Overview

This document is a Draft Scope for the Draft Environmental Impact Statement (DEIS) for the proposed construction of student residence halls, a campus commons building, an Executive Office Building (EOB) and a future academic building on the New York Institute of Technology (NYIT) - Old Westbury Campus located on Northern Boulevard, opposite Valentines Lane, within the Incorporated Villages of Old Westbury and Brookville.

The proposed buildings and the majority of the on-site improvements would be located within the limits of the Incorporated Village of Old Westbury. This “project area” within the Incorporated Village of Old Westbury consists of approximately 17.8± acres. Specifically, the proposed development includes the construction of four student residence halls with a total of 699 beds, and a campus commons building with a 287-seat dining facility, to be situated in the center of the campus, between the Academic Quad to the east, Gerry House to the north, West Road to the west, and the Wisser Memorial Library and New York College of Osteopathic Medicine (NYCOM) building complex to the south and southwest, respectively. The proposed student residence halls and dining facility are being proposed to accommodate NYIT’s existing student “resident” population currently housed at the SUNY Old Westbury Campus in older facilities and, more importantly, to help ensure that NYIT is an attractive school in a more competitive higher education market.

NYIT is also proposing the construction of a new Executive Office Building (EOB) to accommodate administrative offices. Currently, the administrative offices are located within the Tower House, and as part of the proposed action, these offices would be relocated to the new EOB. The Tower House is proposed to be renovated to accommodate student affairs, which would include related offices as well as three apartments for student residential life staff that currently live on the SUNY Old Westbury Campus. NYIT is also contemplating the future construction of an academic building. Although not proposed for construction at this time, the Academic Building is being included in the environmental review to ensure full compliance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617.

The Board of Trustees of the Incorporated Village of Old Westbury, as lead agency, has issued a Positive Declaration, and has elected to conduct formal scoping pursuant to 6 NYCRR §617.8. The applicant has prepared this Draft Scope, which provides a description of the proposed action and the applicant’s proposed content for the DEIS. This Draft Scope has been prepared in accordance with 6 NYCRR §617.8 and sets forth the following:

- Brief description of the proposed action;
- Potentially significant adverse impacts;
- Extent and quality of information needed to adequately address potentially significant adverse impacts;
- Initial identification of mitigation measures; and
- Reasonable alternatives to be considered.

The proposed outline for the DEIS is also included in this Draft Scope.
**Brief Description of the Proposed Action**

NYIT is an independent, private not-for-profit university offering Associate's, Bachelor's, Master's, and Doctoral Degrees in seven schools and colleges – Architecture and Design; Education; Engineering and Computing Sciences; Health Professions; Management; College of Arts and Sciences; and College of Osteopathic Medicine. At the present time, NYIT does not have student residences on the Old Westbury Campus. NYIT leases 470 beds from SUNY Old Westbury, located approximately six miles from the Old Westbury Campus. In order to better serve the students of its Old Westbury Campus, NYIT is proposing the construction of four student residence halls, as well as a campus commons facility to provide dining facilities for students.

NYIT also houses the Residential Life and Certain Student Activities staff (four in total) at the SUNY Old Westbury. As part of the proposed action, NYIT is proposing to relocate these staff members to its Old Westbury Campus. These staff members would be accommodated in the existing Tower House, which is proposed to be renovated to accommodate three apartments and the offices of Student Affairs. The fourth staff member would be located in one of the student residence halls.

Also proposed by NYIT is the construction of a new Executive Office Building (EOB), which would accommodate the administrative offices that are currently located in the Tower House. Finally, NYIT is contemplating the future construction of an academic building. Although not proposed for construction at this time, the Academic Building is being included in the environmental review to ensure full compliance with SEQRA and its implementing regulations at 6NYCRR Part 617.

NYIT has and continues to operate pursuant to a special use permit granted by the Board of Trustees of the Incorporated Village of Old Westbury in accordance with a Stipulation and Agreement between NYIT and the Village of Old Westbury (Stipulation) dated November 21, 1998. Over the years, NYIT has applied for and has been granted amendments to its special use permit and amendments to the site plan approved pursuant to the Stipulation. The proposed action includes applications to amend the special use permit and the approved site plan for the NYIT campus in order to construct the student residence halls, campus commons facility, a new EOB and a future academic building.

