yet been defined).

In order to implement the redevelopment of the Ronkonkoma Hub, the Town of Brookhaven Town Board would have to undertake the following actions:

- Adoption of the *Land Use and Implementation Plan*
- Adoption of the *Urban Renewal Plan for the Ronkonkoma HUB*
- Adoption of a Transit-Oriented Development (TOD) Zoning District
- Change of zone of parcels within the Ronkonkoma Hub area to the TOD Zoning District
- Approval of a Conceptual Master Plan

As the draft *Urban Renewal Plan* and the proposed Conceptual Master Plan of TREC RONK include a different development mix and density than evaluated in the DGEIS, the Town of Brookhaven is in the process of preparing a Draft Supplemental Generic Environmental Impact Statement (DSGEIS) to evaluate the impacts thereof.

**Page 3, Item 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 Ronkonkoma Hub area 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 Ronkonkoma Hub area and are situated within the C Residence and Multi-Family Residence (“MF”) zoning districts, respectively.

**South:** To the south of the Ronkonkoma Hub area are the LIRR tracks, which form 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 Ronkonkoma Hub area are developed primarily with single-family residences within the C Residence zoning district. County Road 29 (west of the subject property) is flanked by 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**

Approvals noted with an asterisk in the table below would be required for actual development that would occur in accordance with the TOD District. These approvals are not needed for adoption of the *Land Use and Implementation Plan, Urban Renewal Plan, TOD Zoning District, changes of zone or approval of a Conceptual Master Plan*, all of which are Town Board actions.

Approvals Required

Type

Town Board

Adoption of *Land Use and Implementation Plan*, Adoption of *Urban Renewal Plan*, Adoption of New TOD Zoning District, Change of Zone in the Ronkonkoma Hub area to the New TOD Zoning District, and Approval of a Conceptual Master Plan

Town Planning Board\*

Site Plan and Potential Subdivision

County Health Department\*

Water Connection and Sanitary Disposal

Local Agencies\*

Town of Brookhaven Highway Department – Roadway Improvements

Building Department\*

Building Permits

Suffolk County\*

Establishment of Sewer District and Construction of STP  
Agreement(s) to Accommodate for Relocation of Parking

Suffolk County Department of Public Works\*

Highway Work Permit

Suffolk County Planning Commission

Referral

NYS Department of Transportation (NYSDOT)\*

Highway Work Permit

Metropolitan Transportation Authority\*

Agreement(s) to Accommodate for Relocation of Parking

RESOLUTION SUBMISSION

MEETING OF: OCTOBER 1, 2013

RESOLUTION NO. 2013-865

MOVED BY COUNCILMEMBER: Timothy Mazzei

REVISION:

SHORT TITLE: ADOPTION OF SEQRA POSITIVE DECLARATION AND NOTICE OF INTENT TO PREPARE A DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (DSGEIS) FOR THE RONKONKOMA HUB TRANSIT-ORIENTED DEVELOPMENT (TOD)

DEPARTMENT: Town Board

REASON: Compliance with SEQRA

PUBLIC HEARING REQUIRED: No

DEPARTMENT OF FINANCE APPROVAL: YES NO

DOLLARS INVOLVED: No Fiscal Impact

EXECUTION OF DOCUMENT REQUIRED:

LR:cah

Present	Absent		Motion	Aye	No	Abstain	Not Voting
		Councilmember Fiore-Rosenfeld					
		Councilmember Bonner					
		Councilmember Walsh					
		Councilmember Kepert					
		Councilmember Mazzei	1				
		Councilmember Panico	2				
		Supervisor Romaine					

**ADOPTED**  
BY THE BROOKHAVEN TOWN BOARD

RESOLUTION NO. 2013-865  
MEETING OF OCTOBER 1, 2013

ADOPTION OF SEQRA POSITIVE  
DECLARATION AND NOTICE OF INTENT  
TO PREPARE A DRAFT SUPPLEMENTAL  
GENERIC ENVIRONMENTAL IMPACT  
STATEMENT (DSGEIS) FOR THE  
RONKONKOMA HUB TRANSIT-ORIENTED  
DEVELOPMENT (TOD)

WHEREAS, the Town Board is presently considering the Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented Development (TOD); and

