

A. INTRODUCTION

OVERVIEW

Like much of the Town of Southampton, the hamlet of East Quogue is experiencing strong development pressure. However, the potential threats to the community character and environment of East Quogue are magnified since the hamlet has more than 800 acres of large, undeveloped tracts of land where significant potential development could occur. The majority of these lands are situated north of the Long Island Rail Road (LIRR) track and east of Lewis Road. About 356 acres of the study area are in the Central Pine Barrens Core Preservation Area and are therefore preserved. However, the majority of the hamlet north of the LIRR track and east of Lewis Road is in the Compatible Growth Area, and contains large vacant or underutilized parcels and is therefore potentially developable. In addition, there are about 145 acres of agricultural lands that are not preserved and potentially developable, as well as 28 acres of coastal woodlands on Weesuck Creek that is not protected. The agricultural lands are vital to the local community character and the undeveloped coastal woodlands provide both ecological and scenic benefits.

To understand the potential environmental and social consequences of future land use changes in the East Quogue study area, the Town of Southampton undertook this Generic Environmental Impact Statement (GEIS) to examine a number of potential land use scenarios that take into account the unique natural communities that comprise East Quogue and the social, fiscal, and economic consequences of new development. This GEIS examines cumulative and site specific impacts of various land use scenarios for the East Quogue study area and identifies the potential environmental and social impacts of a recommended land use plan and its alternatives.

It is the objective of this analysis to evaluate land use alternatives that both protect environmental resources while also recognizing that development will occur in the hamlet, with the potential for economic growth and recreational opportunities through smart growth principles and land use management approaches that direct development away from environmentally sensitive areas and towards appropriate receiving areas. It is also the Town's objective to maintain the attractiveness of East Quogue as a place to live, work, and recreate, and to limit adverse development impacts that would detract from the local quality of life. In the absence of these planning measures, it is evident that unmanaged future growth could cumulatively impact ecological habitats, groundwater and surface water quality, and adversely impact existing and potential open spaces and community facilities and services. These concerns prompted the Town of Southampton to initiate this GEIS as a tool for making important planning decisions relative to the future growth and preservation of the study area.

It is recognized that this is a GEIS that analyzes a recommended plan and alternatives. If the plan moves forward, the need for additional site specific reviews would be determined by the

East Quogue Generic Environmental Impact Statement

Town during the course of site plan or subdivision review and could evaluate impacts such as traffic, water quality, natural and scenic resources, and compatibility with the plan objectives.

SUMMARY CONCLUSIONS

The East Quogue Study area contains sensitive environmental features including Pine Barrens, an agricultural district, tidal wetlands and a watershed that feeds the Shinnecock Bay, and an established residential community supported by open space and a vibrant Main Street. This document presents a Recommended Plan for the future land uses in the East Quogue study area. That plan was developed in coordination with an advisory committee that evaluated a number of alternatives for future land uses in the East Quogue community. Based on that community planning process, presented as the Recommended Plan is a low-impact proposal that maintains the character of East Quogue while allowing for residential and economic development, providing new passive and active open spaces, and the preservation of remaining agricultural land and natural habitats of the Central Pine Barrens. If approved, the plan would sustain East Quogue as one of the Town's important hamlets, preserving its community and scenic scenic/historic character, in particular by preserving remaining active agricultural tracts at the critical gateway to the hamlet, the Main Street business center, and allowing for a more diverse land pattern and development of appropriate scale and density that would not overburden local community facilities and services.

A number of alternatives were evaluated in this GEIS for the purposes of establishing the recommended land plan. Those alternatives included an evaluation of the cumulative impacts of a number of proposed and potential development proposals that have been put forward for East Quogue, build-out under the current zoning, upzoning, cluster development, workforce and senior housing, preservation of agricultural land, and hamlet transfer of development rights both with and without upzoning. Of those alternatives, the Proposed Projects, and Zoning-Build-Out Alternatives and the Transfer of Development Rights Alternatives do not meet the local planning objectives or community concerns regarding potential overdevelopment that could occur under the current zoning (or under other potential development plans for the area), or that could significantly impact the environment, the local community character, and would increase the demand on local services and infrastructure. Table S-1 provides a summary comparison of alternatives and the Recommended Plan. In comparison, the Recommended Plan would be a growth management tool for the study area that, in conjunction with other techniques such as upzoning, use changes, transfer of development rights, and acquisition of sensitive lands, would address the community's needs, allow for growth, provide more land uses with diverse tax rates, and protect natural features while providing an active recreation/resort/residential destination. It would also be a land plan that would add school children, but not significantly overburden the local school district and would provide a mix of uses that would create jobs and contribute to the local tax base. Lastly, the Recommended Plan would provide water quality protection measures for both groundwater and surface waters, as well as protecting important coastal habitats and lands within the Weesuck Creek and greater Shinnecock Bay watersheds, which are essential natural resources and recreational waterways to the Town.