As indicated above, the proposed buildings and the majority of the on-site improvements would be located within the limits of the Incorporated Village of Old Westbury. Improvements are proposed within the Incorporated Village of Brookville, which include the construction of a sidewalk to provide a pedestrian connection from the proposed residence halls and dining facility to the existing sidewalk leading to the northern parking lots, internal driveway and parking improvements, utility connections and upgrades, and the installation of diffusion wells associated with the proposed geothermal system. The portion of the proposed project within the Incorporated Village of Brookville is approximately 3.7± acres, though much of the proposed work is within existing internal driveways and parking areas.

A complete description of the proposed action, including, but not limited to, detailed description of the proposed buildings, relocation of uses, existing and post-development site data, and the project purpose, needs and benefits, will be contained in the DEIS section entitled Description of the Proposed Action. The financial benefits of the proposed project, including new jobs and expenditures during both construction and facility operation upon implementation of the proposed project, and any other financial benefits that may be incorporated into the project, will also be presented and evaluated. The anticipated construction period and phasing of improvements will also be discussed in this section of the DEIS. In addition, the history of the parcel, specifically past and current uses, and the prevailing Stipulation, will be described.
Potentially Significant Adverse Impacts

Based upon review of the Positive Declaration issued by the Board of Trustees of the Incorporated Village of Old Westbury, potential adverse impacts to the following elements of the environment warrant evaluation in the DEIS: zoning and land use; traffic and parking; ecological resources; topography and soils; surface waters; groundwater; water supply and sewage disposal; solid waste management; other public services; energy consumption; and visual resources. These potential adverse impacts will be fully addressed in various DEIS sections, as briefly outlined below:

Impacts to Zoning and Land Use

This section of the DEIS will describe and provide maps depicting the existing land uses and zoning of the subject site and the surrounding area. A discussion will be provided regarding the Stipulation, the 1998 Campus Master Plan (1998 Plan), and the special use permit that NYIT operates under, (including differences between the 1998 Plan as same has been amended from time to time and the existing conditions). A physical description of the site (i.e., size, boundaries, landscaping, open space, etc.) will be provided.

This section will also describe the proposed changes in land use of the site, as well as provide a detailed description of the proposed development and the proposed timeline for completion of proposed improvements. The DEIS will describe and quantify the areas to be developed with buildings, roadways, walkways, etc. as well as other impervious areas and their use. A discussion of the specific uses in each of the proposed buildings, including the relocation of uses, will also be included. The expected future use of existing building areas (e.g., in the Tower House) that would be vacated by uses to be relocated to the proposed new buildings (i.e., within the EOB, Future Academic Building, etc) will also be discussed. The proposed action will allow for the NYIT students currently residing on the SUNY Old Westbury campus to reside on the NYIT campus. To the extent that NYIT is able to ascertain information as to the future use of the dormitory rooms at the SUNY Old Westbury Campus that are being vacated, this information will be presented in the DEIS.

Changes to land use associated with the proposed action will be presented along with an assessment of the compatibility of the proposed action with surrounding land uses and zoning within both Villages.

This section of the DEIS will also include a consistency analysis of the proposed action with the requirements of the 1965 Campus Master Plan and the latest 1998 site plan approved by the Board of Trustees. The proposed changes to the most recent approved site plan for the NYIT campus will be presented.