WHEREAS, the Town Board, as the SEQRA Lead Agency, adopted a Positive Declaration and authorized the preparation of a Generic Environmental Impact Statement (GEIS) by Resolution No. 2010-860 adopted at the August 17, 2010 Town Board Meeting; and

WHEREAS, the Town of Brookhaven has prepared a Ronkonkoma HUB Transit-Oriented Land Use & Implementation Plan and a Draft Generic Environmental Impact Statement (DGEIS) with respect to said proposed action, and has submitted recommendations with respect to appropriate criteria for determining significance of the proposed action; and

WHEREAS, the maximum potential development currently being considered for the Ronkonkoma Hub area is greater than that evaluated in the Draft Generic Environmental Impact Statement (DGEIS); and

WHEREAS, the Town Board has determined that the proposed action may have a significant impact on the environment and that a Draft Supplemental Generic Environmental Impact Statement (DSGEIS) should be prepared;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Brookhaven that based upon the Town Board's examination of the Draft Generic Environmental Impact Statement and the appropriate criteria for determination of

significance, the proposed action will have a "significant impact" on the environment and, therefore, a Draft Supplemental Generic Environmental Impact Statement (DSGEIS) must be prepared; and be it further

RESOLVED that this resolution constitutes a "Positive Declaration" pursuant to SEQRA and that this Board's Notice of this determination (as set forth in the Notice of Determination attached hereto) shall be filed to the extent required by the State Environmental Quality Review Act or as deemed necessary by this Town Board.



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

**Notice of Intent to Prepare a Draft Supplemental Generic Environmental Impact Statement (DSGEIS)**

**Date:** October 1, 2013

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 Supplemental Generic Environmental Impact Statement (DSGEIS) will be prepared.

**TITLE OF ACTION:** Proposed Ronkonkoma Hub Transit-Oriented Development (TOD)

**SEQR STATUS:** Type I

**DESCRIPTION OF ACTION:**

Commencing in 2007, the Town Board began working with the community to revitalize the Ronkonkoma Hub area. The Ronkonkoma Hub area consists of 53.73±-acres, generally bounded by Union Avenue and Union Street to the north; Village Plaza Drive to the east; Ronkonkoma Avenue, Garrity Avenue and Hawkins Avenue to the west; and the railroad tracks of the Long Island Rail Road (LIRR) to the south, in the hamlet of Ronkonkoma. Since that time, the Town of Brookhaven completed a two-phased planning study to revitalize the Ronkonkoma Hub area, known as the *Ronkonkoma Hub Planning Study*. The goal was, and continues to be, to develop a vision that supports the compact, mixed-use, transit-oriented redevelopment of this area. The Town also prepared a draft *Ronkonkoma Hub Transit-Oriented Development Draft Land Use and Implementation Plan* ("Draft Land Use and Implementation Plan") and a Draft Generic Environmental Impact Statement (DGEIS), which evaluated a theoretical maximum development scenario pursuant to the aforesaid *Draft Land Use and Implementation Plan*.

The Theoretical Full Build Plan examined in the DGEIS included the redevelopment of opportunity sites with preferred land uses (i.e., multi-family residential, retail, restaurant, and office). The Theoretical Full Build Plan included the following program mix:

- 615 Residential Units
- 60,875 square feet – Retail
- 49,375 square feet – Office
- 30,000 square feet – Health Club
- 200 seats – Restaurant Use (Total)
- 2,701 new parking spaces

**SEQRA Positive Declaration  
Town Board of the Town of Brookhaven  
Proposed Ronkonkoma Hub Transit-Oriented Development (TOD)**

**Page 2**

- Sewage Treatment Plant
- Plaza area for outdoor public use

The Theoretical Full Build Plan was not a specific development proposal, but represented a potential redevelopment option that could achieve the goals and objectives of the *Draft Land Use and Implementation Plan* and complied with the proposed Ronkonkoma Hub Transit-Oriented Development District (“TOD District”). Examination of the Theoretical Full Build Plan enabled the Town Board to conduct a comprehensive environmental review of the overall proposed action and take a “hard look” pursuant to SEQRA and its implementing regulations at 6 NYCRR Part 617.

