

# COUNTY OF SUFFOLK



STEVEN BELLONE  
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING  
DIVISION OF PLANNING AND ENVIRONMENT  
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen  
Chairperson  
CEQ

## MEMORANDUM

TO: Involved/Interested Agencies

FROM: John Corral, Environmental Projects Coordinator, *JC*

DATE: February 4, 2022

RE: SEQRA Coordination for the Proposed True North WHB, LLC – Hangar Development at Suffolk County Gabreski Airport, Town of Southampton

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Suffolk County has started the environmental review process for the Proposed True North WHB, LLC – Hangar Development project at Suffolk County Gabreski Airport, Town of Southampton. In accordance with Title 6 NYCRR Part 617.6(a) and (b) the County of Suffolk has preliminarily reviewed this project and determined that it constitutes an Unlisted Action.

As an Involved/Interested Agency, you are hereby notified that Suffolk County intends to assume Lead Agency status and comply with all necessary SEQRA requirements. Any objections to the County's position should be received within thirty days of the date of this mailing.

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Suffolk County Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must make a SEQRA recommendation to the Suffolk County Legislature. This CEQ recommendation must include a SEQRA classification for the action and a determination as to whether the proposed action may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know any comments you may have regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **February 9, 2022 CEQ meeting via Zoom**. If you are unable to attend the meeting to present your views, please forward any comments you may have to this office prior to the date of the meeting.

JC/cd  
Enc.

cc: José Moreno, Airport Planner, FAA NY District  
Lowell Lingo, Director, Aviation Bureau, NYSDOT  
Merlange Greene, Acting Regional Director, NYSDEC  
Judy Jakobsen, Executive Director, New York State Central Pine Barrens Commission  
Natalie Wright, Commissioner, Suffolk County Department of Economic Development and Planning  
Christopher Gonzalez, Chief Deputy Commissioner, Suffolk County Department of Economic Development and Planning  
Elisa Picca, Deputy Commissioner, Suffolk County Department of Economic Development and Planning  
Sarah Lansdale, Planning Director, Suffolk County Department of Economic Development and Planning, Division of Planning & Environment  
Andrew P. Freleng, Chief Planner, Suffolk County Department of Economic Development and Planning, Division of Planning & Environment  
Josh Smith, Airport Director, Suffolk County Gabreski Airport, Suffolk County Department of Economic Development and Planning  
Walter Dawydiak, Director, Division of Environmental Quality, Suffolk County Department of Health Services  
Ken Zegel, Principal Public Health Engineer, Suffolk County Department of Health Services  
Joseph Brown, Commissioner, Suffolk County Department of Public Works  
Donald G. Lynch, Chief Fire Marshall, Suffolk County Department of Fire, Rescue, Emergence Services  
Hon. Bridget Fleming, Suffolk County Legislator, District 2  
Hon. Jay Schneiderman, Supervisor, Town of Southampton  
David Wilcox, Director of Planning, Town of Southampton  
Marty Shea, Chief Environmental Analyst, Town of Southampton  
Harry Ludlow, Chair CAC, Town of Southampton

# COUNTY OF SUFFOLK



## OFFICE OF THE COUNTY EXECUTIVE

**Steven Bellone**  
SUFFOLK COUNTY EXECUTIVE

**Natalie Wright**  
Commissioner

**Department of**  
**Economic Development and Planning**

TO: Tom Gulbransen, Chairperson  
Council on Environmental Quality

FROM: Joshua Smith, Airport Manager

SUBJECT: **True North WHB, LLC – Hangar Development**

DATE: February 2, 2022

Please find attached the full Environmental Assessment Form and backup documents for the referenced project. The proposed project was advertised and awarded through the Suffolk County RFP process under RFP 19019. The development project follows the Francis S. Gabreski Airport Land Use Plan and Master Plan. The project involves the development of 10 aircraft hangars for single and multiengine propeller aircraft. The square footage of the development is 28,500 square feet and the project site is located between the Suffolk County Police Aviation Hangar and the Outer Marker Hangar. The project is to be developed on 3 acres of pre-disturbed property located on the north side of the airport. The individual hangar facilities will be individually owned through a condominium style structure.

We would appreciate the project being placed on the **February 9<sup>th</sup>** agenda of CEQ.

Thank you for your assistance.

### Attachments:

- True North WHB, LLC – Environmental Assessment Form
- USDA Wildlife Biologist statement on impact to wildlife
- Francis S. Gabreski Airport Proposed Land Use Plan
- Aerial Photos – project location and current property condition

Cc: Andrew Freleng  
Christine Desalvo  
John Corral

**SUFFOLK COUNTY**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**  
6 NYCRR Part 617  
State Environmental Quality Review

**Part 1 – Environment and Setting**

Instructions: Part 1 is to be completed by the applicant or project sponsor. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information. If a question is not applicable to the proposed project indicate with “N/A”.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information**

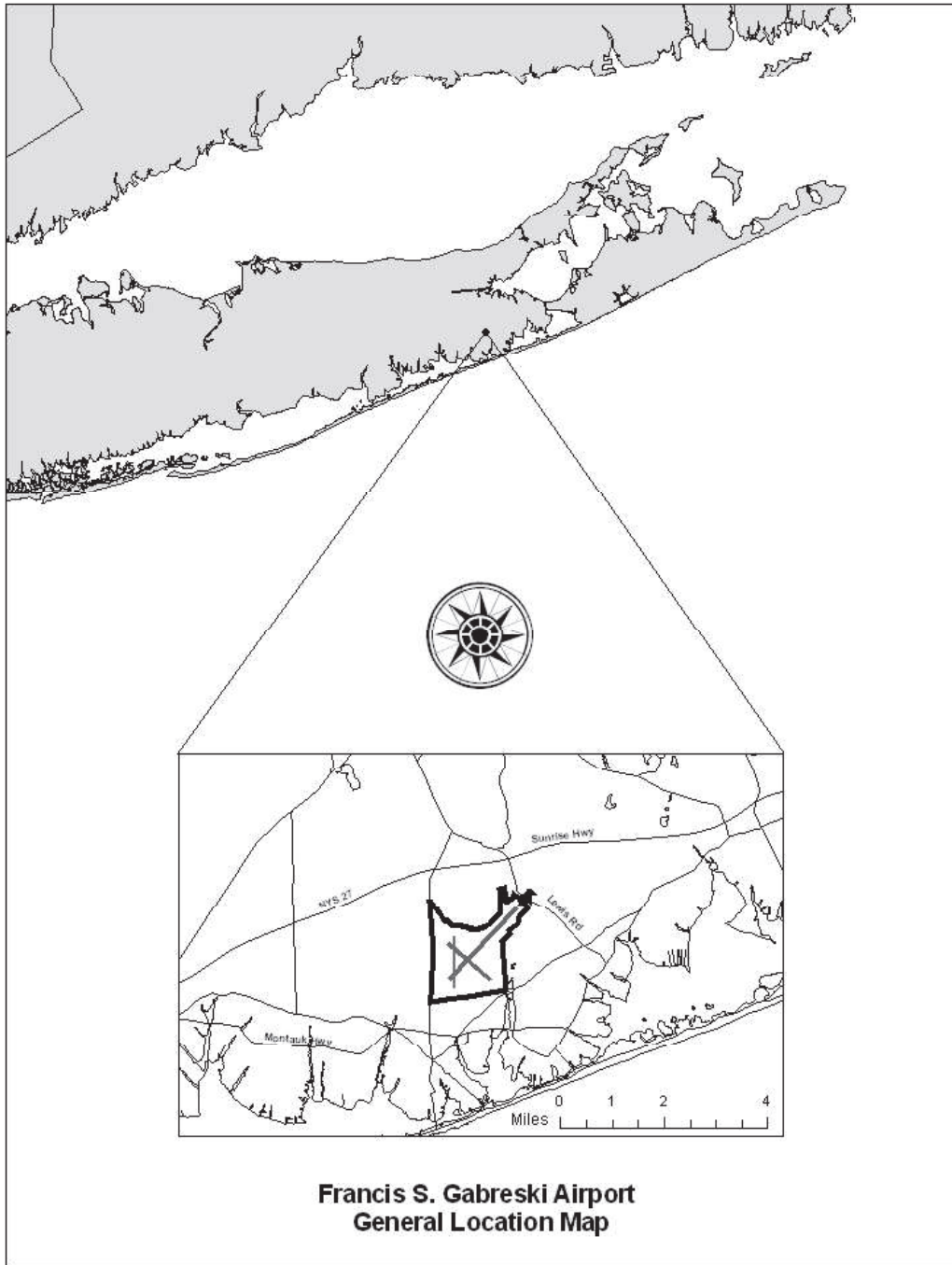
Name of Action/Project: True North WHB, LLC (Lots 12 and 13)
Project Location (specify Town, Village, Hamlet and attach general location map*): Suffolk County Francis S. Gabreski Airport, Town of Southampton (see attached maps and background information on Gabreski Airport)
Street Address: Old Riverhead Road, (CR31), Westhampton Beach, Town of Southampton, NY
Name of Property or Waterway: Suffolk County Francis S. Gabreski Airport

\* Maps of Property and Project: Attach relevant available maps including a location map (note: use road map, Hagstrom Atlas, USGS topography map, tax map or equivalent) and preliminary site plans showing orientation, scale, buildings, roads, landmarks, drainage systems, area to be altered by project, etc.

Type of Project:                      New ☒                      Expansion ☐

Capital Program:                      Item #                      Date Adopted:                      Amount: \$ 1,850,000





**Gabreski Airport  
Southampton, NY**



In 1943, the United States government built the airport for use as an Air Force Base during World War II. After the war it was given to Suffolk County, but it was reclaimed in 1951 for the Korean War National Emergency. In 1960, it was leased by the US Air Force for an Air Defense Command (ADC) base that served as home to the 52<sup>nd</sup> Fighter Wing from 1963 through 1968. The base was deactivated in 1969 and released back to Suffolk County.

On July 12<sup>th</sup>, 1972, the federal government, acting by and through the General Services Administration, signed a "Quitclaim Deed" with the County of Suffolk, which conveyed the former Air Base property to the County "for the development, improvement and operation and maintenance of the airport" under the oversight of the FAA. The covenant and restrictions are enforceable through a reverter clause contained in the deed.

The following excerpts were extracted from the Airport Compliance Handbook (Order 5190.6A) which is used by the Federal Aviation Administration (FAA) to determine and enforce compliance with the terms and conditions of surplus property transfers and grant obligations - both of which apply to Gabreski Airport.

Section 1-3 - **BACKGROUND OF AIRPORT OBLIGATIONS.** The Federal Aviation Act of 1958 and the Civil Aeronautics Act of 1938 which preceded it charges the Administrator with broad responsibilities for the regulation of air commerce in the interests of safety and national defense and for the promotion, encouragement, and development of civil aeronautics. Under these broad powers the FAA seeks to achieve safety and efficiency of the total airspace system through direct regulation of airman, aircraft, and the airspace. The Federal interest in promoting civil aviation has been augmented by various legislative actions, which authorize programs for granting property, funds, and other assistance to local communities for the development of airport facilities. In each program the recipient assumes certain obligations, either by contract or by restrictive covenants in property deeds, to maintain and operate its airport facilities safely and efficiently and in accordance with specified conditions. Commitments assumed by airport owners in deeds or grant agreements have been generally successful in maintaining a high degree of safety and efficiency in airport design, construction, operation and maintenance. The Airports Compliance Program embraces the policy and guidelines of the FAA for monitoring the performance of airport owners under its obligations to the Federal Government.

Section 1-5 - **AUTHORITY.** Responsibility to ensure compliance with airport owner obligations is vested in, or imposed on, the FAA by law or through FAA contractual authority.

**a. Surplus Property Transfers.** Surplus property instruments of transfer were, and are, issued by the War Assets Administration (WAA) and its successor, the General Services Administration (GSA). However, Public Law (P.L.) 81-311 specifically imposes upon FAA the sole responsibility for determining and enforcing compliance with the terms and conditions of all instruments of transfer by which surplus airport property is or has been conveyed to non-Federal public agencies pursuant to the Surplus Property Act of 1944.