**Table S-1
Comparison of Alternatives and Recommended Plan**

Land Use Alternatives	Population and Housing		School-age Children ²	Open Space (proposed)	Water Use (gpd) ⁴	Vehicle Trips	
	Population ¹	Housing Units				AM Peak Trips	PM Peak Trips
Proposed Projects	+1,643 to 2,044	+557	+323	273	1,233,540	514 ^{6,7}	851 ^{6,7}
Zoning Build-out	+1,177 to 1,464	+399	+231	124	131,670	307	407
Upzoning Density	+971 to 1,207	+329	+191	155	108,510	253	336
Cluster Development	+1,177 to 1,464	+399	+231	894	131,670	307	407
Cluster Upzoning Development	+971 to 1,207	+329	+191	155	108,510	253	336
Workforce-Senior Housing	+625 to 778	+212	+111	350	69,960	217 ⁶	280 ⁶
Agricultural Preservation	+1,044 to 1,299	+354	+205	124	116,820	273	361
Hamlet Transfer of Development Rights	+1,065 to 1,325	+361	+209	995	1,386,004 ⁸	314 ⁸	629 ⁸
Hamlet Transfer of Development Rights Upzoning Density	+858 to 1,068	+291	+169	>1,000	1,120,353 ⁸	254 ⁸	508 ⁸
Recommended Plan	+625 to 778	+212	+123	350	69,960	217 ⁶	280 ⁶

Notes: ¹ Population estimate based on 3 to 4 bedroom single-family New York home Residential Demographic Multipliers, Rutgers University Center for Urban Policy Research, June 2006. A 3-bedroom unit generates 2.95 persons/household and a 4-bedroom unit generates 3.67 persons/household.
² School-age children estimate based on data provided by EQSD and WHBSD (0.58 students per household).
³ School tax rate per thousand per household is 8.07 and EQUFSD cost per student based on 2006-2007 school year is \$17,919.
⁴ Wastewater generation is based on 300 gallons per day while water use is based on a 10 percent increase in wastewater generation. The Hills and Atlanticville quantities were provided by the applicant.
⁵ Based on 3.5 lbs/person/day (National Solid Waste Management Association Technical Bulletin #85-6 Basic Data: Solid Waste Amounts, Composition and Management Systems, 1985).
⁶ Includes trip generation for residential units and the golf course.
⁷ Includes trip generation for residential units, Inn, and commercial space. Rates were provided by Atlanticville and Dunn Engineering.
⁸ Based on Atlanticville rates.

B. STUDY AREA DEFINITION AND ANALYSIS YEAR

The study area for this GEIS covers 4,044 acres within the hamlet of East Quogue, which is located in the western portion of the Town, on the South Fork of Long Island’s East End. The study area is bordered to the north by Sunrise Highway, to the south by Shinnecock Bay (including Weesuck and Daves Creeks), to the west by Riverhead-Quogue Road (County Road 104), and the east boundary is generally defined by The Pines subdivision, north of Old Country Road and Landing Lane, south of Montauk Highway. About 69 percent of the East Quogue study area is within the Central Pine Barrens region—9 percent of which is located in the Core Preservation Area, 13 percent is a Critical Resource Area, and 47 percent is Compatible Growth

Area. These lands are all located north of the LIRR track, of which 356 acres are in the Core Preservation Area and 2,422 acres are in the Compatible Growth Area.