This section of the DEIS will also discuss the Stipulation and will evaluate the proposed project with all conditions set forth therein, including enrollment restrictions. Detailed information regarding student enrollment by category (matriculated students for associate’s degree, matriculated students for bachelor’s degree, extension students, part-time students, graduate/doctoral students, evening students, etc.) each semester over the past several years will also be provided. The uses of the campus for activities other than those pertaining to enrolled students, as set forth in the Stipulation, will also be discussed and will include the number of participants, number of days per year, days of the week, start and end times, and other relevant information.) Any anticipated changes in activities and whether there would be an expansion of “non-college related activities” due to the proposed new facilities would be discussed. A
Impacts

This section of the DEIS will describe the existing traffic conditions and evaluate the effects of the proposed action on the surrounding area roadways and public transportation systems. A Traffic Impact Study will be prepared for the study area, which will include the following items:

- Existing roadway features in the study area, including the number, direction and width of travel lanes, posted speed limits, maintenance jurisdiction, parking regulations, bus stops, and other signs and traffic control devices will be identified. This will include information on the campus access roadways.

- Current traffic data, including accident data for the most-recent three-year period available for the study intersections and roadway segments will be obtained from the New York State Department of Transportation (NYSDOT). These data will be summarized and any significant trends/patterns that might be impacted by the proposed development will be identified and the need for corrective measures evaluated.

- Manual turning movement counts will be conducted while the school is in session on one typical weekday during the weekday AM peak period (7:00 AM to 10:00 AM), and weekday PM peak period (3:00 PM to 6:30 PM) at the following intersections:

  1. NY RT 25A, Northern Boulevard, at West Road/DeMatteis Center Driveway

  2. NY RT 25A, Northern Boulevard, at Campus Drive/Valentines Lane

  3. NY RT 25A, Northern Boulevard, at Whitney Lane

- The collected data, as described above, will be compiled and an analysis will be conducted of the existing operating conditions during the peak weekday AM and PM periods, using the appropriate methodology presented in the latest edition of the Highway Capacity Manual.

- The latest available information from appropriate governmental agencies will be obtained regarding any planned roadway/intersection improvement projects in the study area. Any improvements identified will be incorporated into the future "No-Build" and “Build” analyses.

- The "No-Build" base traffic conditions will be estimated by applying a background traffic growth factor using NYSDOT’s LITP rates to the existing traffic volumes. In addition, traffic generated by other planned developments in the vicinity of the site will be included in the “No-Build” base condition. The location and nature of such proposed projects will be determined through consultations with the Village of Old Westbury.

- Identification of any changes to student enrollment that would tend to increase trip generation and/or parking demand during peak hours will be presented (e.g., increases in enrollment, any shift in enrollment from part-time to night-time to full-time or any significant increases in non-college related activities during peak periods). Input from
the NYIT administration will be utilized to determine the potential for any such significant changes to occur as a result of the proposed construction. If such significant changes are anticipated, the impacts of same will be discussed in the traffic analysis.

- Trip generation estimates will be prepared for the proposed project based upon the nature of the proposed action, information from NYIT and other sources.

- Using existing travel patterns, trip distribution patterns will be determined and site-generated traffic will be assigned to the roadway network in the study area.

- The site-generated traffic will be added to the “No-Build” volumes at each of the study intersections to determine the “Build” conditions. The “Build” conditions will then be analyzed using SYNCHRO, latest version, to determine the relative impacts of the proposed project on surrounding roadways.

- Potential off-peak impacts to the study area roadways as a result of the proposed action will be qualitatively evaluated and discussed.

- An evaluation of the proposed overall site layout with regard to access and internal circulation will be conducted.

- An evaluation of pedestrian accessibility and interaction with vehicular circulation will be conducted.

- Potential impacts related to construction will be discussed. This will include a description of construction vehicle access and routing, construction staging areas, and construction worker parking during the construction period.

- The adequacy of the proposed parking on the campus will be evaluated. Existing parking demands on the campus will be determined through a parking occupancy study performed during a period of peak activity. Peak periods of activity will be identified through discussion with NYIT representatives. Increases in parking on the campus due to the proposed action will be determined and conclusions regarding the ability of the provided parking to accommodate any anticipated increase will be presented. Any non-college related activities that could potentially increase parking demands during peak periods will be discussed.

- Based on discussions with representatives of NYIT, the potential for additional “non-college related activities” to occur on the campus as a result of the proposed action will be determined. Should it be determined that these potential “non-college related activities” would result in increased traffic activity at the school, the level of increased activity will be evaluated to the appropriate level of detail. This may result in the evaluation of additional intersections not listed above, including the intersection of Northern Boulevard at Glen Cove Road.