Section 4-13 - The owner of any airport developed with Federal grant assistance is required to operate it for the use and benefit of the public and to make it available to all types, kinds and classes of aeronautical activity on fair and reasonable terms and without unjust discrimination. A parallel obligation is implicit in the terms of conveyance of Federal property for airport



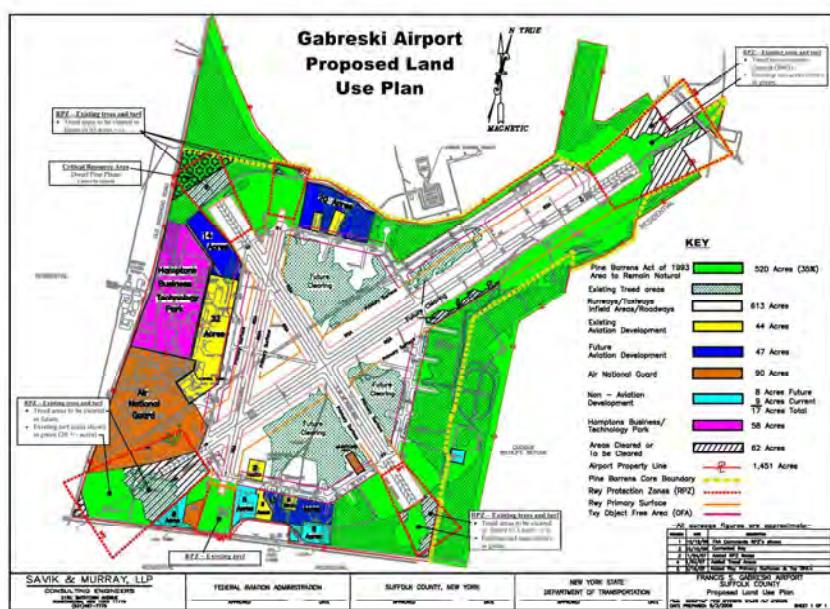
purposes under the Surplus Property Act. Land transfers under Section 16, Section 23, or Section 516 are authorized by the same statutes and for the same purposes as grants under FAAP, ADAP, and AIP and the same obligations will apply.

4-15 - The prime obligation of the owner of a federally assisted airport is to operate it for the use and benefit of the public. The public benefit is not assured merely by keeping the runways open to all classes of users. While the owner is not required to construct hangars and terminal facilities, it has the obligation to make available suitable areas or space on reasonable terms to those who are willing and otherwise qualified to offer flight services to the public (i.e., air carrier, air taxi, charter, flight training, crop dusting, etc.) or support services (i.e., fuel, storage, tie down, flight line maintenance, etc.) to aircraft operators.

In 1990, after two initial studies in 1971 and 1980, the Suffolk Legislature and County Executive in Resolution No. 1145-1990 approved the Airport Study and Master Plan as being in "the County's best interest." That plan provides the policy and guideline for determining short range needs as well as the consideration of long range forecasts for the future use and development at the Suffolk County Airport, including existing and potential use of the airport for aviation purposes, Air National Guard purposes and industrial purposes. It further specifies that the primary purpose of the County's airport property is aviation, with its essential operating surfaces such as runways and taxiways, to provide maximum operational efficiency and safety. The plan further states that the itinerant aircraft apron will need to be expanded beyond its present parking capacity on the flight line in order to meet forecast demands.

In 2012 Development Guidelines were developed for Gabreski Airport to assure that quality and appropriate site planning, architecture, engineering, and landscaping are maintained at the Airport.

In addition, height of the installation will conform to FAR Part 77 and consider the Air Traffic Control Tower line of sight.



Note: 1) Dec 2006 - RPZ's added at each runway end. Areas within RPZ that are not already cleared are shown as "to be cleared" in the future. Areas within RPZ's that are currently turf are shown in green (to remain natural).  
2) Areas where trees are to be cleared will be replanted with native grass to meet requirements of the Pine Barrens Act of 1993.

Brief Description of Proposed Action (include purpose or need/attach relevant design reports, plans, etc.): The proposed action is for aviation purposes and is in conformance with the 1990 Airport Master Plan, the 2012 Development Guidelines, and the Gabreski Airport Proposed Land Use Plan. "add project details and attach general site plan maps"

Project is to develop 3 acres of land (existing Lot 12 and 13), into a private aircraft hangar facility with (2) buildings, each with five hangars, along with related improvements including site parking (24 spots), aircraft ramp (30,000 sq. ft), security fence and gate, and landscaping. The ten hangars will be broken down into (5) at 2,500 sq. ft. each in Building A and (5) at 3200 sq. ft. each in Building B. Building A will also have a 200 sq. ft. flight planning office and ADA restroom. One building will be 12,700 sq. ft. and one building will be 16,000 sq. ft. The hangars and site are designed to accommodate planes within Aircraft Design Group 1, which would be small aircraft used in General Aviation.

See the attached site plan set with code references and referrals to the 2012 Development Guidelines and Airport Land Use Plan.

Project Status:

	Start	Completion
Proposal	8/2017	10/2019
Study	8/2017	10/2019
Preliminary Planning	8/2017	3/2022
Final Plans: Specs	8/2020	3/2022
Site Acquisition	8/2017	4/2022
Construction	5/2022	2/2023
Other		

Departments Involved:

Dept. Performing Design &  
Construction

Initiating Dept. (if different)

Name:		Suffolk County Department of Economic Development and Planning
Street/PO:		Gabreski Airport Admin Building #1
City, State:		Westhampton Beach, NY
Zip:		11978
Contact Person:		Joshua Smith
Business Phone:		631-852-8095
Email:		Joshua.Smith@suffolkcountyny.gov

**B. Government Approvals, Funding or Sponsorship**

("Funding" includes grants, loans, tax relief and any other forms of financial assistance)

Government Entity			If "Yes": Identify Agency and Approval(s) Required	Application Date (Actual or Projected)
i. City Council, Town Board or Village Board of Trustees	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
ii. City, Town or Village Planning Board or Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
iii. City, Town or Village Zoning Board of Appeals	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
iv. Other local agencies	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

v. County agencies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Suffolk County Health Department -Sanitary and Toxic Substances, Suffolk County Department of Public Works - Building Permits, Suffolk County Fire Marshall -Fire Code Approvals, Suffolk County Legislature - SEQRA and Project Authorization					
vi. Regional agencies	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>						
vii. State agencies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NYSDEC SWPPP Stormwater permit					
viii. Federal agencies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	FAA - Approval 7460					
ix. Coastal Resources Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?  <b>If YES,</b> <table border="1"> <tr> <td>Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Is the project site within a Coastal Erosion Hazard Area?</td> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>				Is the project site located in a community with an approved Local Waterfront Revitalization Program?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the project site within a Coastal Erosion Hazard Area?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the project site located in a community with an approved Local Waterfront Revitalization Program?	Yes <input type="checkbox"/> No <input type="checkbox"/>							
Is the project site within a Coastal Erosion Hazard Area?	Yes <input type="checkbox"/> No <input type="checkbox"/>							

### C. Planning and Zoning

<b>C.1. Planning and Zoning Actions</b>	
Will administrative or legislative adoption or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>C.2. Adopted Land Use Plans</b>	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  <b>If Yes:</b> Does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> "See attached Gabreski Airport Proposed Land Use Plan and existing Gabreski Airport Planning Comprehensive/Master Plan Summary"	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
b. Is the site of the proposed action within any local or regional special planning district (i.e. Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; et. al)?  <b>If Yes, identify the plan(s):</b> Central Pine Barrens: Compatible Growth Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  <b>If Yes, identify the plan(s):</b> 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>C.3. Zoning</b>	

<p>a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance?</p> <p><b>If Yes</b>, what is the zoning classification(s) including any applicable overlay district?</p> <p>From Town of Southampton Zoning: LI200 (Light Industrial), Aquifer Protection Overlay</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>b. Is the use permitted or allowed by a special or conditional use permit?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>c. Is a zoning change requested as part of the proposed action?</p> <p><b>If Yes</b>, what is the proposed new zoning for the site?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><b>C.4. Existing Community Services</b></p>	
<p>a. In what school district is the project site located? Westhampton Beach School District</p>	
<p>b. What police or other public protection forces serve the project site? Suffolk County Sheriff, Air National Guard Security Forces, Westhampton Beach Police, Southampton Town Police</p>	
<p>c. Which fire protection and emergency medical services serve the project site? Westhampton Beach Fire Department and Air National Guard Fire Rescue</p>	
<p>d. What parks serve the project site? N/A</p>	

## D. Project Details

<p><b>D.1. Proposed and Potential Development</b></p>							
<p>a. What is the general nature of the proposed action? (if mixed, include all components)</p> <p>Residential <input checked="" type="checkbox"/>; Industrial <input type="checkbox"/>; Commercial <input type="checkbox"/>; Recreational <input checked="" type="checkbox"/>; Other <input checked="" type="checkbox"/>: Aviation</p>							
<p>b. Total acreage of the site of the proposed action:</p>	<p>3.0 acres</p>						
<p>c. Total acreage to be physically disturbed:</p>	<p>1.23 acres</p>						
<p>d. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor:</p>	<p>1,451 acres</p>						
<p>e. Is the proposed action an expansion of an existing project or use?</p> <p><b>If Yes</b>, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet, etc.)?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>						
<p>f. Is the proposed action a subdivision, or does it include a subdivision?</p> <p><b>If Yes:</b></p> <p>i. Purpose or type of subdivision? (if mixed, specify types)</p> <p>Residential <input type="checkbox"/>; Industrial <input type="checkbox"/>; Commercial <input type="checkbox"/>; Recreational <input type="checkbox"/>; Other <input type="checkbox"/></p> <p>ii.</p> <table border="1"> <tr> <td>Is a cluster/conservation layout proposed?</td> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Number of lots proposed:</td> <td></td> </tr> <tr> <td>Minimum and maximum proposed lot sizes:</td> <td></td> </tr> </table>		Is a cluster/conservation layout proposed?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Number of lots proposed:		Minimum and maximum proposed lot sizes:	
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Number of lots proposed:							
Minimum and maximum proposed lot sizes:							
<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>							

<p>g. Will proposed action be constructed in multiple phases?</p> <p><b>If No,</b> What is the anticipated period of construction?</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px;">Total number of phases anticipated:</div> <div style="border: 1px solid black; padding: 2px;">Anticipated commencement date of phase I (including demolition):</div> <div style="border: 1px solid black; padding: 2px;">Anticipated completion date of final phase:</div> <div style="border: 1px solid black; padding: 2px;">Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:</div>	<p>No</p> <p>9 months</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>															
<p>h. Does the project include new residential uses?</p> <p><b>If Yes,</b> show number of units proposed.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 20%;">Single Family</th> <th style="width: 20%;">Two Family</th> <th style="width: 20%;">Three Family</th> <th style="width: 20%;">Multi-Family (4+)</th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>At Completion</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Single Family	Two Family	Three Family	Multi-Family (4+)	Initial Phase					At Completion					<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
	Single Family	Two Family	Three Family	Multi-Family (4+)												
Initial Phase																
At Completion																
<p>i. Does the proposed action include new non-residential construction (including expansions)?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px;">Total Number of Structures: 2</div> <div style="border: 1px solid black; padding: 2px;">Dimensions of largest proposed structure: 320' X 50'</div> <div style="border: 1px solid black; padding: 2px;">Approximate extent of building space to be heated or cooled: 28740 sq. ft. (designated as "low energy building" with peak demand less than 1.0 btu/hr</div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>															



<p>j. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td data-bbox="159 228 1341 296">Purpose of the impoundment:</td> <td data-bbox="1341 96 1555 735" rowspan="6"> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> </td> </tr> <tr> <td data-bbox="159 296 1341 365">If a water impoundment, the principal source of the water: Ground Water <input type="checkbox"/>; Surface Water Streams <input type="checkbox"/>; Other <input type="checkbox"/> (specify):</td> </tr> <tr> <td data-bbox="159 365 1341 434">If other than water, identify the type of impounded/contained liquids and their source:</td> </tr> <tr> <td data-bbox="159 434 1341 504">Approximate size of the proposed impoundment (include units): Volume:                      Surface area:</td> </tr> <tr> <td data-bbox="159 504 1341 573">Dimensions of the proposed dam or impounding structure:</td> </tr> <tr> <td data-bbox="159 573 1341 674">Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock wood, concrete):</td> </tr> </table>	Purpose of the impoundment:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If a water impoundment, the principal source of the water: Ground Water <input type="checkbox"/> ; Surface Water Streams <input type="checkbox"/> ; Other <input type="checkbox"/> (specify):	If other than water, identify the type of impounded/contained liquids and their source:	Approximate size of the proposed impoundment (include units): Volume:                      Surface area:	Dimensions of the proposed dam or impounding structure:	Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock wood, concrete):	
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#### D.2. Project Operations

<p>a. Does the proposed action include any excavation, mining or dredging, during construction, operations or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td data-bbox="159 942 1325 1012">What is the purpose of the excavation or dredging?</td> <td data-bbox="1341 779 1555 1247" rowspan="4"> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> </td> </tr> <tr> <td data-bbox="159 1012 1325 1081">How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</td> </tr> <tr> <td data-bbox="159 1081 1325 1115">Volume:                      Over what duration of time:</td> </tr> <tr> <td data-bbox="159 1115 1325 1215">Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:</td> </tr> </table>	What is the purpose of the excavation or dredging?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	Volume:                      Over what duration of time:	Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:	
What is the purpose of the excavation or dredging?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
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Volume:                      Over what duration of time:						
Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:						

#### D.2.a (cont.) – only answer following if checked “Yes” above

<table border="1"> <tr> <td data-bbox="159 1423 1325 1524"> Will there be onsite dewatering or processing of excavated materials?  <b>If Yes, describe:</b> </td> <td data-bbox="1341 1394 1555 1896" rowspan="6"></td> </tr> <tr> <td data-bbox="159 1524 1325 1593">What is the total area to be dredged or excavated?</td> </tr> <tr> <td data-bbox="159 1593 1325 1663">What is the maximum area to be worked at any one time?</td> </tr> <tr> <td data-bbox="159 1663 1325 1732">What would be the maximum depth of excavation or dredging?</td> </tr> <tr> <td data-bbox="159 1732 1325 1801">Will the excavation require blasting?</td> </tr> <tr> <td data-bbox="159 1801 1325 1871">Summarize site reclamation goals and plans:</td> </tr> </table>	Will there be onsite dewatering or processing of excavated materials? <b>If Yes, describe:</b>		What is the total area to be dredged or excavated?	What is the maximum area to be worked at any one time?	What would be the maximum depth of excavation or dredging?	Will the excavation require blasting?	Summarize site reclamation goals and plans:	
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What is the maximum area to be worked at any one time?								
What would be the maximum depth of excavation or dredging?								
Will the excavation require blasting?								
Summarize site reclamation goals and plans:								

- b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, water body, shoreline, beach or adjacent area?

