

TOWN OF BROOKHAVEN

New York

- On behalf of the Town of 500,000 people, F&A prepared a Generic Environmental Impact Statement (GEIS) for land use and zoning changes emanating from the update of the Town-wide Land Use Plan.
- The firm prepared a Final Generic Environmental Impact Statement (FGEIS) on behalf of the Town for the 2,000 plus acre Master Plan in the environmentally sensitive Suffolk County Central Pine Barrens.
- F&A advised the Town of Brookhaven and prepared a Generic Environmental Impact Statement (GEIS) analyzing the potential impacts that would arise from the Town's adoption and implementation of a Community Preservation Fund. The action would create a Community Preservation Fund (CPF) capitalized by a two percent real estate transfer tax, which would be used to acquire property and development rights from "sending areas" identified in the Community Preservation Project Plan. The Fund would also enable the transfer of development rights acquired by the Town to a clearinghouse and authorize the sale of development rights to property owners in designated areas of the Town ("receiving areas") for various development and redevelopment projects. The GEIS was needed by the Town to permit the legislation to go forward. Brookhaven is the fourth Town on the East End of Long Island to pursue this innovative land preservation program.



**Central Pine Barrens
Suffolk County, New York**



Central Pine Barrens