- An inventory of available public transportation within the study area will be provided. Specifically, bus routes serving the campus, and the frequency of such service, will be provided.

- The need for mitigation measures, their estimated construction cost, potential responsible parties, and project timing will be determined based upon the results of the analyses.
Impacts to Ecological Resources

The DEIS will include an inspection of the site by a qualified biologist/ecologist to determine the vegetation, wildlife, and general habitat character. An inventory of flora and fauna observed and expected will be provided in this section of the DEIS along with a vegetation map. Protected native plants, and plant and animal species listed as endangered, threatened, or of special concern, if any, will be identified. As part of the ecological assessment, the NYSDEC Natural Heritage Program data will be reviewed to obtain available information regarding potential significant natural resources on the site and in the surrounding area.

This section of the DEIS will also include a discussion of the tree survey performed at the site. It will also indicate the trees to be removed as a result of implementation of the proposed action, the overall impact of such tree removal, and the mitigation planting to be done as part of the proposed action.

Once the existing conditions data are obtained, future changes expected to impact natural resources will be assessed. Specifically, this section of the DEIS will evaluate potential impacts of the proposed plan on the site and area ecology, including proposed tree removal. Mitigation measures, such as landscaping (including species types) and open space retention, will be described.

Impacts to Topography, Soils and Subsurface Conditions

The Soil Survey of Nassau County will be used to determine the soil types on the site, and the characteristics of such soils. Site-specific soil information (soil borings) will also be presented and discussed. The suitability of the soils (stability, quality, etc.) and potential engineering limitations for the proposed site alterations and proposed uses on the site will also be examined. The DEIS will also include topographic information obtained through review of relevant United States Geological Survey (USGS) maps and the topographic survey.

A thorough narrative description of the potential impacts to soils and topography, and strategies to minimize such impacts will be included in the DEIS. Also, a description of measures that will be implemented to mitigate impacts due to potential erosion and sediment transport will be presented, and a Stormwater Pollution Prevention Plan (SWPPP) will be included. The DEIS will also discuss changes in topography, including a slope analysis of existing and proposed conditions, that would result from the proposed action.

A Phase I Environmental Site Assessment (ESA) will be performed in accordance with ASTM Practice E 1527-05 Standard Practice for Environmental Site Assessments to determine the presence of toxic and/or hazardous materials at the project area. Recommendations for remedial actions will be made, if necessary.

Impacts to Surface Waters

The DEIS will include a detailed discussion of existing drainage conditions within the project area (including the existing drainage features, tributaries, patterns and how drainage is handled). This section of the DEIS would also address the existing stormwater pond situated to the south-southwest of the project area, and specifically, the tributaries thereto, its ecological value and measures to protect the pond, particularly during construction. Review of NYSDEC Freshwater Wetland Map No. 6 of 15 of Nassau County and National Wetland Inventory Map No. 374.
indicate there are no regulated or potentially-regulated wetlands located on or adjacent to the project area. This information will be summarized and the associated maps will be presented in the DEIS.

Existing and post-development drainage calculations and conditions (including the proposed recharge basin) will be evaluated. A detailed description of the existing flooding issues and the proposed stormwater management system, as well as the corrective measures to alleviate existing flooding conditions, would be evaluated. In addition, localized stormwater mitigation measures (such as rain gardens and bio-retention swales), will be described. An analysis of the prevailing Village and Nassau County regulations and standards will also be included.

Impacts to Groundwater

This section of the DEIS will include a discussion of regional and local hydrogeological conditions and water quality. Depth to groundwater will also be provided.

To adequately assess the potential impacts associated with the proposed development, a consistency analysis with the recommendations and standards for development within the relevant hydrogeologic zone, as set forth in the Long Island Comprehensive Waste Treatment Management Plan ("208 Study"), will be performed. In addition, the consistency of the proposed action with the findings of the Special Groundwater Protection Area Plan ("SGPA Plan") will be evaluated, as the subject property is situated within the Oyster Bay SGPA. The existing landscape maintenance practices of NYIT would be described and any changes to those plans would be presented, if applicable.