**If Yes:**

Identify the wetland or water body which would be affected (by name, water index number, wetland map number or geographic description):

Describe how the proposed action would affect that water body or wetland, e.g. excavation, fill, placement of structures or creation of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

Will proposed action cause or result in disturbance to bottom sediments?

**If Yes**, describe:

Will proposed action cause or result in the destruction or removal of aquatic vegetation?

**If Yes:**

Area of vegetation proposed to be removed:

Expected acreage of aquatic vegetation remaining after project completion:

Purpose of proposed removal (e.g., beach clearing, invasive control, boat access):

Proposed method of plant removal:

If chemical/herbicide treatment will be used, specify product(s):

Describe any proposed reclamation/mitigation following disturbance:

Yes ☐ No ☒

Yes

Total anticipated water usage/demand per day:  
150 GPD

Will the proposed action obtain water from an existing public water supply? YES

Name of district/service area:  
SCWA

Does the existing public water supply have capacity to serve the proposal?

Yes ☒ No ☐

Is the project site in the existing district?

Yes ☒ No ☐

Is expansion of the district needed?

Yes ☐ No ☒

Do existing lines serve the project site?

Yes ☒ No ☐

Will line extension within an existing district be necessary to supply the project?

Describe extensions or capacity expansions proposed to serve this project:

Source(s) of supply for the district:

Is a new water supply district or service area proposed to be formed to serve the project site?

## Applicant/sponsor for new district:

Date application submitted or anticipated:

Proposed source(s) of supply for new district:

If a public water supply will not be used, describe plans to provide water supply for the project:

If water supply will be from wells (public or private), what will be the maximum pumping capacity?

Yes ☐ No ☒

NO

Yes

Total anticipated liquid waste generation per day:  
150 GPD

**If sanitary wastewater identify proposed disinfection technology and treatment goals for the following:**

### Biological Oxygen Demand (BOD):

### Use of existing STP

Yes ☒ No ☐

<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td>How much impervious surface will the project create in relation to total size of project parcel? Area of Impervious Surface: 1.23 Area of Parcel: 3.0</td> </tr> <tr> <td>Describe types of new point sources: Stormwater runoff from the roofs of new structures via leaders and gutters</td> </tr> <tr> <td>Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? On-site stormwater management system will be installed to capture and recharge all stormwater (including sheetflow) in accordance with applicable regulations utilizing proper grading and leaching pools</td> </tr> <tr> <td>If to surface waters, identify receiving water bodies or wetlands:</td> </tr> <tr> <td>Will stormwater runoff flow to adjacent properties? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Leaching pools</td> </tr> <tr> <td>Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> </table>	How much impervious surface will the project create in relation to total size of project parcel? Area of Impervious Surface: 1.23 Area of Parcel: 3.0	Describe types of new point sources: Stormwater runoff from the roofs of new structures via leaders and gutters	Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? On-site stormwater management system will be installed to capture and recharge all stormwater (including sheetflow) in accordance with applicable regulations utilizing proper grading and leaching pools	If to surface waters, identify receiving water bodies or wetlands:	Will stormwater runoff flow to adjacent properties? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Leaching pools	Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>Yes</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</p> <p><b>If Yes, identify:</b></p> <table border="1"> <tr> <td>Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles):</td> </tr> <tr> <td>Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers):</td> </tr> <tr> <td>Stationary sources during operations (e.g., process emissions, large boilers, electric generation):</td> </tr> </table>	Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles):	Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers):	Stationary sources during operations (e.g., process emissions, large boilers, electric generation):	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>			
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Stationary sources during operations (e.g., process emissions, large boilers, electric generation):							
<p>g. Will any air emission sources named in D.2.f (above) require a NY State Air Registration, Air Facility Permit or Federal Clean Air Act Title IV or Title V Permit?</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td>Is the project site located in an Air Quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> <li>- Tons/year (metric) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>- Tons/year (metric) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>- Tons/year (metric) of Perfluorocarbons (PFCs)</li> <li>- Tons/year (metric) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>- Tons/year (metric) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>- Tons/year (metric) of Hazardous Air Pollutants (HAPs)</li> </ul> </td> </tr> </table>	Is the project site located in an Air Quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>	In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> <li>- Tons/year (metric) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>- Tons/year (metric) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>- Tons/year (metric) of Perfluorocarbons (PFCs)</li> <li>- Tons/year (metric) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>- Tons/year (metric) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>- Tons/year (metric) of Hazardous Air Pollutants (HAPs)</li> </ul>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>				
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<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Estimate methane generation in tons/year (metric):</td> </tr> <tr> <td style="padding: 2px;">Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):</td> </tr> </table>	Estimate methane generation in tons/year (metric):	Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																									
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<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes such as quarry or landfill operations?</p> <p><b>If Yes, describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> </tr> </table>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																										
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3" style="padding: 2px;">When is the peak traffic expected? (check all that apply)</td> </tr> <tr> <td style="padding: 2px;">Morning <input type="checkbox"/></td> <td style="padding: 2px;">Evening <input type="checkbox"/></td> <td style="padding: 2px;">Weekend <input type="checkbox"/> Randomly <input type="checkbox"/> between the hours of _____ to _____</td> </tr> <tr> <td colspan="3" style="padding: 2px;">For commercial activities only, projected number of semi-trailer truck trips/day:</td> </tr> <tr> <td style="padding: 2px;">Parking spaces: Existing:</td> <td style="padding: 2px;">Proposed:</td> <td style="padding: 2px;">Net Increase/Decrease:</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td colspan="3" style="padding: 2px;">If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td colspan="3" style="padding: 2px;">Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td colspan="3" style="padding: 2px;">Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>	When is the peak traffic expected? (check all that apply)			Morning <input type="checkbox"/>	Evening <input type="checkbox"/>	Weekend <input type="checkbox"/> Randomly <input type="checkbox"/> between the hours of _____ to _____	For commercial activities only, projected number of semi-trailer truck trips/day:			Parking spaces: Existing:	Proposed:	Net Increase/Decrease:	Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/>			If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:			Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes <input type="checkbox"/> No <input type="checkbox"/>			Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes <input type="checkbox"/> No <input type="checkbox"/>			Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes <input type="checkbox"/> No <input type="checkbox"/>			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Estimate annual electricity demand during operation of the proposed action: Less than 1 MW/YEAR</td> </tr> <tr> <td style="padding: 2px;">Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other): <u>Local utility</u></td> </tr> <tr> <td style="padding: 2px;">Will the proposed action require a new, or an upgrade to, an existing substation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> </table>	Estimate annual electricity demand during operation of the proposed action: Less than 1 MW/YEAR	Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other): <u>Local utility</u>	Will the proposed action require a new, or an upgrade to, an existing substation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																								
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<p>l. Hours of operation (Answer all items which apply)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">During Construction</th> <th style="width: 50%;">During Operations</th> </tr> </thead> <tbody> <tr> <td>Monday-Friday: 7 AM- 6 PM</td> <td>Monday-Friday: 6 AM- 11 PM</td> </tr> <tr> <td>Saturday: 8 AM- 6 PM</td> <td>Saturday: 6 AM- 11 PM</td> </tr> <tr> <td>Sunday: _____</td> <td>Sunday: 6 AM- 11 PM</td> </tr> <tr> <td>Holidays: _____</td> <td>Holidays: 6 AM- 11 PM</td> </tr> </tbody> </table>	During Construction	During Operations	Monday-Friday: 7 AM- 6 PM	Monday-Friday: 6 AM- 11 PM	Saturday: 8 AM- 6 PM	Saturday: 6 AM- 11 PM	Sunday: _____	Sunday: 6 AM- 11 PM	Holidays: _____	Holidays: 6 AM- 11 PM	<p>N/A <input type="checkbox"/></p>
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Holidays: _____	Holidays: 6 AM- 11 PM										
<p>m. Does the proposed action produce noise that will exceed existing ambient noise levels during construction, operation or both? Yes (operation only)</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Provide details including sources, time of day and duration: Existing ambient noise levels will not be exceeded during construction. See addendum regarding noise related to aircraft use</td> </tr> <tr> <td>Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Describe:</td> </tr> </table>	Provide details including sources, time of day and duration: Existing ambient noise levels will not be exceeded during construction. See addendum regarding noise related to aircraft use	Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Describe:	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>								
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Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Describe:											
<p>n. Will the proposed action have outdoor lighting?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Security lighting, dark sky compliant (LED), see site plan</td> </tr> <tr> <td>Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Describe:</td> </tr> </table>	Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Security lighting, dark sky compliant (LED), see site plan	Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Describe:	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>								
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<p>o. Does the proposed action have the potential to produce odors for more than one hour per day?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:</td> </tr> </table>	Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>									
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<p>p. Will the proposed action include any bulk storage of petroleum (over 1,100 gallons) or chemical products (over 550 gallons)?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Product(s) to be stored:</td> </tr> <tr> <td>Volume(s):            per unit time:            (e.g., month, year)</td> </tr> <tr> <td>Generally describe proposed storage facilities:</td> </tr> </table>	Product(s) to be stored:	Volume(s):            per unit time:            (e.g., month, year)	Generally describe proposed storage facilities:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>							
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Volume(s):            per unit time:            (e.g., month, year)											
Generally describe proposed storage facilities:											
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Describe proposed treatment(s):</td> </tr> <tr> <td>Will the proposed action use Integrated Pest Management Practices? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>	Describe proposed treatment(s):	Will the proposed action use Integrated Pest Management Practices? Yes <input type="checkbox"/> No <input type="checkbox"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>								
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<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <p>Construction: 3 tons per .75 year (unit of time)</p> <p>Operation: .5 tons per year (unit of time)</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: 9 months</p> <p>Construction: Source separation per SWMP (2011)</p> <p>Operation: Source separation per SWMP (2011)</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Proposed disposal methods/facilities for solid waste generated on-site:</p> <p>Construction: Dumpsters (HB Trans Station)</p> <p>Operation: Enclosed Dumpsters (HB Trans Station)</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>s. Does the proposed action include construction or modification of a solid waste management facility?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill or other disposal activities):</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Anticipated rate of disposal/processing:</p> <p>tons/month, if transfer or other non-combustion/thermal treatment, or</p> <p>tons/hour, if combustion or thermal treatment</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>If landfill, anticipated site life: years</p> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>t. Will proposed action at the site involve the commercial generation, treatment, storage or disposal of hazardous waste?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Generally describe processes or activities involving hazardous wastes or constituents:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Specify amount to be handled or generated:</p> <p>tons/month</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p><b>If Yes:</b></p> <p>Provide name and location of facility:</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>If No:</b></p> <p>Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:</p> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>



u. Will proposed action adhere to Leadership in Energy and Environmental Design (LEED) or any other green building principals?  <b>If Yes:</b> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Describe proposed green building methods and attempted level of certification, if any:</div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
v. Does the project sponsor propose the use of energy benchmarking to monitor and adjust project energy needs?  <b>If Yes, explain:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
w. Will the proposed action use native plants for all landscaping needs?  <b>Identify species to be used and method of irrigation:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
x. Does the proposed action promote local tourism?  <b>If Yes, explain:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**E. Site and Setting of Proposed Action**

<b>E.1. Land Uses on and Surrounding the Project Site</b>				
a. Existing land uses (Check all uses the occur on, adjoining and near the project site): (include map) Urban <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other <input checked="" type="checkbox"/> Specify: Aviation				
If mix of uses, generally describe:				
b. Land uses and cover types on the project site:				
Land Use or Cover Type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	
Roads, buildings and other paved or impervious surfaces	.62	2.29	+1.67	
Forested				
Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.38	.71	-1.67	
Agricultural (includes active orchards, fields, greenhouse, etc.)				
Surface water features (lakes, ponds, streams, rivers, etc.)				
Wetlands (freshwater or tidal)				
Non-Vegetated (bare rock, earth or fill)				
Other Describe:				
<b>TOTAL:</b>	<b>3.0</b>	<b>3.0</b>		

<p>c. Is the project site presently used by members of the community for public recreation?</p> <p><b>If Yes, explain:</b></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers or group homes) within 1,500 feet of the project site?</p> <p><b>If Yes, identify facilities:</b></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>e. Does the project site contain an existing dam?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> <li>- Dam height:           feet</li> <li>- Dam length:           feet</li> <li>- Surface area:           acres</li> <li>- Volume impounded:           gallons or acre-feet</li> </ul> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Dam's existing hazard classification:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Provide date and summarize results of last inspection:</p> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Has the facility been formally closed?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, cite sources/documentation:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Describe the location of the project site relative to the boundaries of the solid waste management facility:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Describe any development constraints due to the prior solid waste activities:</p> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</p> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