The proposed action examined in the DGEIS included the adoption the *Draft Land Use and Implementation Plan*, the adoption of the TOD District (a formed-based code [FBC]), the rezoning of the Ronkonkoma Hub area (also referred to as the “TOD area”) to the TOD District, and the redevelopment of the area in accordance with the TOD District, based upon the Theoretical Full Build Plan. The Town Board, serving as lead agency, accepted the DGEIS, and a public hearing was held on October 19, 2010.

The support for the redevelopment of the Ronkonkoma Hub area was evident from the aforesaid public hearing and the various community meetings that were held throughout the planning process. Subsequent to the public hearing on the DGEIS, the Town of Brookhaven, in an effort to ensure that the planning efforts would result in the actual redevelopment of the blighted Hub area, decided to seek private developer input as to the financial feasibility of the redevelopment concept. The Town issued a Request for Expressions of Interest (RFEI) and ultimately a Request for Qualifications (RFQ) for a Master Developer.

Upon review of preliminary plans received as part of the RFEI and RFQ processes, the Town of Brookhaven prepared *The Ronkonkoma Hub Study Area Blight Study (“Blight Study”)*, and after review of the *Blight Study*, designated the Ronkonkoma Hub as appropriate for urban renewal pursuant to Article 15 of the New York State General Municipal Law, and authorized the preparation of an urban renewal plan. A draft *Urban Renewal Plan* has been prepared and is being reviewed by the Town.

The *Urban Renewal Plan* recommends development at a different mix and density than that contemplated in the aforesaid *Land Use and Implementation Plan* and DGEIS. The range of uses and densities proposed in the *Urban Renewal Plan* include:

- 1,350 to 1,450 multi-family residential dwelling units
- 185,000± to 195,000± square feet of retail space
- 350,000± to 360,000± square feet of office/commercial space

**SEQRA Positive Declaration  
Town Board of the Town of Brookhaven  
Proposed Ronkonkoma Hub Transit-Oriented Development (TOD)**

**Page 3**

- 60,000± square feet of “flex” space, to be utilized for conference, exhibition, hospitality, and/or residential uses

Pursuant to 6 NYCRR §617.9(a):

*“(7) Supplemental EISs.*

*(i) The lead agency may require a supplemental EIS, limited to the specific significant adverse environmental impacts not addressed or inadequately addressed in the EIS that arise from:*

- (a) changes proposed for the project; or*
- (b) newly discovered information; or*
- (c) a change in circumstances related to the project.*

*(ii) The decision to require preparation of a supplemental EIS, in the case of newly discovered information, must be based upon the following criteria:*

- (a) the importance and relevance of the information; and*
- (b) the present state of the information in the EIS.*

*(iii) If a supplement is required, it will be subject to the full procedures of this Part.”*

As the maximum potential development currently being considered for the Ronkonkoma Hub area is greater than that evaluated in the DGEIS, a positive declaration is being issued and a DSGEIS must be prepared to address potential changes in impacts that would result from the modified proposed action.

In order to redevelop the Ronkonkoma Hub area as currently contemplated, the following would be required by the Town Board:

- Adoption of the *Land Use and Implementation Plan*
- Adoption of the *Urban Renewal Plan*
- Adoption of a TOD District zoning code
- Change of zone of parcels within the Ronkonkoma Hub area to the TOD District zoning code
- Approval of a Conceptual Master Plan (“Maximum Density Concept Plan”)

**SEQRA Positive Declaration  
Town Board of the Town of Brookhaven  
Proposed Ronkonkoma Hub Transit-Oriented Development (TOD)**

**Page 4**

**PROJECT LOCATION:**

The Ronkonkoma Hub area includes multiple tax map parcels and is bounded by Union Avenue to the north; Village Plaza Drive to the east; the Long Island Rail Road (LIRR) tracks (Ronkonkoma Branch) to the south; and 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 proposed action, using the available information and comparing it with the thresholds set forth in 6 NYCRR §§617.4 and 617.5, 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, as set forth in 6 NYCRR §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 the proposed action, the issues and areas of environmental concern identified and as enumerated below, the criteria contained in 6 NYCRR §617.7(c) and other supporting information, finds that the proposed action may have a significant effect upon the environment and that a Draft Supplemental Generic Environmental Impact Statement (DSGEIS) should be prepared to evaluate the differences in impacts resulting from the change in potential maximum density pursuant to the draft TOD District.