The proposed geothermal system would also be described. Specifically, the proposed wells and any dewatering that may be required during installation will be presented, along with an associated impact analysis.

Impacts to Water Supply and Sewage Disposal

This section of the DEIS will include the existing water consumption based upon water bills. The projected water demands, the net increase in water consumption and the proposed water conservation measures that are proposed as part of the action will also be presented and evaluated. As the proposed action will relocate NYIT students from SUNY Old Westbury to the NYIT campus, the overall projected increase in water use, should the SUNY Old Westbury dorms be reoccupied, will be presented. The irrigation demand and method by which irrigation supplies would be obtained (e.g., new on-site wells) would also be described. Consultations would also be undertaken with the Old Westbury Water District, the public water purveyor for the proposed project. In addition, fire flow estimates would be provided and evaluated. This section of the DEIS will also describe the recent efforts by the Old Westbury Water District to expand its system capacity (e.g., new supply well and storage tank), and the potential implications to the proposed action.

This section of the DEIS will also discuss sewage disposal. A number of the existing buildings are connected to an on-site community sewage treatment plant (STP), while other buildings employ their own individual subsurface sewage disposal systems (e.g., cesspools, septic systems). This section of the DEIS will discuss both the existing and projected method of sewage disposal for the proposed action, the proposed upgrades to the STP, existing and projected sewage generation, the design/operational capacity of the plant, and the impacts associated with the STP upgrade.
The relevant requirements and sections of the Nassau County Public Health Ordinance will also be reviewed, and the compliance of the proposed action therewith will be evaluated.

Impacts to Solid Waste Management

This section of the DEIS would discuss NYIT’s solid waste management practices, including its recycling practices and carting arrangement. The projected increase in solid waste volume would be included, and the methods by which the additional waste would be handled will be discussed.

Impacts to Other Public Services

The police, fire and ambulance protection services available to NYIT will be identified. The location of the relevant departments (e.g., nearest fire stations), a description of the available equipment, estimated response times to the NYIT campus, and historic service data to NYIT, will be presented based upon published data or as provided by the departments and/or NYIT. The ability of local services providers, including police, fire, and ambulance, will be described. Consultations will be undertaken with each respective service provider to ascertain relevant information. Also, the role of NYIT campus security with respect to the proposed new facilities and how campus security interacts with the Old Westbury Police Department and other emergency service providers will be described. The degree to which on-site security requirements would change under the proposed action, particularly with respect to the future 24-hour-per-day resident student presence on the campus, which currently is limited to commuter students, will also be discussed.

Impacts to Energy Consumption

The energy sources to be used, expected levels or consumption and means to reduce consumption will be discussed. In addition, a discussion of LEED components related to the use and conservation of energy and other sustainability measures are described in this section of the DEIS. The DEIS will also discuss the potential impacts of the new primary electrical feed from Wheatley Road. The confirmation of service availability from LIPA and National Grid, based upon projected usage, is also included in this section of the DEIS.

Impacts to Visual Resources

This section of the DEIS will discuss the aesthetic character of the site and area, and representative photographs will be provided. Potential changes to visual character from various off-site vantage points will be evaluated through the provision of post-development depictions (e.g., line-of-sight drawings) from the nearest residences along Whitney Lane, from West Road and from a point to the south of the existing athletic fields, as well as through narrative descriptions. Elevations of the proposed building will be presented, as provided by the project architect, in order to assess visual impacts.

