

**2019-03-02 Galvin Comment Memo on Draft SDEIS**

(Delivered by e-mail)

Mark:

In reviewing the SDEIS, I have a question regarding the Alternatives.

The Scope requested a commercial office bldg. of 60,000 sf (which was the previously approved site plan). Can you explain why the 54,000 sf commercial office bldg. was selected instead of 60,000 sf? . In the DSEIS, you did explain the reason for eliminating one of the proposed alternates, the Medical Office Building of 60,000 Square Feet, with required parking spaces for 300 cars, which would not, under any circumstances, fit on the site. T

That alternate was eliminated, leaving the remaining three alternatives identified in the Scope. You may be able to use the 60,000 sf previously approved site plan as the No Action Alternative (which is only briefly mentioned on page 20). Should check with your counsel on this.

I have included comments from the SEQRA Handbook on No Action Alternatives. SEQRA Handbook C – 32. The No Action alternative must always be discussed to provide a baseline for evaluation of impacts and comparisons of other impacts. The substance of the No Action discussion should be a description of the likely circumstances at the project site if the project does not proceed. The site has an approved site plan for a 60,000-sf commercial office building,

Thank you

Bob