<p>h. Has there been a reported contamination spill at the proposed project site or have any remedial actions been conducted at or adjacent to the proposed site?</p> <p style="padding-left: 20px;">Note that this answer does not apply to these two lots, but the answer includes other</p> <p><b>If Yes:</b> areas of Gabreski Airport</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? (Check all that apply)</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input checked="" type="checkbox"/> Neither database </div> <div> <p>Provide DEC ID number(s):</p> <p>Provide DEC ID number(s):</p> </div> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>If site has been subject to RCRA corrective activities, describe control measures:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> <p>DEC ID number(s): 152078, 152122, 152079, C152079, 152226, 152110, V00576, 152148</p> </div> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Describe current status of site(s):</p> <p>The following represents an inventory of remediation sites over the entire Gabreski Airport Property:</p> <p>152078 - No Further Action</p> <p>152122 - Completed</p> <p>152079 - PCBs in soil confirmed - On-going investigation</p> <p>C152079 - PCBs in soil confirmed - On-going investigation</p> <p>152226 - Perchlorate was confirmed in ground water - Investigation is planned</p> <p>152110 - No Further Action</p> <p>V00576 - Completed</p> <p>152148 - Completed</p> <p>"Add specific information regarding how the above sites may or may not impact the actual proposed building site"</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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**E.1.h. (cont.) – only answer following if checked “Yes” above**

<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Is the project site subject to an institutional control limiting property uses?</p> <p style="padding-left: 20px;">Note that this answer does not apply to these two lots, but the answer includes other</p> <p><b>If Yes:</b> areas of Gabreski Airport</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>DEC site ID number(s):</p> <p>V00576</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Describe the type of institutional control (e.g., deed restriction or easement):</p> <p>Environmental Easement</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Describe any use limitations:</p> <p>Future use limitations are restricted to residential, commercial, or industrial</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Describe any engineering controls:</p> <p>Cover system</p> <p>Ground water use restriction</p> <p>IC/EC Plan</p> <p>Landuse Restrictions</p> <p>Site management plan</p> <p>Soil management plan</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Will the project affect the institutional or engineering controls in place? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Explain:</p> </div>	
--	--

<b>E.2. Natural Resources On or Near Project Site</b>									
a. What is the average depth to bedrock on the project site: >100 feet									
b. Are there bedrock outcroppings on the project site?  <b>If Yes:</b> <div style="border: 1px solid black; padding: 5px; min-height: 20px;">           What proportion of the site is comprised of bedrock outcroppings?            %         </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
c. Predominant soil type(s) present on project site: (include map) <table border="1" style="margin: 10px auto; width: 80%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">1. CpA (Carver and Plymouth Sands 0 to 3% slopes</td> <td style="padding: 5px; text-align: center;">100.0 % of site</td> </tr> <tr> <td style="padding: 5px;">2. CuB (Cut and fill land, gently sloping)</td> <td style="padding: 5px; text-align: center;">% of site</td> </tr> <tr> <td style="padding: 5px;">3. P1A (Plymouth loamy sand, 0 to 3% slopes)</td> <td style="padding: 5px; text-align: center;">% of site</td> </tr> <tr> <td style="padding: 5px;">4. P1B (Plymouth loamy sand 3 to 8% slopes)</td> <td style="padding: 5px; text-align: center;">% of site</td> </tr> </table>		1. CpA (Carver and Plymouth Sands 0 to 3% slopes	100.0 % of site	2. CuB (Cut and fill land, gently sloping)	% of site	3. P1A (Plymouth loamy sand, 0 to 3% slopes)	% of site	4. P1B (Plymouth loamy sand 3 to 8% slopes)	% of site
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3. P1A (Plymouth loamy sand, 0 to 3% slopes)	% of site								
4. P1B (Plymouth loamy sand 3 to 8% slopes)	% of site								
d. What is the average depth to the water table on the project site? 16									
e. Drainage status of project site soils: <table border="1" style="margin: 10px auto; width: 80%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">1. <input checked="" type="checkbox"/> Well Drained</td> <td style="padding: 5px; text-align: center;">100% of site</td> </tr> <tr> <td style="padding: 5px;">2. <input type="checkbox"/> Moderately Well Drained</td> <td style="padding: 5px; text-align: center;">% of site</td> </tr> <tr> <td style="padding: 5px;">3. <input type="checkbox"/> Poorly Drained</td> <td style="padding: 5px; text-align: center;">% of site</td> </tr> </table>		1. <input checked="" type="checkbox"/> Well Drained	100% of site	2. <input type="checkbox"/> Moderately Well Drained	% of site	3. <input type="checkbox"/> Poorly Drained	% of site		
1. <input checked="" type="checkbox"/> Well Drained	100% of site								
2. <input type="checkbox"/> Moderately Well Drained	% of site								
3. <input type="checkbox"/> Poorly Drained	% of site								
f. Approximate proportion of proposed action site with slopes: (include topographic map) <table border="1" style="margin: 10px auto; width: 80%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">1. <input checked="" type="checkbox"/> 0-10%</td> <td style="padding: 5px; text-align: center;">100% of site</td> </tr> <tr> <td style="padding: 5px;">2. <input type="checkbox"/> 11-15%</td> <td style="padding: 5px; text-align: center;">% of site</td> </tr> <tr> <td style="padding: 5px;">3. <input type="checkbox"/> 16% or greater</td> <td style="padding: 5px; text-align: center;">% of site</td> </tr> </table>		1. <input checked="" type="checkbox"/> 0-10%	100% of site	2. <input type="checkbox"/> 11-15%	% of site	3. <input type="checkbox"/> 16% or greater	% of site		
1. <input checked="" type="checkbox"/> 0-10%	100% of site								
2. <input type="checkbox"/> 11-15%	% of site								
3. <input type="checkbox"/> 16% or greater	% of site								
g. Are there any unique geologic features on the project site?  <b>If Yes, describe:</b> <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
h. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
i. Do any wetlands or other waterbodies adjoin the project site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
<b>If Yes to either E.2.h or E.2.i, continue. If No, skip to E.2.m</b>									
j. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? (include map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								

k. For each identified wetland and waterbody on the project site, provide the following information:

Streams:	Name:	Classification:
Lakes or Ponds:	Name:	Classification:
Wetlands:	Name:	Approx. Size:
Wetland No. (if regulated by DEC):		

l. Are any of the above waterbodies listed in the most recent compilation of NYS water quality-impaired waterbodies?

**If Yes,** name of impaired water body/bodies and basis for listing as impaired:

Yes ☐ No ☐

m. Is the project site in a designated floodway?

Yes ☐ No ☒

n. Is the project site in the 100 year floodplain?

Yes ☐ No ☒

o. Is the project site in the 500 year floodplain?

Yes ☐ No ☒

p. Is the project site located over or immediately adjoining a primary, principal or sole source aquifer?

**If Yes:**

Name of aquifer: Nassau-Suffolk Sole Source Aquifer

Source of information: EPA Region 2, Sole Source Aquifers for NY and NJ

Yes ☒ No ☐

q. Identify the predominant wildlife species that occupy or use the project site:

Various bird species (turkey vultures, hawks)	Fox	
Ground Hog	Rabbit	

r. Does the project site contain a designated significant natural community?

**If Yes:**

Describe the habitat/community (composition, function and basis for designation: Dwarf Pine Plains, Pitch Pine Oak Heath Woodland, and Pitch Pine Oak Forest

Source(s) of description or evaluation:

NYNHP - New York National Heritage Program

Extent of community/habitat:

- Currently:                acres
- Following completion of project as proposed:                acres
- Gain or loss (indicate + or -):                acres

Yes ☒ No ☐

s. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

**If Yes:**

Species and listing (endangered or threatened): The following species was identified as a listed endangered species in Suffolk County that may have habitat at the Gabreski Airport Property: Sandplain Gerardia - Endangered

"Add in specific information regarding how the proposed project may or may not impact the above identified animal species"

Nature of use of site by the species (e.g., resident, seasonal, transient): Resident

Yes ☒ No ☐

<p>t. Does project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Species and listing: the following species were identified as having the potential to occur within 1 mile of Gabreski Airport:  Showy Aster - Threatened  Upland Sandpiper - Threatened  Nothorn Harrier - Threatened  Coastal Barrens Buckmoth - Special Concern  "Add in specific information regarding how the proposed project may or may not impact the above identified species"</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Nature of use of site by the species (e.g., resident, seasonal, transient):</p> </div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>u. Is the project site or adjoining area currently used for hunting, trapping, fishing or shellfishing?</p> <p>If Yes, give a brief description of how the proposed action may affect that use:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?</p> <p><b>If Yes, provide county plus district name/number:</b></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>b. Are agricultural lands consisting of highly productive soils present?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px;"> Acreage(s) on project site: </div> <div style="border: 1px solid black; padding: 2px;"> Source(s) of soil rating(s): </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>c. Does the project site contain all or part of, or is it substantially contiguous to a registered National Natural Landmark?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px;"> Nature of the natural landmark:  <input type="checkbox"/> Biological Community; <input type="checkbox"/> Geological Feature </div> <div style="border: 1px solid black; padding: 2px;"> Provide brief description of landmark, including values behind designation and approximate size/extent: </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area, including Special Groundwater Protection Areas?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px;"> CEA name: Central Pine Barrens, Suffolk County Special Groundwater Protection Area, Town of Southampton Aquifer Protection Overlay District </div> <div style="border: 1px solid black; padding: 2px;"> Basis for designation: Central Pine Barrens CEA is designated for the protection of the Central Pine Barrens, while the Town of Southampton Aquifer Protection Overlay District and Central Suffolk Special Groundwater Protection Area CEA: Suffolk County, 1988 </div> <div style="border: 1px solid black; padding: 2px;"> Designating agency and date: </div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

# Gabreski Airport Wetlands





## Gabreski Airport Soils



### Soils Common to Airport:

- CpA Carver and Plymouth sands, 0 to 3 percent slopes
- CpC Carver and Plymouth sands, 3 to 15 percent slopes
- CuB Cut and fill land, gently sloping
- Ma Made Land
- PIA Plymouth loamy sand, 0 to 3 percent slopes
- PIB Plymouth loamy sand, 3 to 8 percent slopes
- PmB3 Plymouth gravely loamy sand, 3 to 8 percent slopes, eroded
- Rc Recharge Basin
- Ur Urban land



**Gabreski Airport  
Topography**



<p>e. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places?</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td data-bbox="162 264 1328 331">Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site; <input type="checkbox"/> Historic Building or district</td> </tr> <tr> <td data-bbox="162 331 1328 365">Name:</td> </tr> <tr> <td data-bbox="162 365 1328 403">Brief description of attributes on which listing is based:</td> </tr> </table>	Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site; <input type="checkbox"/> Historic Building or district	Name:	Brief description of attributes on which listing is based:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site; <input type="checkbox"/> Historic Building or district				
Name:				
Brief description of attributes on which listing is based:				
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>			
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td data-bbox="162 642 1328 676">Describe possible resource(s):</td> </tr> <tr> <td data-bbox="162 676 1328 714">Basis for identification:</td> </tr> </table>	Describe possible resource(s):	Basis for identification:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
Describe possible resource(s):				
Basis for identification:				
<p>h. Would the project site be visible from any officially designated and publicly assessable federal, state or local scenic or aesthetic resource?</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td data-bbox="162 884 1328 917">Identify resource:</td> </tr> <tr> <td data-bbox="162 917 1328 984">Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):</td> </tr> <tr> <td data-bbox="162 984 1328 1018">Distance between project and resource:</td> </tr> </table>	Identify resource:	Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):	Distance between project and resource:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Identify resource:				
Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):				
Distance between project and resource:				
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR Part 666?</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td data-bbox="162 1192 1328 1226">Identify the name of the river and its designation:</td> </tr> <tr> <td data-bbox="162 1226 1328 1293">Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>	Identify the name of the river and its designation:	Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes <input type="checkbox"/> No <input type="checkbox"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
Identify the name of the river and its designation:				
Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes <input type="checkbox"/> No <input type="checkbox"/>				

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name: Jeffrey T Butler, P.E.

Date: 12/8/20 Revised 2/1/22

Signature: 

Title: Managing Partner  
True North WHB, LLC

## Addendum

### Answer to D.2.m, Ambient Noise

At full occupancy, we anticipate twenty aircraft from Aircraft Design Group 1 hangared at this facility. It is also anticipated that each plane will fly approximately 25 takeoffs and 25 landings per year for a total of 1000 per year. In the past year, Gabreski Airport had a total of 60,483 takeoff and landings, meaning that if this facility hangared twenty aircraft that are not currently on the field, it would generate an additional 1.65% of takeoffs and landings above 2021 levels.

True North WHB LLC recognizes that the key to noise abatement is pilot education. Climb speed, engine RPM and prop diameter all play a role in noise generation for aircraft within Aircraft Design Group 1. It is our intention to educate the tenants of our facility on procedures for noise abatement. In addition, signage will be displayed on the hangars reminding the pilots of the importance minimizing noise within the airport "neighborhood" and compliance with the Gabreski Airport Voluntary Noise Abatement Program represents "Best Practice" for departing and approaching FOK.