C. PLANNING BACKGROUND

The region and the Town of Southampton have experienced significant real estate investment and development pressure in recent years. This growth is consuming many of the remaining development parcels in what were historically more rural or open areas. One such area that is threatened by this development is East Quogue. By the summer of 2006, there were more than 800 acres within the study area that were identified as projected development sites (i.e., sites with subdivision applications submitted to the Town or pending). In addition, another approximately 390 acres were identified as potential development sites, which are defined in this GEIS as sites that do not have applications on file, but where development is expected to occur in the future. As shown in Table S-2, there are three subdivision proposals covering approximately 553 acres of the study area including Noble Farms (76 acres), The Hills at Southampton (420 acres), and Rosko Farms (57 acres). All of these proposals, with the exception of Rosko Farms, are Planned Residential Developments (PRD), which promote the preservation of prime agricultural land and/or natural areas while providing opportunities for varied housing types. The Rosko Farms subdivision, classified as a reduced yield standard with open space (RYS/OS) is a PRD where fewer lots are proposed, but the sizes of the lots are larger than what was originally planned.

An additional 310 acres of vacant land are covered by The Links, which is a proposal to construct an 18-hole golf course and housing units on 148 acres, and Atlanticville, a proposed mixed use development on 162 acres with varied housing including 300 single-family detached and attached units, apartments, condominiums, and live/work units; commercial; retail uses and a farmer's market; land dedicated to the school district; a sewage treatment plant; a new LIRR train station; and open space uses.

In addition to the projected developments described above, there are six potential development sites, two of which are Gibbs and Lar Sal Realty Corp. These two vacant properties total about 93 acres (12.3 and 80.3 acres, respectively). The third potential development site—Densieski Farms—is presently used for agriculture. There is also the Turtle Bay site, which is currently used as a seasonal night club over almost 3 acres. The two remaining sites, Sand Farm Corp. and East Coast Mines, are actively used for sand mining operations. However, the current New York State Department of Environmental Conservation Mine Permit expires for both of these facilities in July 2010. It is presumed that these properties, at some point in the future, could be developed with residential homes or other uses including open space and recreation as per current zoning.

Five additional projects have been recently completed or approved. These projects include Miller J. Wright (61 acres), Kijowski Family Farm (116 acres), Evergreen Field Estates (6 acres), Rady-Lynes II (17.2 acres). In addition, there is the East Quogue Medical Office Center (0.25 acres).

To address local concerns regarding this development and its impact, the Town enacted a moratorium on development while this GEIS was undertaken so that a comprehensive understanding of the potential impacts of this development could be prepared.

**Table S-2
Projected and Potential Development Sites**

Map ID	Ownership /Applicant	Site Size (acres)	As-of-Right Residential Lots	Proposed Residential Lots	Proposed Uses	Current Zoning	Current Overlay	Type of Development	Application Status
Projected Development Sites									
1	Noble Farms	76.1	26	27 cluster	Residential and open space and agricultural preserve	CR80, CR120	APOD, AOD, CGA	PRD	Adopted pre-application report
2	The Hills at Southampton ^{1,2}	420.1	113	111 cluster	Residential, open space preserve, trails, and recreation amenities	R20, CR80, CR120, CR200	APOD, CGA, CPA	PRD	Adopted pre-application report and hearing held in March 2006
3	The Links	148.4	48	80	Golf course with residential	CR80, CR120, CR200	APOD, CGA, CPA	-	No plans have been submitted to the Town
4	Atlanticville (Parlato) ³	161.5	80 ³	300	Residential, commercial, institutional, and open space	R20, R40, CR120, CR200	APOD, CGA, CRA	PDD	Conceptual plans have been submitted to the Town
5	Rosko Farms	56.7	14	8	Residential and open space preserve	CR120, CR200	APOD, CGA, CPA, CRA	RYS/OS	Preliminary approval
Total		863	281	550					
Potential Development Sites									
A	Densieski Farm	88.1	27	N/A	N/A	CR80, CR200, LI200	APOD, AOD, CGA	N/A	N/A
B	Sand Farm Corp	57.5	13	N/A	N/A	CR-120, CR-200	APOD, AOD, CPA, CGA	N/A	N/A
C	East Coast Mines Ltd	146	31	N/A	N/A	CR-120, CR-200	APOD, AOD, CPA, CGA	N/A	N/A
D	Gibbs	12.3	5	N/A	N/A	CR-80	APOD, CGA	N/A	N/A
E	Lar Sal Realty Corp.	80.3	31	N/A	N/A	CR-120, CR-200	APOD, CPA, CGA, CRA	N/A	N/A
F	Turtle Bay	2.7	2	N/A	N/A	R40	N/A	N/A	N/A
Total		387	109						
Exempt Projects									
a	Map of Miller J. Wright	60.7	21	N/A - One existing unit	Residential and agricultural	CR80, CR120, CR200	APOD, AOD, CGA, CPA	COS	Adopted pre-application report December 2005
b	Map of Kijowski Family Farm	115.9	43	7	Residential and open space and agricultural preserve	CR80, CR120, CR200	APOD, AOD, CGA	COS	Final conditional approval December 2006
c	Evergreen Field Estates	6.2	3	3	Residential	CR80	APOD, CGA	-	Submitted site plan
d	Map of Rady-Lynes II	17.2	13	14 cluster	Residential and open space preserve	R40	N/A	PRD	Final conditional approval January 2007

