

# Proposed Syosset Park Development Update

*-Preliminary Review of DEIS*

Syosset CSD Board of Education

Public Board Meeting

April 17, 2018

## Note:

The Town of Oyster Bay is the lead agency in the approval process of the Syosset Park Development.

On March 27, the Town accepted the developer's "Draft Environmental Impact Statement" (DEIS) as complete. This starts the public comment process on the developer's analysis of the impact on the surrounding areas and on public services, like the school district.

The District is in the process of preparing written comments for submission to the Town. The following presentation was given by Carrie Anne Tondo, Esq. (the school district's attorney from the firm of Ingerman Smith) at the April 17, 2018 Board of Education meeting.

The presentation outlines areas of concern identified to date as well as the process by which the District will recruit the expertise necessary to evaluate the DEIS and prepare formal written comments to the Town.

# Syosset Park Update

## Timeline

- March 27, 2018:
  - Town of Oyster Bay accepted Syosset Park's Draft Environmental Impact Statement ("DEIS") for public review and comment
    - The Town's acceptance triggers public review of the DEIS
    - The District is in the process of reviewing and analyzing the DEIS
- May 1, 2018
  - Town of Oyster Bay Department of Environmental Resources Public Hearing
    - Location: Syosset High School Auditorium
    - Time: 6 p.m.
    - This is the Town's required hearing – not a School District-sponsored event
- June 4, 2018
  - Deadline to submit public comments

# Syosset Park Update

## Preliminary Review of DEIS

### District's Primary Focus Areas:

- **Potential Enrollment Estimates**
  - Initial Syosset Park Projection – 139 students
  - Latest Syosset Park Projection – 243 students
  - School District Projections – 355 students
- **Potential Infrastructure Issues**
  - Adequacy of District Facilities
    - District estimates secondary school capacity likely adequate
    - Additional capacity would be needed at the elementary level
  - Mitigating the Impact of Construction Activities
  - Assessing Traffic Impact
- **Potential Financial Impact**
  - Cost of additional student enrollment
  - Revenue Estimates vs. Tax Cap/Tax Base Growth Factor
  - Payments in lieu of taxes (“PILOTS”)

# Syosset Park Update

## Preliminary DEIS Review—Potential Infrastructure Needs

### Impact to District Facilities

- Developer’s Comment in DEIS
  - The District could “evaluate the potential school-aged population from Syosset Park annually”
    - (DEIS p. 465)
- District Response
  - Regardless of the enrollment estimate used, insufficient elementary school capacity exists to accommodate this influx of students
  - School facilities require long-range planning (for example, assume a 4-year lead time for new school construction – public comment, public approval, state approval, actual construction)

# Syosset Park Update

## Preliminary DEIS Review—Potential Infrastructure Needs

### Construction Activities and Impact

- District Preliminary Concerns:
  - Developer's mitigation measures to protect District students, staff and facilities
  - Disruption to site adjacent to District facilities
  - Dust control measures
  - Noise levels
- District Response:
  - Under review by District consultants and representatives

# Syosset Park Update

## Preliminary DEIS Review—Potential Infrastructure Needs

### Traffic Studies and Analysis

- Developer's Comments in DEIS
  - “It is concluded that the development of Syosset Park as proposed will not result in significant impacts to the operations of Robbins Lane School in regard to vehicle, bicycle or pedestrian activity.”
    - DEIS p. xliii
  - “There are no changes to the roadway system proposed as part of Syosset Park that would impact bicycle or pedestrian facilities that would be used by any students who would walk or bike to or from [South Grove] School.”
    - DEIS p. xliii
- District Response:
  - The traffic studies included in the DEIS must be reviewed by District consultants and representatives

# Syosset Park Update

## Preliminary DEIS Review—Potential Financial Impact

### Revenue Estimates vs. Tax Cap/Tax Base Growth Factor

- Per the DEIS, the Developer contends that additional tax revenue will be generated to the District as a result of the proposed development
  - “The tax basis for the District would be expected to rise steadily from \$3.15 million to approximately \$9.5 million by the middle part of the next decade.”
    - DEIS p. lii
  - DEIS “assume[s] the School District could fully capture the taxes generated on its behalf.”
    - DEIS p. 476
  - School District does not receive a stream of new tax revenue
    - Tax Cap: 2 percent or rate of inflation, whichever is lower
    - May be increased by the Tax Base Growth Factor, which is determined by the State
  - PILOTS



# Syosset Park Update

## Preliminary DEIS Review—Potential Financial Impact

- DEIS conclusions and calculations require additional verification, input and analysis from governmental authorities
  - Consultation with Nassau County Department of Assessment
  - Consultation with the NYS Division of Taxation and Finance, Office of Real Property Tax Services

# Syosset Park Update

Required Approvals - See, DEIS p. 55

Approval Required	Agency Responsible
FEIS -- Generally, after conclusion of DEIS comment period, a lead agency reviews and addresses comments received with the developer and a Final Environmental Impact Statement (FEIS) is adopted after items are addressed	Lead Agency: Town of Oyster Bay
Adoption of PUD/MU Zone, Change of Zone, Master Plan Approval, Detailed Site Approval, Potential Rescission of Certain Covenants and Restrictions	Oyster Bay Town Board
Subdivision Approval/ Realty Subdivision Review	Nassau County Planning Commission
Certificate of Completion - Brownfield Cleanup Program	NYS Dept. of Health and NYS Dept. of Environmental Conservation

- The District is an interested party and will provide extensive comments and continue to monitor the proposed project
- However, there is no formal approval role for Syosset School District

# Syosset Park Update

## Preliminary DEIS Review—Next Steps

- The District will independently evaluate the DEIS; verify DEIS data with state and county offices, and prepare comments for submittal to the Town of Oyster Bay
  - H2M – Review of DEIS Traffic Study
  - H2M - Review of Construction Impacts
  - Update Enrollment Study Projections
  - Explore and identify physical plant needs based on various levels of enrollment
  - Confer with NYS ORPTS (Office of Real Property Tax Services)
  - Confer with Nassau County Department of Assessment
- Update on the above to be provided at May 7, Board Meeting