Flights will be between the hours of 7 am to 11 pm.

In 2021 Gabreski Airport received 3,514 noise complaints. 83% of the complaints were caused by jet aircraft. 10% of the complaints were caused by propeller driven aircraft. If the aircraft operations generated from the additional 10 hangars is approximately 1.65% that would increase the noise complaints to 3,572. Then at 10% of the complaints from propeller driven aircraft, the noise complaints for propeller driven aircraft would equal 358 for the year. This is an increase of 7 complaints for the year. We feel this would not be a significant impact for aircraft noise and with increased awareness of the voluntary noise abatement procedures, posted at the facility, this increase could be even less.

**Conformance to existing comprehensive or project master plans**

	yes	no	Description
a. Federal	<u>X</u>	___	<p><b><u>1981 Airport Master Plan</u></b> - Approved by the Federal Aviation Administration (FAA) on March 5, 1981. The plan called for rehabilitation of existing aviation facilities including runways, taxiways, aircraft parking ramps and buildings. Additional hangars and tie down areas were recommended to meet anticipated future aviation demand. Development of a commercial/industrial park, provide a parallel taxiway for Runway 24, and expansion of the existing terminal building were also recommended. Development of specific measures to prevent ground water pollution and protect the environment was suggested.</p> <p><b><u>1990 Airport Master Plan</u></b> - In 1991 the FAA reviewed the 1990 Airport Master Plan adopted by Suffolk County and found it consistent with the approved 1981 Airport Master Plan.</p>
b. State	<u>X</u>	___	<p><b><u>1992 - Adoption of the Long Island Comprehensive Special Groundwater Protection Area Plan</u></b> by the New York State Department of Environmental Conservation recommends that "the Town of Southampton should permit new industrial development only in those areas where such uses already exist. These areas include the Suffolk County Airport and the adjacent properties that have not been rezoned for residential use."</p> <p><b><u>1995 - Adoption of the Central Pine Barrens Comprehensive Land Use Plan</u></b> by the Central Pine Barrens Joint Planning and Policy Commission delineated most of the airport property as CGA and designated the Suffolk County Airport as a Southampton Pine Barrens Credit Program "receiving area". The Town of Southampton subsequently revised their codes to conform to the Central Pine Barrens Plan. Except for a few areas, the Central Pine Barrens Plan excludes "from the Core Preservation Area those portions of the airport property which are occupied by the runways, their associated maintenance areas, and those areas identified for future use in the Suffolk County Airport Master Plan approved by the Suffolk County Legislature"(1990).</p>

c. Bi County X          

**The 1970 Nassau-Suffolk Comprehensive Development Plan states** Suffolk County Air Force Base (Westhampton) is owned by Suffolk County and contains three runways, including one 9,000 foot NE-SW and one 5,000 foot NW-SE. It is adequately buffered with vacant land and is highly suitable for development into a general use airport. The base has been reacquired from the Air Force for County control and management for general aviation purposes. In addition, a unit of the Air National Guard will operate from the field.

d. County X          

**1990 - Updated Airport Study and Master Plan** was prepared by the Suffolk County Planning Department and submitted to the Suffolk County Legislature and County Executive who adopted it as the official airport master plan which was the culmination of two former studies. The plan calls for the development of the former U.S. Air Force Base as a general aviation facility which is set forth in the "Quitclaim Deed" transferring the property from the Federal Government to Suffolk County. The aviation portion of the site is to include continued use by the military as well as civilian use including airport services, fuel facilities and additional hangars and tie-down areas. Aviation use is in conformance with the Town of Southampton LI-200 zoning of the site.

**Airport Minimum Standards and Airport Rules and Regulations –**

Rules and regulations have been issued by the County and are intended to ensure the safe and efficient operation of the airport. Rules related to aeronautical operations, ground operations, and procedures to be followed by tenants and users of the airport guarantee uniform expectations are being applied and must be complied with.

Minimum Standards - The County of Suffolk as owner and Sponsor of the Francis S. Gabreski Airport is responsible for all aspects of the administration of this public, general aviation facility, and in order to foster, encourage and insure the economic growth and orderly development of aviation and related aeronautical activities at the Airport by

encouraging adequate aeronautical services and facilities for the users of the Airport, has established certain standards and requirements for Commercial Aviation Operators. All aviation projects and activities at the airport must comply with the Minimum Standards and Rules and Regulations.

e. Town X     

**1970 & 1999 - The Town of Southampton Master Plan** specifically stated that "particular attention should be given to the Suffolk County Air Force Base as the site for light industrial development with airport access" and that "industrial development should be of an industrial park character." Subsequently, the airport and surrounding area were zoned by the town LI-200 for light industrial use which remains in place today. General aviation airports and necessary airport support facilities are allowed in the LI-200 zoning district.

**Chapter 235 of the Southampton Code** dealing with Noise does not apply to "noise of aircraft flight operations."

e. Village           N.A.



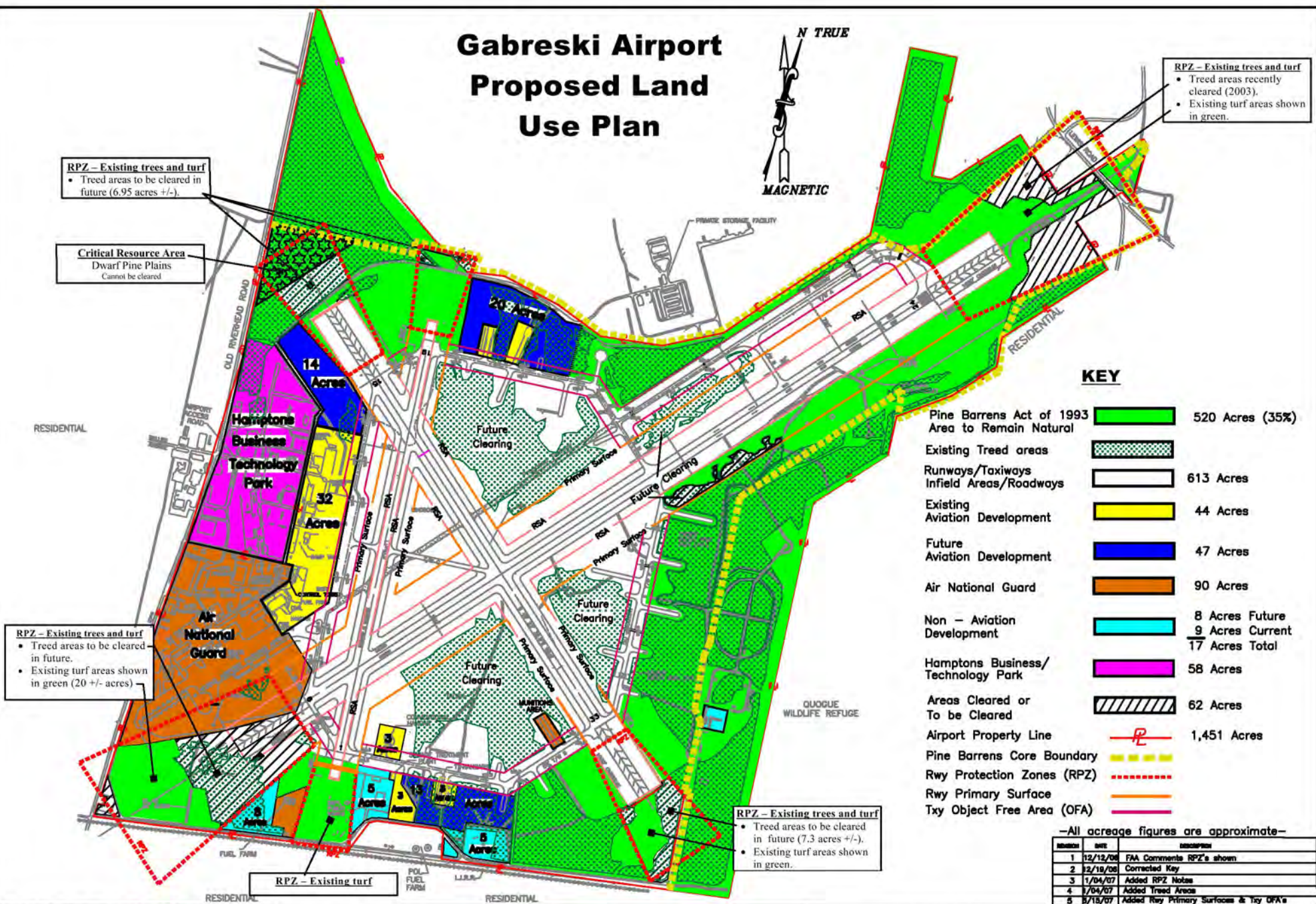
# Gabreski Airport Proposed Land Use Plan



**RPZ - Existing trees and turf**  
• Treed areas to be cleared in future (6.95 acres +/-).

**Critical Resource Area**  
Dwarf Pine Plains  
Cannot be cleared

**RPZ - Existing trees and turf**  
• Treed areas recently cleared (2003).  
• Existing turf areas shown in green.



## KEY

Pine Barrens Act of 1993 Area to Remain Natural	520 Acres (35%)
Existing Treed areas	
Runways/Taxiways Infield Areas/Roadways	613 Acres
Existing Aviation Development	44 Acres
Future Aviation Development	47 Acres
Air National Guard	90 Acres
Non - Aviation Development	8 Acres Future 9 Acres Current 17 Acres Total
Hamptons Business/ Technology Park	58 Acres
Areas Cleared or To be Cleared	62 Acres
Airport Property Line	1,451 Acres
Pine Barrens Core Boundary	
Rwy Protection Zones (RPZ)	
Rwy Primary Surface	
Txy Object Free Area (OFA)	

-All acreage figures are approximate-

REVISION	DATE	DESCRIPTION
1	12/12/06	FAA Comments RPZ's shown
2	12/19/06	Corrected Key
3	1/04/07	Added RPZ Notes
4	1/04/07	Added Treed Areas
5	5/15/07	Added Rwy Primary Surfaces & Txy OFA's

**SAVIK & MURRAY, LLP**

CONSULTING ENGINEERS  
2180 SMITHTOWN AVENUE  
ROCKY HONK, NEW YORK 11778  
(631)467-7775

FEDERAL AVIATION ADMINISTRATION

APPROVED

DATE

SUFFOLK COUNTY, NEW YORK

APPROVED

DATE

NEW YORK STATE  
DEPARTMENT OF TRANSPORTATION

APPROVED

DATE

FRANCIS S. GABRESKI AIRPORT  
SUFFOLK COUNTY  
Proposed Land Use Plan

FILE: 0503PMP PINE BARRENS CALCS ALT JARCOE  
DATE PREPARED: 8/3/2008

SHEET 1 OF 1

Note: 1) Dec 2006 - RPZ's added at each runway end. Areas within RPZ that are not already cleared are shown as "to be cleared" in the future. Areas within RPZ's that are currently turf are shown in green (to remain natural).

2) Areas where trees are to be cleared will be replanted with native grass to meet requirements of the Pine Barrens Act of 1993.