East Quogue Generic Environmental Impact Statement

**Table S-2 continued
Projected and Potential Development Sites**

Map ID	Ownership /Applicant	Site Size (acres)	As-of-Right Residential Lots	Proposed Residential Lots	Proposed Uses	Current Zoning	Current Overlay	Type of Development	Application Status
e	East Quogue Medical Center	1.3	5	4 second-story apartments	Three buildings with medical offices and 4 second story apartments	HO	N/A	-	Submitted site plan
Total		201	85						
Overall Total		1,451	475						

Notes:

¹ Projects identified as Developments of Regional Significance due to the size and/or potential impact.
² It should be noted that almost 90 acres of the Hills at Southampton are located north of Sunrise Highway and the study area.
³ The estimated as-of-right development excludes approximately 6.25 acres that comprise wetlands

APOD=Aquifer Protection Overlay District; AOD=Agricultural Overlay District; CGA=Central Pine Barrens Compatible Growth Area; CPA=Central Pine Barrens Core Preservation Area; CRA=Central Pine Barrens Critical Resource Area, COS=Conservation Opportunity Subdivision (80% of property preserved); PRD=Planned Residential Development; PDD = Planned Development District

D. STUDY GOALS AND OBJECTIVES

This study was initiated for the purposes of evaluating the potential cumulative environmental and social impacts of land use alternatives for the East Quogue study area. To that end, this study has the following goals:

- Provide an evaluation of the environmental and social consequences of land use plans for the East Quogue study area;
- Analyze the impacts of development proposals both individually and collectively;
- Present mitigation measures that eliminate or reduce significant environmental impacts;
- Examine alternative land plans that provide additional benefits to the Town or reduce impacts;
- Present analyses for public review and input for the purposes of developing a land use proposal for the future of East Quogue with the least environmental, social, and fiscal impact;
- Identify a traffic circulation plan that avoids overburdening the existing street network;
- Encourage natural features preservation and recreational opportunities;
- Promote compatible open space opportunities through the preservation of contiguous large blocks of land, thereby creating the opportunity for an open space network linked by a trail and park system; and
- Recognize the land use and environmental protection recommendations of the Town’s 1999 *Comprehensive Plan Update*, the *South Shore Estuary Reserve Comprehensive Management Plan*, and the *Central Pine Barrens Plan*.

E. RECOMMENDED PLAN

Based on evaluations of a number of land use plans and proposals, a Recommended Plan was developed. In keeping with the above described goals, and objectives, the Recommended Plan emphasizes the preservation of the historic community and natural resources within the hamlet. Specifically, it recognizes, preserves, and protects the Pine Barrens Core Preservation Area

portion of the study area to the north. In addition, to the south it protects the coastal lands of the bay shoreline and Weesuck Creek. Between these resources is the hamlet proper, its residential community, Main Street, and civic center with parks and educational facilities. The Recommended Plan builds upon these extant uses and allows them to expand outward, filling in and creating residential housing, supported by institutional uses, a Main Street that provides local goods and services, waterfront recreation, farmland preservation, preservation of groundwater resources, and the local ecology, while providing public access to both the Pine Barrens and the waterfront. The large preservation zone in the northern portion of the study area would protect vast Pine Barrens and eliminate the risk of forest fragmentation providing a larger, contiguous connection of protected lands and the opportunity for a system of trails from Lewis Road up to Sunrise Highway and from Sunrise Highway down to Gleason Drive through the preserved open areas.