This section of the DEIS will address the vegetated buffers provided by the tree lines to the south of Wisser Memorial Library and along the west side of Whitney Lane, as implemented by means of restrictive covenants (or other suitable mechanism) to maintain and protect vegetation in these areas for the purposes of visual screening. A tree survey will be conducted to determine the number and height of the existing trees between Wisser Memorial Library and the South Parking Lot, extending west from Campus Drive to the Serota Academic Center, to determine those trees that would be subject to maintenance under a restrictive covenant. It is anticipated that the
proposed project will include the installation of utility lines along Whitney Lane, which may require the disturbance of some trees within the buffer area; the applicant has agreed to undertake the planting of new trees, as determined in consultation with the Village, to compensate for the removal of any trees in this area in order to ensure the continued effectiveness of the visual buffer provided by the Whitney Lane tree line. This section of the DEIS will also address the replanting of trees to the southeast of the existing athletic fields, adjacent to the Schonfeld property (Section 19, Block A, Lot 592), as mitigation to compensate for tree removal resulting from construction of the proposed new buildings and associated site modifications. Additionally, a suitable planting plan will be developed in conjunction with the proposed action to improve visual screening of the Student Activity Center.

This section of the DEIS will also address the existing light environment at the site and surrounding area, and the potential for the proposed action to alter such environment. A discussion of the relevant Village exterior light requirements will be presented and evaluated with respect to the proposed action.

**Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts**

In order to conduct the analyses of potential adverse impacts, empirical information will be collected and publicly-available information will be reviewed, as follows:

**Zoning and Land Use**

Land use and zoning will be assessed through site and area inspections, and review of the zoning maps and respective zoning ordinances for the Incorporated Villages of Old Westbury and Brookville. Site and area photographs will be presented to illustrate existing and surrounding land uses. The Stipulation and the corresponding 1998 Campus Master Plan as same has been revised from time to time will be evaluated. Enrollment activity data regarding campus events and activities, as provided by NYIT, will be presented.

**Traffic and Parking**

Manual turning movement counts will be conducted while the school is in session on one typical weekday during the weekday AM peak period and weekday PM peak period. Current traffic data, including accident data for the most-recent three-year period available for the study intersections and roadway segments, will be obtained from the NYSDOT. Analyses will be conducted using the appropriate methodology presented in the latest edition of the Highway Capacity Manual. Background traffic growth factor using NYSDOT’s LITP rates to the existing traffic volumes. The “Build” conditions will then be analyzed using SYNCHRO, latest version, to determine the relative impacts of the proposed project on surrounding roadways.

**Ecological Resources**

Field inspections will be undertaken to identify floral and faunal species. Publicly-available information will be reviewed to determine expected species that may not be observed during site inspections. Consultations will also be undertaken with appropriate sources including, but not limited to, the New York Natural Heritage Program. A tree survey will be performed within the project area, and will include an inventory of the regulated trees and shrubs to be removed. A tree mitigation plan will be developed, and will include a list of the proposed plantings and characterization of native vs. non-native species. The tree ordinances for each Village, (i.e.,
Chapter 196 of the Incorporated Village of Old Westbury and Chapter 197 of the Incorporated Village of Brookville) will be evaluated.

**Topography, Soils and Subsurface Conditions**

In order to perform an assessment of impacts to soils and topography, the Soil Survey of Nassau County will be used to identify the soils on site and to determine relevant engineering limitations that may exist. On-site soil borings will also be reviewed; additional soil borings may be necessary to evaluate proposed drainage facilities. In addition, USGS Topographic Maps and site-specific topographic information will be utilized to assess slope conditions and associated impacts. The erosion and sediment control plan will be utilized to assess the potential impacts. A Phase I ESA will be performed to determine the presence of toxic and/or hazardous materials within the project area.

**Surface Waters**

Federal and State wetland maps will be consulted. Field surveys of the existing pond will be undertaken to identify potential ecological resources. The grading and drainage plans and drainage analysis for existing and proposed drainage patterns will be evaluated. The prevailing drainage regulations and standards (including Village and Nassau County) will also be included.

**Groundwater**

Information on groundwater would be gathered from the Long Island Comprehensive Waste Treatment Management Plan (“208 Study”), the Special Groundwater Protection Area Plan (“SGPA Plan”) and the Nassau County Public Health Ordinance. The goals and recommendations for land uses within the Oyster Bay SGPA will be reviewed. Depth to groundwater will be calculated using published groundwater contour maps and site-specific information.