Francis S. Gabreski Airport

True North Development Location

Legend



True North Hangars LLC

Francis S. Gabreski Airport

Google Earth

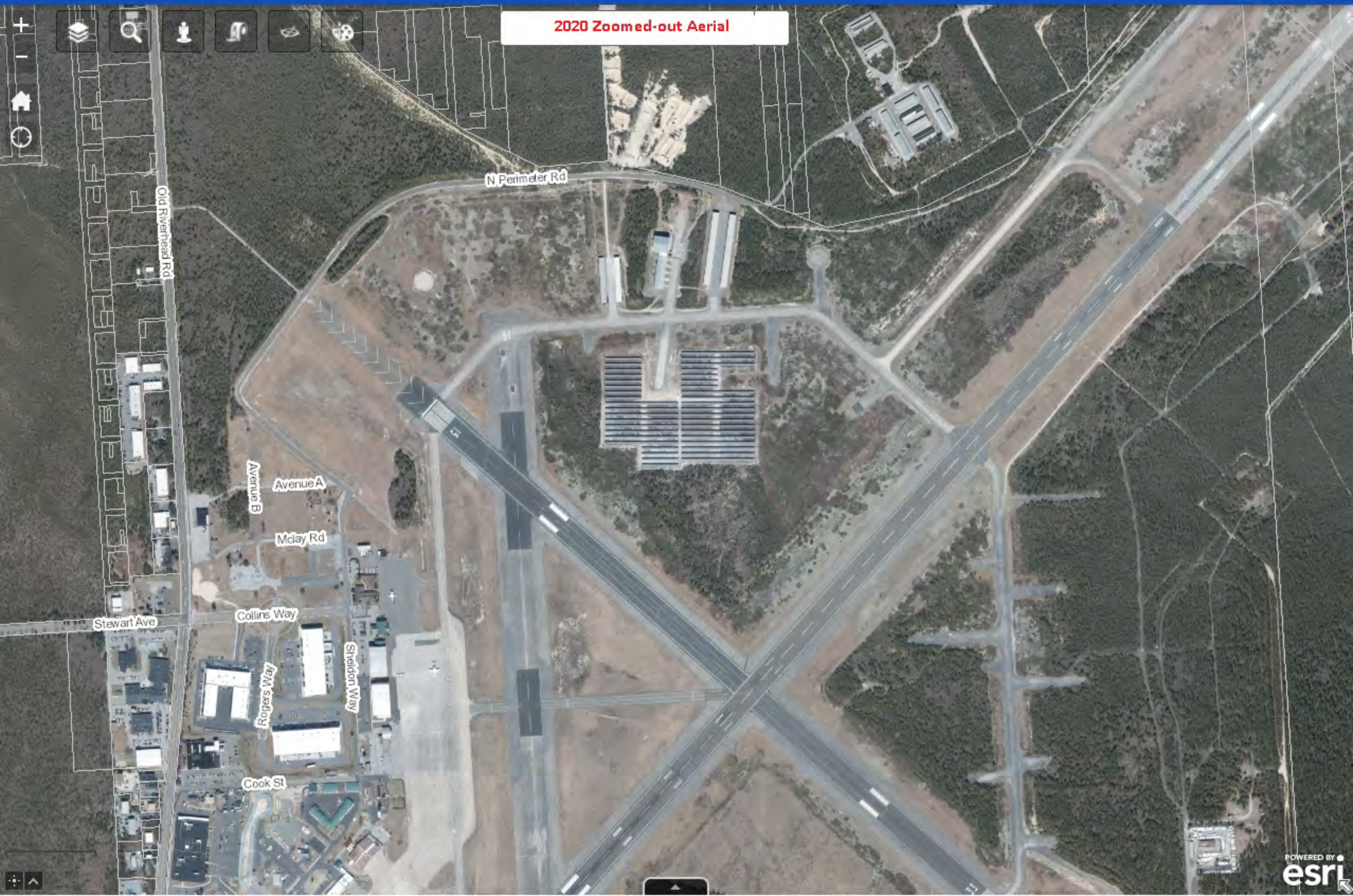


1000 ft





2020 Zoomed-out Aerial

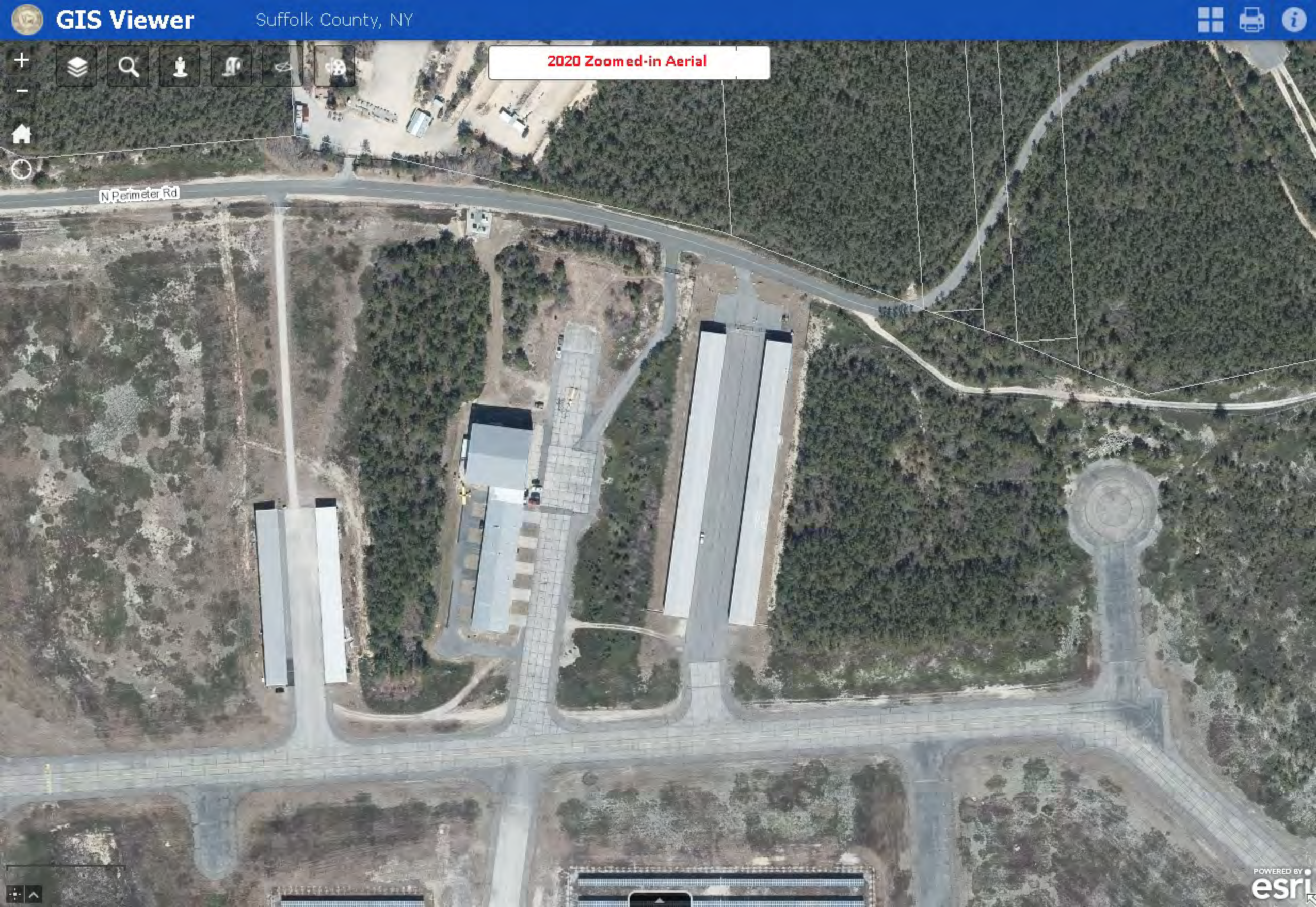






2020 Zoomed-in Aerial

N Perimeter Rd



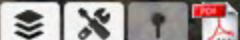




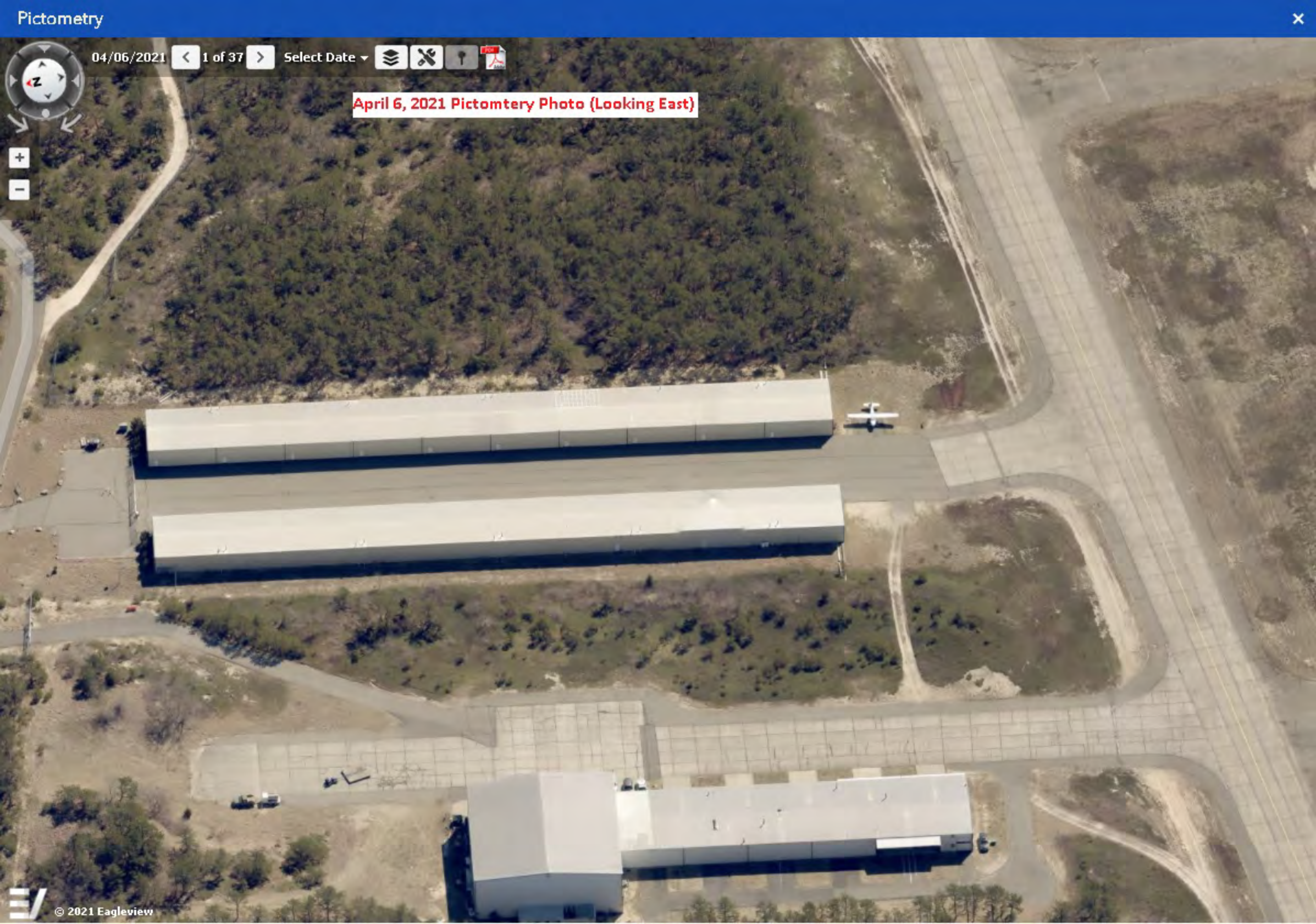
04/06/2021

< 1 of 37 >

Select Date ▾



April 6, 2021 Pictometry Photo (Looking East)





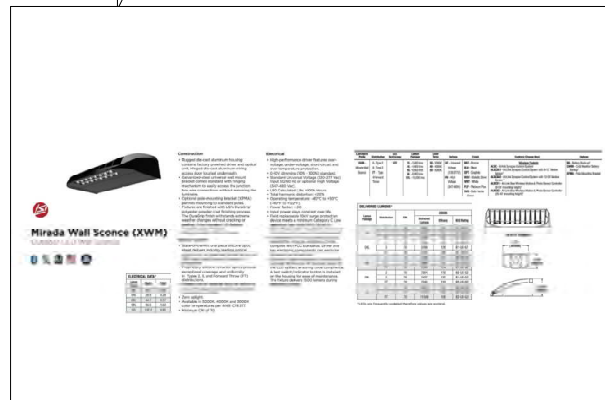








Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLP	Arr. Lum. Lumens	Arr. HxHts
	1	A	SINGLE	XMH-P1-LED-08L-30	1000	1000	0.920	991	44.1
	10	B	SINGLE	XMH-P1-LED-08L-30	1000	1000	0.920	2862	22.8
<b>Calculation Summary</b>									
Label	CalcType	Units	Avg	Max	Min	AvgHm	MaxHm		
ALL POINTS AT GRADE 20102	Illuminance	Fc	0.00	4.5	0.0	NA	NA	NA	
INFINITY LINE	Illuminance	Fc	0.00	0.0	0.0	NA	NA	NA	
LOI SUMMARY	Illuminance	Fc	0.08	4.5	0.0	NA	NA	NA	



JEFFREY T. BUTLER, P.E., P.C.  
P.O. BOX 634  
SHOREHAM, NEW YORK  
TEL.: 631.209.9950 FAX: 631.727.8093



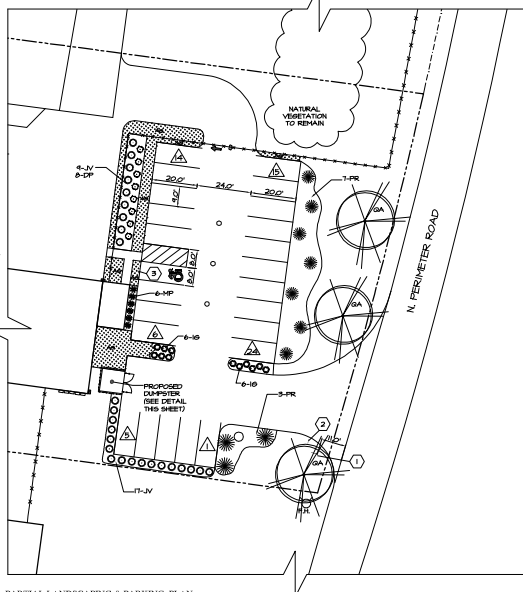
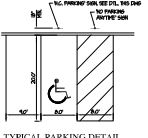
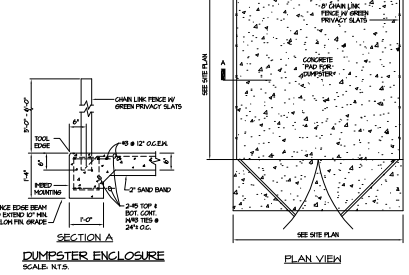
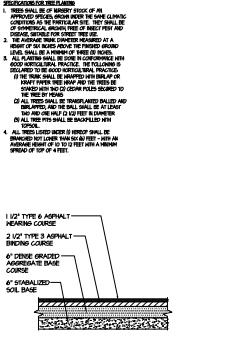
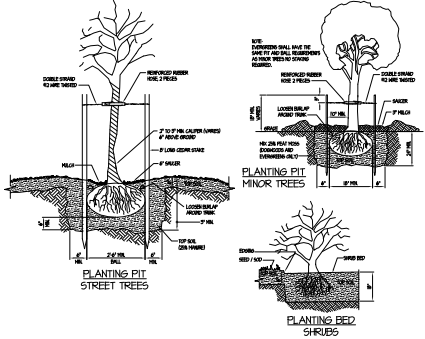
**LIGHTING PLAN FOR:**  
 TRUE NORTH MBS, LLC  
 GABRESKI AIRPORT  
 WESTHAMPTON, NY  
 S.C.T.M. No. 900-312-1-42