In addition, the Recommended Plan would preserve all remaining vacant lands along the east coast of Weesuck Creek, adding almost 28 acres to the current 132 acres of land already preserved in this area as part of the Pine Neck Preserve. Preservation of these 28 acres of coastal forest and wetlands would provide linkage between the open space to the south and north and would be important to protecting the waters of Weesuck Creek and the greater Shinnecock Bay.

LAND USE RECOMMENDATIONS

The recommendations of this plan are as follows:

- Recommendation Area 1: Lands that are currently actively sand mined could either renew their mining permit (which expires in 2010), or be restored for a mix of ecological uses and utilized as a recreation/resort use (approximately 203 acres).
- Recommendation Area 2: Dedicate about 2 acres of Town owned property (Suffolk County Tax Map number 900-288-1-31.13) along Lewis Road, just north of Damascus Road, to the East Quogue Fire District. Consideration would also be given to the siting of an emergency helipad.
- Recommendation Area 3: Agricultural land within this recommendation area would be preserved to the maximum extent practicable, with the remaining potentially developable parcels preserved through acquisition by the Town or purchase of development rights. This includes preservation of approximately 94 acres of the Densieski Farms and an additional 18 acres of agricultural land in the immediate vicinity. Purchase of development rights would be pursued for the Densieski agricultural tract at the critical scenic gateway intersection of CR 104 and Lewis Road (see Figures S-1 and S-2). Densieski Farm is a priority acquisition for the community.
- Recommendation Area 3: Modification of LI200, CR80, and CR120 zoning of the Densieski property to CR200, which is a zoning designation consistent with the recommendations of this plan for the area. Upzoning of the Noble Farms property to CR200 and providing a cluster development of 16 residential units, and preserving 32 acres of open space and 14 acres of agricultural land.
- Recommendation Area 4: The property identified as Gibbs (Suffolk County Tax Map number 900-314-2-16) would remain in its current zoning district (CR80), which would allow five residential units.



Figure S-1: Looking east from Lewis Road north of Damascus Road toward farmlands.



Figure S-2: Looking east from Quogue Riverhead Road near Whippoorwill Lane toward Densieski Farm.

East Quogue Generic Environmental Impact Statement

- Recommendation Area 5: Approximately 4 acres of land would be allocated to the Suffolk County Water Authority (SCWA). SCWA would utilize the area to install a new well field to meet the future water demands of the area. The entire site would be on the Links property.
- Recommendation Area 6: To potentially create a more diverse tax base and mix of uses in the hamlet, approximately 27 acres of the Hills at Southampton property could be dedicated to light industry, including dry storage and maintenance uses (acceptable within the Pine Barrens Compatible Growth Area) that would potentially provide additional ratables with little local municipal service and fiscal costs. This area could be sited in the northern portion of the study area, away from existing residential uses and possibly associated with a maintenance operation for the proposed golf course (see the discussion below for Recommendation Area 7).
- Recommendation Area 7: The largest of the planning areas, this recommendation assumes the Hills at Southampton property in combination with a comprehensively developed plan with the Links property could be developed with a mix of uses as follows: approximately 170 acres would contain 90 residential units (which also assumes transfer of development rights from old filed map lots to the north); a private golf course (potentially with some limited public use) could be constructed on about 125 acres, away from the Central Pine Barrens Core Preservation Area; and 23 of the golf course acres assume use of Town-owned property that could provide a buffer area between fairways. An additional 13 acres of the site could be allocated to a multi-use banquet facility/country club/conference center restaurant facility. All of these potential uses would be examined within the context of a luxury private golf course and a quality site/subdivision plan for the two properties.
- Recommendation Areas 8, 10, 11: These three recommendation areas are currently under common ownership, which allows greater development flexibility through transfer of development rights. Under this recommendation, property identified as the “Atlanticville” project north of the LIRR track would be upzoned to CR200 and the development would be clustered to the south or transferred to the parcels located between the LIRR track and north of Montauk Highway in the hamlet center proper (Suffolk County Tax Map number 900-289-2-10 and 11, 900-316-1-29 and 30, and 900-316-2-23). In addition, development rights from the property along the waterfront of Weesuck Creek (referred to as Josiah Fosters Path parcel) would be transferred north of the LIRR track. Under this Recommended Plan, there would be a mix of development between Montauk Highway and the LIRR track including residential and neighborhood office/service with second story residential (about 6 small apartments above the office uses) and contextual to the existing Main Street to the west (see Figures S-3 and S-4). The transfer of development rights south of the track would allow development of about 47 residential units on 35 acres with the neighborhood office/service use (non-retail) developed on about 5 acres with the 6 second-story residential units (off-street parking would be required). The waterfront parcel south of Montauk Highway would be preserved through transfer of development rights. The transfer credits from the waterfront parcel would be developed based on the allowable yield of that property, estimated at up to 22 residential units. The units would then be transferred to the lands north of the LIRR track on about 53 acres, allowing for the preservation of about 37 acres to the north within and near the Central Pine Barrens Core Preservation Area (see Figures S-5 and S-6).
- Recommendation Area 9: There are two alternatives for this area. Under the development scenario, the site known as Lar Sal Realty, the parcel north of the LIRR track, would be upzoned to CR200 and developed at a residential density consistent with the Rosko Farms reduced yield (Rosko Farm is the adjoining parcel to the east). This recommended design