**Significant impacts to the environment are anticipated, including:**

1. The proposed action would allow for redevelopment of a 53.73±-acre area with mixed uses and would result in multi-phased construction that would extend for more than one year and involve multiple phases.
2. The proposed action would result in the generation of approximately 400,000 gallons per day of sewage effluent, which could potentially impact groundwater resources.
3. The proposed action would result in increased water usage (in excess of 20,000 gallons per day).
4. The proposed action may result in increased impervious surfaces (e.g., buildings, parking areas and driveways), which may alter the existing drainage pattern and potentially result in adverse impacts relating to stormwater runoff.

**SEQRA Positive Declaration  
Town Board of the Town of Brookhaven  
Proposed Ronkonkoma Hub Transit-Oriented Development (TOD)**

**Page 5**

5. Implementation of the proposed action would result in an increase in trip generation and parking demand.
6. As the proposed action would allow the construction of buildings at a height greater than that permitted by prevailing zoning, impacts to area aesthetics may result.
7. Implementation of the proposed action could cause a change in the types and intensity of land uses which could potential adversely impact community character.
8. Implementation of the proposed action would result in impacts to community services.
9. Implementation of the proposed action would result in an increased demand on utility providers.

**SCOPING:** Formal public scoping will not be conducted

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

**CONTACT PERSON:** Tullio Bertoli, AIA, AICP, LEED  
Commissioner  
Department of Planning, Environment and Land  
Management

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

**TELEPHONE NO.:** (631) 451-6400

**EMAIL:** [tbertoli@brookhaven.org](mailto:tbertoli@brookhaven.org)

**SEQRA Positive Declaration  
Town Board of the Town of Brookhaven  
Proposed Ronkonkoma Hub Transit-Oriented Development (TOD)**

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**A COPY OF THIS NOTICE HAS BEEN SENT TO:**

The Honorable Ed Romaine, Supervisor  
and Members of the Town Board  
Town of Brookhaven  
One Independence Hill  
Farmingville, New York 11738

The Honorable Tom Croci, Supervisor  
and Members of the Town Board  
Town of Islip  
655 Main Street  
Islip, New York 11751

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

Dr. James L. Tomarken  
MD, MPH, MBA, MSW  
Commissioner  
Suffolk County Department of Health Services  
3500 Sunrise Highway, Suite 124  
P.O. Box 9006  
Great River, New York 11739-9006

Mr. Dan Losquadro, Superintendent of Highways  
Town of Brookhaven Highway Department  
1140 Old Town Road  
Coram, New York 11727

Mr. Arthur Gerhauser, Chief Building Inspector  
Town of Brookhaven Building Division  
One Independence Hill  
Farmingville, New York 11738

**SEQRA Positive Declaration  
Town Board of the Town of Brookhaven  
Proposed Ronkonkoma Hub Transit-Oriented Development (TOD)**

**Page 7**

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

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

Mr. 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  
H. Lee Dennison Building  
100 Veterans Memorial Highway  
Hauppauge, New York 11788

Mr. Glenn Murrell, Acting Planning & Program Manager  
Region 10, New York State Department of Transportation  
State Office Building  
250 Veterans Memorial Highway  
Hauppauge, New York 11788

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

**SEQRA Positive Declaration  
Town Board of the Town of Brookhaven  
Proposed Ronkonkoma Hub Transit-Oriented Development (TOD)**

**Page 8**

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

**Town of Brookhaven:**

Timothy P. Mazzei, Councilman, District 5  
Tullio Bertoli, Commissioner, PELM  
Chip Wiebelt, Senior Site Plan Reviewer  
Anthony Graves, Chief Environmental Analyst, Division of Environmental Protection, PELM

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

**THIS DETERMINATION IS NOT COMPLETE UNTIL AUTHORIZED AS FOLLOWS:**

**ADOPTED BY RESOLUTION ON: October 1, 2013**

**Patricia A. Eddington, LCSW, Town Clerk and Registrar:**

  
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