

Introduction

This Environmental Assessment Report was prepared in compliance with Article 7 of the New York Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA), and the implementing regulations of the New York State Department of Environmental Conservation (6NYCRR Part 617) on behalf of the Town of Greenport Planning Board, as Lead Agency pursuant to SEQRA.

Article 8 of the New York State Environmental Conservation Law requires that an Environmental Review be conducted for any action that may have a significant impact on the environment. This statute and the New York State Department of Environmental Conservation implementing regulations provide the procedures for compliance with SEQRA. They are intended to incorporate the consideration of environmental factors into the planning, review and decision-making processes of agencies at the earliest feasible time.

Summary

The redevelopment project will consist of clearing approximately 89 acres of land, of which a majority is presently undeveloped, along with previously cleared and previously developed land with existing structures. Upon completion of the clearing activities, construction of a commercial development, associated parking, utility, landscaping and site improvements totaling approximately 565,000 sf will occur.

The overall redevelopment will be anchored by three (3) primary tenants whose approximate retail space requirements are 195,000 SF, 103,000 SF and 69,000 SF. The overall development will be comprised of four existing parcels, with this project including the re-subdivision of these four lots into approximately fourteen.

This proposed retail development project, situated on 128.2 acres, is a Type I action, representing a facility of over 100,000 square feet, (SEQRA [617.12 (b) (6) (iv)]), and involving more than 10 acres (SEQRA [617.12 (b) (6) (i)]). Being a Type I action, this report has been prepared to document the potential impacts, beneficial and adverse, associated with this project.

According to SEQRA, a Full Environmental Assessment Form can be used to assess the environmental effects of a sequence of actions contemplated by a single agency or individual. This project will be approved as a single phased development, and constructed in phases, with a sequence of building permit approvals being issued as specific tenants are identified by the Town of Greenport Building Department. However, this Environmental Assessment Report addresses the specific impacts of the proposed commercial/retail development in its entirety.

This expanded environmental assessment report includes a Full Environmental Assessment Form and associated appendices, including: site, utility and grading plans; traffic impact study; wetland delineation report; cultural resource investigation report; subsurface exploration report; habitat assessment report and relevant correspondence.