PAGE:  
SP-3

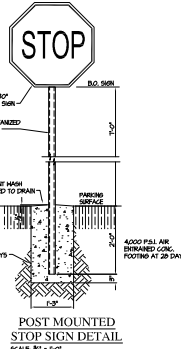
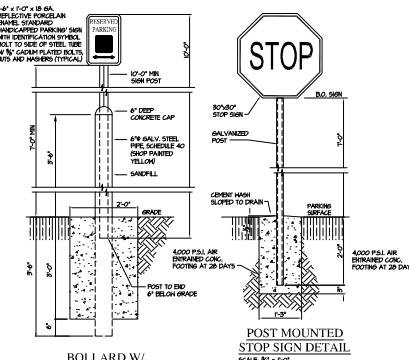
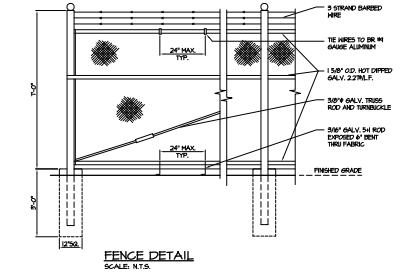
THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED; REUSE, REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS SHALL REMAIN WITH THE ARCHITECT. VISUAL CONTACT WITH THEM SHALL CONSTITUTE FRAUDulent EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



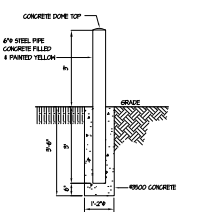
LANDSCAPE SCHEDULE				
SYMBOL	PLANT NAME	COMMON NAME	SIZE	SPACING
	EASTERN RED CEDAR	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.
	EASTERN WHITE PINE	PITCH PINE	4" 5" PHL	12' O.C.



STANDARD ASPHALT PAVEMENT DETAIL  
SCALE: N.T.S.



SIGN TABLE	
NO.	TYPE
1	PRESTANDARD BUSINESS IDENTIFICATION SIGN (8\"/>



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JEFFREY T. BUTLER, P.E., P.C.  
P.O. BOX 634  
SUNNYVALE, CA 94086  
TEL: 650-320-5860 FAX: 650-320-5863



LANDSCAPING AND PARKING PLAN FOR:  
TRINE NORTH HAVEN, LLC  
1000 NORTH HAVEN  
WEST HARTFORD, CT 06107  
COUNTY OF HARTFORD, CT  
JOB NO.: 1000000000  
DATE: 02/25/20  
APPROVED BY: JTB

PAGE:  
**SP-4**





To whom it may concern,

I am the USDA Biologist located at Gabreski. My job is to mitigate and manage wildlife at the airport to reduce hazard risks to aircrafts. I have reviewed the species identified in the proposal and have concluded that the alteration of habitat/construction in the proposed area will not have any negative impact on the species.

Sincerely

John Pistone

**JOHN  
PISTONE** Digitally signed  
by JOHN PISTONE  
Date: 2022.02.02  
08:46:00 -05'00'

Wildlife Biologist | USDA-APHIS-Wildlife Services  
Gabreski ANGB - 106 RQW SAFETY/SE  
150 Old Riverhead Rd  
Westhampton Beach, NY 11978  
(347) 752-8620 | [john.pistone@usda.gov](mailto:john.pistone@usda.gov)

# COUNTY OF SUFFOLK



## OFFICE OF THE COUNTY EXECUTIVE

**Steven Bellone**  
SUFFOLK COUNTY EXECUTIVE

**Natalie Wright**  
Commissioner

**Department of**  
**Economic Development and Planning**

### **Francis S. Gabreski Airport**

#### **Airport Conservation and Assessment Committee**

**By Resolution 214-2012 and 543-2012**

**Meeting November 22, 2021**

December 20, 2021

Council of Environmental Quality (CEQ)  
Hauppauge, NY

Re: Lease agreement and SEQRA recommendation for True North WHB, LLC at Francis S. Gabreski Airport for development of 10 aircraft hangars on 3 acres of property

Dear Council of Environmental Quality (CEQ):

Attached is the Airport Conservation and Assessment Committee's report on the County's Intent to enter into a lease agreement as noted above. The majority opinion of the panel is reflected within.

Respectfully submitted:

Beecher Halsey  
Chairman

**Gabreski Airport Conservation and Assessment Committee Meeting**  
**November 22, 2021**

**Description:** Lease agreement and SEQRA recommendation for True North WHB, LLC at Francis S. Gabreski Airport for development of 10 aircraft hangars on 3 acres of property

**ACAC Recommendation:**

**Project approved to move forward and ACAC recommends the project be classified as a SEQRA Unlisted Action**

**Background:**

The Gabreski Airport Conservation and Assessment Committee (GACAC) was established by local law through Resolution 214-2012 and amended by Resolution 543-2012. The committee is charged with evaluating applications for leases, lease renewals, lease extensions, lease modifications, and licenses, and issuing recommendations to the County Legislature, the CEQ and County Executive on the environmental, economic, and community impacts of the application and to report its advisory findings and recommendations to the above parties.

The scope of the GACAC review shall be limited to assessing applications for the environmental, economic, and community impacts to the people of Suffolk County.

On November 22, 2021 a meeting was held to review an application from True North WHB, LLC for a lease agreement at Francis S. Gabreski Airport. The applicant was awarded an intent to award letter from RFP 19019 for land development at Gabreski Airport.

**Summary of SEQRA Recommendations/ACAC Findings:**

1. **SEQRA Classification:** The lease agreement is for development of 3 acres of property on the North side of the airport property. The development consists of 10 aircraft hangars for single and multiengine propeller aircraft. The site is located between the Suffolk County Police Aviation Hangar and the Outer Marker Hangars. The project is on airport property that has been previously disturbed. The 10 hangar facility is planned to be individually owned through a condominium type structure. The total square feet of hangar space being developed is 28,500 square feet for aircraft storage in two buildings. The project will connect to existing utilities, including Suffolk County Sewer.
  - a. SEQRA directs agencies to consider the overall action, which in this case includes the lease and physical alteration of property with the proposed facilities

- b. SEQRA provides that any nonresidential project/action involving the physical alteration of 10 acres or more should be considered a Type I action (likely to require the preparation of a DEIS) pursuant to NYCRR 617.4(b)(6). Because the overall lease site involves only 3 acres of property, the project does not meet the Type I criteria.
- c. The project does not meet the criteria for a Type II action due to the site clearing, utility connections, construction, and potential environmental impact.
- d. ACAC should be aware however that SEQRA's classification criteria also provides for an additional layer of review for projects that are substantially contiguous to public parklands or designated open space. Because the application is a lease within the overall Gabreski Airport property, and the airport is substantially contiguous with both the Quogue Wildlife Refuge and portions of the Central Suffolk Pine Barrens Core Preservation Area, these criteria should be reviewed in determining the proper classification for the subject action as follows:
  - i. For projects that meet the above criteria, SEQRA provides that any Unlisted Action, which exceeds 25% of the relevant Type I criteria thresholds (see (d) above), shall also meet the criteria for a Type I review.
  - ii. As a result, for the subject action, the provisions of NYCRR 617.4(b)(10) would reduce the amount of physical alterations necessary on site to classify the action as a Type I would drop from 10 acres (436,000 sq.ft.) to 2.5 acres (109,000 sq.ft.).
  - iii. In light of current site conditions, which are largely characterized by previously disturbed grasslands, existing taxilane, and aviation buildings, I would limit my consideration of physical alterations to the total footprint of any new construction rather than the overall physical boundaries of the lease area.
  - iv. Based on the Environmental Assessment Form, the total area of new construction is 28,500 sq.ft. Under the more stringent review criteria, the project falls short of the threshold for a Type I classification

**Finding:**

**Based on the thorough review of the relevant SEQRA criteria for classification of the proposed action, it is the view of the committee members that the proposed action should be classified as an Unlisted Action for the purpose of its SEQRA review. After review of the existing conditions of the parcel and the project following the land use plan for Gabreski Airport, an EIS may not be required, but it remains subject to the imposition of necessary mitigation measures that will reduce potential environmental impacts to the greatest extent practicable**



1. **General Comments:** ACAC members would like CEQ to take a close examination of this projects environmental impact, including: impact on wildlife and noise.
  - a. **ACAC Recommendations for Lease:**
    - i. The project plans to use native plants for landscaping and it was recommended to use Pine Barrens Compatible plantings where able.
    - ii. Hangar use is for storage of aircraft and related supplies only
    - iii. No fuel or hazardous materials to be stored in the hangars
    - iv. Hours of operation show 5am to 12am. Ensure voluntary noise abatement procedures are inserted in lease and subleases, posted onsite, and continued support of the procedures.
    - v. Project shall comply with appropriate Suffolk County Sanitary Codes

2. **ACAC Project Recommendation:**

**Project approved to move forward and ACAC recommends the project be classified as a SEQRA Unlisted Action**

**Vote to Approve Lease:**

**Gabreski Airport Conservation and Assessment Committee**

**Date: November 22, 2021**

**Motion: Jaime Siegel**

Motion to Recommend that the County enter into a lease agreement with True North WHB, LLC.

**Seconded: Beecher Halsey**

Members	YES	NO	ABS	NP
1 Bridget Flemming	X			
2 Jaime Siegel	X			
3 Robert Fonti				X
4 Bryan Tymann				X
5 Paul Mejean	X			
6 Beecher Halsey	X			
7 Jason McMunn	X			
8 Robert DeLuca	X			
Totals	6			2

Motion :

**Passed**

**SEQRA Recommendation:**

**Gabreski Airport Conservation and Assessment Committee**

**Date: November 22, 2021**

**Motion: Bridget Flemming**

Motion True North WHB, LLC. SEQRA Type Action: unlisted (as per Bob DeLuca)

**Seconded: Jaime Siegel**

Members	YES	NO	ABS	NP
1 Bridget Flemming	X			
2 Jaime Siegel	X			
3 Robert Fonti				X
4 Bryan Tymann				X
5 Paul Mejean	X			
6 Beecher Halsey	X			
7 Jason McMunn	X			
8 Robert DeLuca	X			
Totals	6			2

Motion :

**Passed**

**SUFFOLK COUNTY**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**  
6 NYCRR Part 617  
State Environmental Quality Review

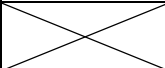
**Part 2 – Identification of Potential Project Impacts**

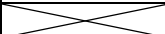
**Instructions:** Part 2 is to be completed by the lead agency. It is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

**Tips for completing Part 2:**

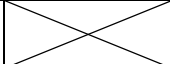
- \_\_\_\_\_ Review all of the information provided in Part 1.
- \_\_\_\_\_ Review any application, maps, supporting materials and the Full EAF Workbook.
- \_\_\_\_\_ Answer each of the 18 questions in Part 2.
- \_\_\_\_\_ If you answer “**YES**” to a numbered question, please complete all the questions that follow in that section.
- \_\_\_\_\_ If you answer “**NO**” to a numbered question, move on to the next numbered section.
- \_\_\_\_\_ Check appropriate column to indicate the anticipated size of the impact.
- \_\_\_\_\_ Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “**Moderate to large impact may occur.**”
- \_\_\_\_\_ The reviewer is not expected to be an expert in environmental analysis.
- \_\_\_\_\_ If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- \_\_\_\_\_ When answering a question consider all components of the proposed activity, that is, the “whole action.”
- \_\_\_\_\_ Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- \_\_\_\_\_ Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. _____ Impact on Land</b> The proposed action may involve construction on, or physical alteration of the land surface of the proposed site. (See Part 1.D.1) <i>If “YES”, answer questions a-h. If “NO”, move on to Section 2.</i> <div style="text-align: right;">YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></div>			
	<b>Relevant Part 1 Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. _____ The proposed action may involve construction on land where depth to water table is less than 3 feet.	E.2.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may involve construction on slopes of 15% or greater.	E.2.f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E.2.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may involve the excavation and removal of more than 1,000 tons of natural	D.2.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>

material.			
e. _____ The proposed action may involve construction that continues for more than one year or in multiple phases.	D.1.g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D.2.e D.2.q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action is, or may be, located within a Coastal Erosion hazard area.	B.ix	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

