

DRAFT ENVIRONMENTAL IMPACT STATEMENT
for the
JEWISH CONGREGATION OF BROOKVILLE

Route 106
Incorporated Village of Muttontown, Nassau County, New York

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1. Executive Summary

1.1. Project Description

1.1.1. Background

The proposed action is the construction of a synagogue. The Jewish Congregation of Brookville currently shares space with the Brookville Reformed Church (at 2 Brookville Road). The congregation is proposing an 22,173 square foot synagogue with 247 fixed seats (plus the possibility of 138 fixed seats in a balcony for High Holidays) on a vacant 6.1-acre parcel on the east side of NYS Route 106, between Brookville Road and Belle Sonia Court. The full build out of the synagogue will be completed in phases based upon the growth needs of the congregation.

The site is in the Incorporated Village of Muttontown within the Town of Oyster Bay in Nassau County, and is situated within the "Residence E-3 District" (3-acre single-family residential). No variances are required. The application requires a special use permit approval from the Board of Trustees of the Incorporated Village of Muttontown.

The site was previously approved for a two-lot subdivision with two drainage areas at the front of the property near Route 106. The soil was removed to create the drainage areas and stockpiled on the site. No further site work was performed and the site has remained vacant. Photographs of the existing site show existing vegetation to remain along site perimeters, and one of the stormwater detention ponds in use after a storm, and empty after naturally draining (Figure 1-1).

This Draft Environmental Impact Statement (DEIS) examines the existing conditions, potentially significant adverse impacts, and mitigation measures for the construction and operation of the synagogue. The DEIS Final Scope identified potentially significant adverse impacts that might result from the proposed project in these areas:

- soils and topography
- water resources and stormwater management
- ecology