Figure S-3: Looking south on Montauk Highway between Central and Vail Avenues toward sidewalk plantings and shops lining south side of Montauk Highway.



Figure S-4: Looking west from sidewalk on north side of Montauk Highway at intersection with Bay Avenue toward sidewalk plantings and shops on north side of Montauk Highway.

East Quogue Generic Environmental Impact Statement



Figure S-5: Looking east from Weesuck Avenue across Weesuck Creek.



Figure S-6: Looking northwest from Jones Road toward Henry's Hollow region, within and west of Pines Subdivision.

would preserve about 36 acres of the northern property and develop about 36 acres with 11 single-family residential units. The Lar Sal Realty portion of the property south of the LIRR track would remain in the R20 zoning district where 13 units would be located on almost 9 acres. A total of 24 units could then be built on all Lar Sal Realty property. Similar to Rosko Farms, the open space preservation north of the LIRR track would go beyond the provisions of the CR200 zoning district. Alternatively, the northern portion of the Lar Sal Realty property could be acquired by the Town, removing 11 units from the Recommended Plan build-out and expanding open space by 72 acres instead of 36 acres. This is a priority acquisition for the community because this site is currently available for sale.

- Recommendation Area 9: For this recommendation, the development of Rosko Farms as approved by the Central Pine Barrens Commission (i.e., 8 single-family residential units and preservation of 28 acres of open space) could move forward. The Rosko Farms development, as proposed, would exceed the restrictions of the property if it were entirely upzoned to CR200.
- Recommendation Area 12: Under this proposal, the Turtle Bay property (Suffolk County Tax Map number 900-317-1-21.2) could be rezoned to Resort Waterfront Business (RWB) and developed as a waterfront-related commercial business, taking advantage of the sites already built condition and waterfront location (almost 3 acres). Important to the designation of this use is a public waterfront access component.
- Recommendation Area 13: As discussed above, this recommendation proposes transfer of development rights from the vacant 28 acres of land along the Weesuck Creek waterfront (Josiah Fosters Path parcel—Suffolk County Tax Map numbers 900-317-1-25, 26, 27) to lands north of the LIRR track within the Atlanticville property.

CIRCULATION PLAN

- Under this proposed plan, traffic circulation north of the LIRR track would include new roadways connecting with Lewis Road on the west to the Pines Subdivision on the east. This connection would be provided from Malloy, Candice, and Clara Drives within The Pines Subdivision and across the Rosko Farms, Lar Sal Realty, and Atlanticville properties. Malloy Drive would continue west and connect to the existing Malloy and Gleason Drive subdivision as well as the proposed golf course and Hills at Southampton property. These new roads would alleviate the traffic volumes that would otherwise use Old Country Road for an east-west connection, and the intersection of Lewis Road and Box Tree Road/Old Country Road. In addition, it could create the opportunity to discontinue a number of existing at-grade rail crossings.
- In addition to the circulation plan, a parking and street improvement plan is recommended for the East Quogue Main Street area. This plan would evaluate current and future parking needs in the hamlet center, and could also consider circulation needs that would link parking and businesses with sidewalks and aesthetic improvements along the street corridors as well as connections with local bus service. One potential location for the parking is the vacant lot adjacent to the local post office on Bay Avenue with the potential for additional access easements between Walnut Avenue and Bay Avenue.
- Although vehicle trips are greatly reduced under the Recommended Plan from other alternatives, it is recommended that site-specific traffic studies be performed for the larger development proposals during development review, in order to avoid impacts or to ensure that proposed connections to existing roads can provide an adequate traffic circulation.