**Water Supply and Sewage Disposal**

The water bills from NYIT will be used to determine the existing water usage. The water caps imposed by the New York State Department of Environmental Conservation (NYSDEC) on the Old Westbury Water District will be evaluated with respect to the proposed action. Consultations with the Old Westbury Water District will also be undertaken. The Nassau County Public Health Ordinance will also be evaluated.

**Solid Waste Management**

Information to evaluate the impacts associated with solid waste generation would include details from NYIT on existing solid waste handling and management practices.

**Other Public Services**

Information required for evaluation of impacts to community services will be compiled through review of published information and, as necessary, consultations with the police and fire departments, and ambulance services. Details from NYIT regarding on-site security practices will be provided.
Energy Consumption

Consultations with the Long Island Power Authority and National Grid would be undertaken. Proposed sustainability measures will be included and assessed.

Visual Resources

For the evaluation of impacts to visual resources, site and area inspections will be conducted, and photographs will be taken. Line-of-sight drawings will be prepared from the nearest residences along Whitney Lane, from West Road and from a point to the south of the existing athletic fields. Color renderings of the building facades will be included. Site and building lighting details will also be provided.

Initial Identification of Mitigation Measures

As the DEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, this section of the DEIS will set forth measures to mitigate those impacts.

Reasonable Alternatives to be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action. Thus, the DEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively compare these impacts to those associated with implementation of the proposed action:

- No-Action (site remains as it currently exists); and
- Potential to secure water from a source(s) other than the Old Westbury Water District.

Proposed Outline of DEIS

Below is the proposed section outline for the DEIS.

1.0 Executive Summary
2.0 Description of the Proposed Action
   2.1 Introduction
   2.2 Existing Conditions
   2.3 Site and Project History
   2.4 Project Description
   2.5 Purpose, Benefit and Need (including financial benefits of the projects [jobs, expenditures, and PILOT Payments])
   2.6 Construction and Phasing
   2.7 Required Permits and Approvals
3.0 Existing Conditions, Potential Impacts and Proposed Mitigation
   3.1 Zoning and Land Use
      3.1.1 Existing Conditions
      3.1.2 Potential Impacts
      3.1.3 Proposed Mitigation
   3.2 Traffic and Parking
      3.2.1 Existing Conditions
3.2.2 Potential Impacts
3.2.3 Proposed Mitigation

3.3 Ecological Resources
3.3.1 Existing Conditions
3.3.2 Potential Impacts
3.3.3 Proposed Mitigation

3.4 Topography, Soils and Subsurface Conditions
3.4.1 Existing Conditions
3.4.2 Potential Impacts
3.4.3 Proposed Mitigation

3.5 Surface Waters
3.5.1 Existing Conditions
3.5.2 Potential Impacts
3.5.3 Proposed Mitigation

3.6 Groundwater
3.6.1 Existing Conditions
3.6.2 Potential Impacts
3.6.3 Proposed Mitigation

3.7 Water Supply and Sewage Disposal
3.7.1 Existing Conditions
3.7.2 Potential Impacts
3.7.3 Proposed Mitigation

3.8 Solid Waste Management
3.8.1 Existing Conditions
3.8.2 Potential Impacts
3.8.3 Proposed Mitigation

3.9 Other Public Services
3.9.1 Existing Conditions
3.9.2 Potential Impacts
3.9.3 Proposed Mitigation

3.10 Energy Consumption
3.10.1 Existing Conditions
3.10.2 Potential Impacts
3.10.3 Proposed Mitigation

3.11 Visual Resources
3.11.1 Existing Conditions
3.11.2 Potential Impacts
3.11.3 Proposed Mitigation

4.0 Unavoidable Adverse Impacts
4.1 Short-Term Impacts
4.2 Long-Term Impacts

5.0 Alternatives and Their Impacts
5.1 No-Action
5.2 Potential to secure water from a source(s) other than the Old Westbury Water District.

6.0 Irretrievable and Irreversible Commitment of Resources

7.0 Growth-Inducing Impacts

8.0 Use and Conservation of Energy

9.0 References