<b>2. _____ Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1.E.2.g) If "YES", answer questions a-c. If "NO", move on to Section 3. <div style="text-align: right;">YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></div>			
	<b>Relevant Part 1 Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. _____ Identify the specific land form(s):	E.2.g	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E.3.c	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. _____ Impact on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1.D.2 & E.2.h) If "YES", answer questions a-l. If "NO", move on to Section 4. <div style="text-align: right;">YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></div>			
	<b>Relevant Part 1 Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. _____ The proposed action may create a new water body	D.1.j D.2.b	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D.2.b	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D.2.a	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E.2.h E.2.i	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by	D.2.a D.2.h	<input type="checkbox"/>	<input type="checkbox"/>

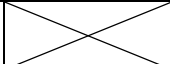
disturbing bottom sediments.			
f. _____ The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D.2.c	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D.2.d	<input type="checkbox"/>	<input type="checkbox"/>
h. _____ The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D.2.e	<input type="checkbox"/>	<input type="checkbox"/>
i. _____ The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E.2.h – E.2.l	<input type="checkbox"/>	<input type="checkbox"/>
j. _____ The proposed action may involve the application of pesticides or herbicides in or around any water body.	D.2.q E.2.h – E.2.l	<input type="checkbox"/>	<input type="checkbox"/>
k. _____ The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D.1.a D.2.d	<input type="checkbox"/>	<input type="checkbox"/>
l. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

<b>4. _____ Impact on Groundwater</b> The proposed action may result in new or additional use of groundwater, or may have the potential to introduce contaminants to groundwater or an aquifer. (See Part 1.D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “YES”, answer questions a-h. If “NO”, move on to Section 5.</i> <div style="text-align: right;">YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></div>			
	<b>Relevant Part 1 Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. _____ The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D.2.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. _____ Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D.2.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may allow or result in residential uses in areas without water and sewer services.	D.1.a D.2.c – D.2.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may include or require wastewater discharged to groundwater.	D.2.d E.2.p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D.2.c E.1.f – E.1.h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D.2.p E.2.p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	D.2.q E.2.h – E.2.l E.2.p D.2.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>

h. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>
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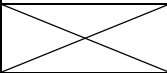
<b>5. _____ Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. (See Part 1.E.2) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <i>If "YES", answer questions a-g. If "NO", move on to Section 6.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in development in a designated floodway.	E.2.m	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in development within a 100 year floodplain.	E.2.n	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may result in development within a 500 year floodplain.	E.2.o	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may result in, or require, modification of existing drainage patterns.	D.2.b D.2.e	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may change flood water flows that contribute to flooding.	D.2.b E.2.m – E.2.o	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ If there is a dam located on the site of the proposed action, the dam has failed to meet one or more safety criteria on its most recent inspection.	E.1.e	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

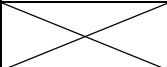
<b>6. _____ Impact on Air</b> The proposed action may include a state regulated air emission source. (See Part 1.D.2.f, D.2.h, D.2.g) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <i>If "YES", answer questions a-f. If "NO", move on to Section 7.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. _____ More than 1000 tons/year of carbon dioxide (CO2)	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
ii. _____ More than 3.5 tons/year of nitrous oxide (N2O)	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
iii. _____ More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
iv. _____ More than .045 tons/year of sulfur hexafluoride (SF6)	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
v. _____ More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HCFCs) emissions	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D.2.h	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>

air pollutants.			
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU=s per hour.	D.2.f D.3.g	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may reach 50% of any two or more of the thresholds in “a” through “c”, above.	D.1.i D.2.k	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D.2.s	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>


<b>7. _____ Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (See Part 1.E.2.q – E.2.u) <i>If “YES”, answer questions a-j. If “NO”, move on to Section 8.</i>			
	<b>Relevant Part 1 Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. _____ The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E.2.s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E.2.s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E.2.t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E.2.t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E.3.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E.2.r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E.2.q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. _____ The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source:	E.1.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. _____ Proposed action (commercial, industrial or recreational projects, only) involves use of	D.2.q	<input checked="" type="checkbox"/>	<input type="checkbox"/>




herbicides or pesticides.			
j. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. _____ Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (See Part 1.E.3.a & E.3.b) <i>If "YES", answer questions a-h. If "NO", move on to Section 9.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E.2.c E.3.b	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).	E.1.a E.1.b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E.3.b	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District or more than 10 acres if not within an Agricultural District.	E.1.b E.3.a	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may disrupt or prevent installation of an agricultural land management system.	E.1.a E.1.b	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C.2.c, C.3 D.2.c, D.2.d	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C.2.c	<input type="checkbox"/>	<input type="checkbox"/>
h. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. _____ Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (See Part 1.E.1.a, E.1.b, E.3.h) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <i>If "YES", answer questions a-g and complete Appendix B - Visual EAF Addendum. If "NO", move on to Section 10.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E.3.h	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may	C.2.b	<input type="checkbox"/>	<input type="checkbox"/>

result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E.3.h		
c. The proposed action may be visible from publicly accessible vantage points:  i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E.3.h E.3.h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. _____ The situation or activity in which viewers are engaged while viewing the proposed action is:  i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E.3.h  E.2.u E.1.c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. _____ The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E.3.h	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ There are similar projects visible within the following distance of the proposed project: 0 – ½ mile ½ – 3 mile 3 – 5 mile 5+ mile	D.1.a D.1.h D.1.i E.1.a	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
g. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

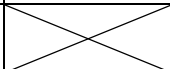
<b>10. _____ Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to an historic or archaeological resource. (See Part 1.E.3.e, E.3.f, E.3.g) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <i>If "YES", answer questions a-e. If "NO", move on to Section 11.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E.3.e	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E.3.f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E.3.g	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>
e. _____ If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:  i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E.3.e – E.3.g	<input type="checkbox"/>	<input type="checkbox"/>

ii. The proposed action may result in the alteration of the property's setting or integrity.	E.1.a, E.1.b E.3.e – E.3.g	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	C2, C3 E.3.g, E.3.h	<input type="checkbox"/>	<input type="checkbox"/>

**11. \_\_\_\_\_ Impact on Open Space and Recreation**

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1.C.2.c, E.1.c, E.2.u) YES ☐ NO ☒

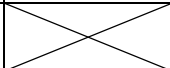
*If "YES", answer questions a-e. If "NO", move on to Section 12.*

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, and wildlife habitat.	D.2.e, E.1.b E.2.h – E.2.l E.2.q – E.2.t	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in the loss of a current or future recreational resource.	C.2.a, C.2.c E.1.c, E.2.u	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C.2.a, C.2.c E.1.c, E.2.u	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C.2.c, E.1.c	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

**12. \_\_\_\_\_ Impact on Critical Environmental Areas**

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1.E.3.d) YES ☒ NO ☐

*If "YES", answer questions a-c. If "NO", move on to Section 13.*

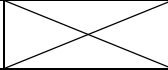
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E.3.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E.3.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>


**13. \_\_\_\_\_ Impact on Transportation**

The proposed action may result in a change to existing transportation systems. (See Part 1.D.2.j) YES ☒ NO ☐


*If "YES", answer questions a-f. If "NO", move on to Section 14.*

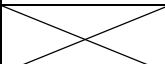
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ Projected traffic increase	D.2.j	<input checked="" type="checkbox"/>	<input type="checkbox"/>

may exceed capacity of existing road network.			
b. _____ The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D.2.j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action will degrade existing transit access.	D.2.j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action will degrade existing pedestrian or bicycle accommodations.	D.2.j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D.2.j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

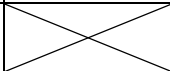
<b>14. _____ Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy (See Part 1.D.2.k) <span style="float: right;">YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></span> <i>If "YES", answer questions a-e. If "NO", move on to Section 15.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action will require a new, or an upgrade to an existing, substation.	D.2.k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D.1.h D.1.i D.2.k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D.2.k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D.1.i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

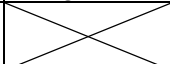
<b>15. _____ Impact on Noise, Odor and Light</b> The proposed action may result in an increase in noise, odors or outdoor lighting (See Part 1.D.2.m, D.2.n, D.2.o) <span style="float: right;">YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></span> <i>If "YES", answer questions a-f. If "NO", move on to Section 16.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may produce sound above noise levels established by local regulation.	D.2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D.2.m E.1.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may result in routine odors for more than one hour per day.	D.2.o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may result in light shining onto adjoining properties.	D.2.n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting that creates sky-glow brighter than existing-area conditions.	D.2.n E.1.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>
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<b>16. _____ Impact on Human Health</b> The proposed action may have an impact on human health from exposure to new or existing sources of contaminants (See Part 1.D.2.q, E.1.d, E.1.f, E.1.g, E.1.h) If "YES", answer questions a-m. If "NO", move on to Section 17.         YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E.1.d	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The site of the proposed action is currently undergoing remediation.	E.1.g, E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ There is a completed emergency spill remediation or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E.1.g E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The site of the action is subject to an institutional control limiting the use of the property (e.g. easement, deed restriction)	E.1.g E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E.1.g E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D.2.t	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action involves construction or modification of a solid waste management facility.	D.2.q E.1.f	<input type="checkbox"/>	<input type="checkbox"/>
h. _____ The proposed action may result in the unearthing of solid or hazardous waste.	D.2.q E.1.f	<input type="checkbox"/>	<input type="checkbox"/>
i. _____ The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D.2.r D.2.s	<input type="checkbox"/>	<input type="checkbox"/>
j. _____ The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E.1.f – E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
k. _____ The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E.1.f E.1.g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D.2.r, D.2.s E.1.f	<input type="checkbox"/>	<input type="checkbox"/>
m. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

<b>17. _____ Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1.C.1, C.2, C.3) If "YES", answer questions a-h. If "NO", move on to Section 18.         YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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	<b>Relevant Part 1 Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. _____ The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C.2, C.3, D.1.a, E.1.a, E.1.b	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C.2	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action is inconsistent with local land use plans or zoning regulations.	C.2, C.3	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action is inconsistent with any County plans, or other regional land use plans.	C.2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C.3 D.1.e, D.1.f, D.1.h, E.1.b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C.4, D.2.c, D.2.d, D.2.j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C.2.a	<input type="checkbox"/>	<input type="checkbox"/>
h. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. _____ Consistency with Community Character</b> The proposed action is inconsistent with the existing community character (See Part 1.C.2, C.3, D.2, E.3) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <i>If "YES", answer questions a-g. If "NO", move on to Part 3.</i>			
	<b>Relevant Part 1 Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. _____ The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E.3.e, E.3.f, E.3.g	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C.4	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C.2, C.3, D.1.h, D.1.i, E.1.a	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C.2, E.3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C.2, C.3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C.2, C.3, E.1.a, E.1.b, E.2.g – E.2.l	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

**SUFFOLK COUNTY**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**  
6 NYCRR Part 617  
State Environmental Quality Review

**Part 3 – Evaluation of the Magnitude and Importance of Project Impacts  
and  
Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- \* \_\_\_\_\_ Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- \* \_\_\_\_\_ Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- \* \_\_\_\_\_ The assessment should take into consideration any design element or project changes.
- \* \_\_\_\_\_ Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- \* \_\_\_\_\_ Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- \* \_\_\_\_\_ For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- \* \_\_\_\_\_ Attach additional sheets, as needed.





## Determination of Significance Type 1 and Unlisted Actions

SEQR Status: Type I ☐ Unlisted ☐

Identify portions of EAF completed for this project: Part 1 ☐ Part 2 ☐ Part 3 ☐

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of \_\_\_\_\_ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer in Lead Agency:

Signature of Responsible Officer in Lead Agency: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Preparer (if different from Responsible Officer) \_\_\_\_\_ Date: \_\_\_\_\_

### For Further Information:

Contact Person:

Address:

Telephone Number:

Email:

### For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (Town/City/Village)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



February 16, 2022

John Corral  
Environmental Projects Coordinator  
County of Suffolk  
H. Lee Dennis on Building 11<sup>th</sup> Floor  
100 Veterans Memorial Highway  
Hauppauge, NY 11788

RE: Referral: True North WHB, LLC – Hangar Development  
Gabreski Airport, Westhampton  
Central Pine Barrens Compatible Growth Area

Dear Mr. Corral:

On February 4, the Central Pine Barrens Commission office received a referral of the referenced application via email. The project site is in the Central Pine Barrens Compatible Growth Area.

The proposal is the construction of three (3) acres for a private aircraft hangar facility with two (2) buildings, each with five hangars and related site improvements including parking, ramp, security fence and gate and landscaping.

Suffolk County classified the proposal as an Unlisted Action pursuant to the State Environmental Quality Review Act regulations.

The project is located in an area identified as “Future Aviation Development” in the Gabreski Airport Land Use Plan dated 2007.

On October 18, 2006, the Airport Land Use Plan was found to conform with the Standards of the Central Pine Barrens Comprehensive Land Use Plan. Since the site is within an area identified in the Airport Plan as an area to be developed and it is not in an area to remain natural, no further review of this proposal is required.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

A handwritten signature in blue ink that reads "Julie Hargrave".

Julie Hargrave  
Policy and Planning Manager

cc: Judith Jakobsen, Executive Director  
John Milazzo, Counsel to the Commission

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
Fax (631) 288-1367

<https://pb.state.ny.us/>