

Appendix A

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
DETERMINATION OF SIGNIFICANCE
PROPOSED CHANGE OF ZONE AND MIXED-USE DEVELOPMENT
DOWNTOWN PATCHOGUE REDEVELOPERS, LLC
INCORPORATED VILLAGE OF PATCHOGUE, SUFFOLK COUNTY**

Date: November 10, 2008

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefore at 6 NYCRR Part 617.

The Board of Trustees of the Incorporated Village of Patchogue (hereinafter defined as the "Village"), as lead agency, has determined, subsequent to review of an Environmental Assessment Form (Parts 1, 2 and 3), and site and area inspections, that the proposed action described below may have a significant effect on the environment, and that a Draft Environmental Impact Statement ("DEIS") will be prepared.

Name of Action: Proposed Change of Zone and Mixed-Use Development of Downtown Patchogue Redevelopers, LLC

SEQR Status: Type I

Description of Action: The proposed action consists of a change of zone of approximately 4.31± acres located on the north side of West Main Street, the east and west sides of Havens Avenue, the south side of Lake Street, and the west side of North Ocean Avenue, from the D2 Business District and D3 Business District to the Downtown Redevelopment District ("DRD") and the construction of a mixed-use development, including residential units, retail space, a hotel, and associated parking and appurtenances. The application also includes the redevelopment of an existing residential-use parcel on the north side of Lake Street for surface parking; improvements to Havens Avenue, including the alignment with Jennings Avenue; and a land swap between the applicant and the Incorporated Village of Patchogue (hereinafter the "proposed action").

Project Location: 4.82 acres on the northwestern corner of West Main Street and North Ocean Avenue
 Incorporated Village of Patchogue
 Suffolk County

The subject property includes the following parcels:

| SCTM No. (District-Section-Block-Lot) | Address |
|--|--------------------------------|
| 204-009-5-14 | 93 West Main Street |
| 204-009-5-15 | 38 Lake Street |
| 204-009-5-16 | 10 Havens Avenue |
| 204-009-5-17 | 27-29 Havens Avenue |
| 204-009-5-18 | Havens Avenue |
| 204-009-5-20 | Lake Street Parking Lot |
| 204-009-5-24 | 10 Lake Street |
| 204-009-5-25.1 | Rear of 17 West Main Street |
| 204-009-5-25.2 | Rear of 1 West Main Street |
| 204-009-5-25.3 | 17 West Main Street |
| 204-009-5-26 | 5, 9, 15 West Main Street |
| 204-009-1-44 | 8 Jennings Avenue ¹ |
| N/A | Havens Avenue |

¹ Lot 44 (8 Jennings Avenue) is proposed to be redeveloped under the proposed action, but will not be rezoned to the DRD, and will remain within the D2 Business District.

Reasons Supporting This Determination:

In accordance with the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations at 6 NYCRR Part 617, the Board of Trustees of the Village, using the Environmental Assessment Form (Parts 1, 2 and 3) and other relevant information cited herein, and comparing same with the thresholds set forth in 6 NYCRR §617.4, has determined that this project is a Type I Action. Coordinated review was conducted.

Based upon the information contained in the Environmental Assessment Form (Parts 1, 2 and 3) as well as the inspections identified above, the Board of Trustees of the Village, as lead agency for the action contemplated herein, and after due deliberation, review and analysis of the proposed action and the criteria set forth in 6 NYCRR §617.7, hereby determines that the proposed action may result in significant adverse impacts to the environment. This determination is supported by the following:

1. The applicant has indicated that the proposed action would result in the use of 88,119 gallons per day (“gpd”) of potable water, a significant increase over existing conditions.
2. The proposed action has the potential to alter existing drainage patterns and result in erosion and sedimentation.
3. The proposed action may result in adverse traffic impacts due to increased trip generation and parking demand.
4. The proposed action will cause a change in the density of land use.

Scoping: Formal scoping will not be conducted.

For Further Information:

Contact Person: Patti Seal, Village Clerk

Address: Incorporated Village of Patchogue
14 Baker Street
Patchogue, New York 11772

Telephone No.: 631-475-4300

A copy of this Notice has been sent to:

Chair John Rocco and Members of the Planning Board, Incorporated Village of Patchogue, 14 Baker Street, Patchogue, New York 11772

Chair Nicholas Fuccillo and Members of the Zoning Board of Appeals, Incorporated Village of Patchogue, 14 Baker Street, Patchogue, New York 11772

Commissioner – Trustee Joseph P. Dean, Department of Public Works, Incorporated Village of Patchogue, 14 Baker Street, Patchogue, New York 11772

Chair Joann Brandi, Board of Historic Preservation and Architectural Review, Incorporated Village of Patchogue, 14 Baker Street, Patchogue, New York 11772

Commissioner, Suffolk County Department of Health Services, 225 East Rabro Drive, Hauppauge, New York 11788

Suffolk County Water Authority, 4060 Sunrise Highway, Oakdale, New York 11769

Chair, Suffolk County Planning Commission, H. Lee Dennison Building, 4th Floor, 100 Veterans Memorial Highway, Hauppauge, New York 11788

New York State Department of Environmental Conservation, , Region 1 Office, State University of New York, 50 Circle Road, Stony Brook, New York 11790

Patchogue Downtown Redevelopers, LLC c/o David A. Sloane, Esq., Certilman Balin, 1393 Veterans Memorial Highway, Suite 301S, Hauppauge, New York 11788

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