- Lastly, the Recommended Plan for circulation includes a network of footpaths and trails that would extend through the expansive proposed open spaces in the Pine Barrens portion of the study area.

UTILITIES PLAN

- Zero net stormwater runoff off-site to local streets, in particular to Lewis Road. Any new street connections to Lewis Road that require improvements would include a no net increase in runoff design and relieve existing local street flooding to the extent possible.
- Provide the opportunity for a new SCWA well field in the northern portion of the study area. This new well field would provide additional water supply from a site near the protected Pine Barrens and away from other uses and could allow for positive water pressure if sited in the higher elevations of the study area.
- All new transmission lines would be installed below grade.
- Implement best management practices to reduce the impact of runoff on the water quality of Weesuck Creek and Shinnecock Bay.

F. ACTION ITEMS

In order to implement the recommendations of this plan, a number of actions would need to be taken:

- Use of Community Preservation Funds (CPF) as well as Suffolk County and New York State funds (as available) to purchase development rights for Densieski Farms, other remaining agricultural parcels, as well as Town acquisition using CPF funds for the northern portion of the Lar Sal Realty property north of the LIRR track.
- Zoning map change to rezone all property north of the LIRR track to CR200.
- Zoning map change to Hamlet Office (HO) for the Main Street frontage for a distance of about 1,200 feet west of East End Avenue with the accompanying HO District design requirements.
- Zoning map change to rezone all Densieski property to CR200.
- Rezone the Turtle Bay site to RWB.
- Transfer about 2 acres of land along Lewis Road from the Town to the East Quogue Fire District for a new facility.
- Encourage cluster development and mixed use development to facilitate land preservation and provide a mix of uses including recreational facilities.
- Preserve open space and construct public trails and access trails as part of the subdivision process.
- Design for new public roads as part of the subdivision process, including the important east-west connection between Lewis Road and The Pines.
- Initiate a parking/circulation study for Main Street, with an emphasis on identifying off-street parking opportunities.

- Install best management practices to reduce water quality impacts from runoff to Weesuck Creek and Shinnecock Bay.
- Implement the proposed SCWA well field.
- Initiate zero increase in off-site runoff policy for drainage to Lewis Road.
- Eliminate any unnecessary grade crossings with completion of east-west connecting road.
- Explore with the Suffolk County Department of Public Works improvements to the intersection of Lewis Road and Quogue-Riverhead Road (CR104).

G. GEIS IMPACT ANALYSES

LAND USE AND NEIGHBORHOOD CHARACTER

With the Recommended Plan, the predominant land uses within the study area would remain residential and preserved open space, but with an added mix of recreational uses, some additional offices, banquet facility, and industrial uses. The Recommended Plan would add four new uses to the study area, including a private golf course, a resort and recreation use, waterfront business to be located at the existing Turtle Bay property, and a clubhouse/restaurant/banquet facility to be located on the same property as the private golf course. The plan would substantially increase open space and recreation uses with the conversion of the sand mine properties to a resort and recreation use as well as the addition of a private golf course and preservation of lands in the northern portion of the study area within the Central Pine Barrens region as well as preservation of lands along the eastern shoreline of Weesuck Creek. The Recommended Plan would also preserve all active agricultural land thus promoting the Town's commitment to the preservation of agriculture. Moreover, preservation of these agricultural lands would forever protect the key gateway to the East Quogue hamlet, recognized for its rural character (see also below, "Scenic Resources").

New residential development would be directed towards the hamlet proper, south of the LIRR track, expanding open space and recreational uses to the north and creating significant open space with linkages and trails, while also protecting natural resources and scenic resources.

POPULATION AND HOUSING

The Recommended Plan would manage population growth within the hamlet through upzoning and land acquisition. Total housing units under the plan are 212, and total population is 625 to 778.

COMMUNITY FACILITIES AND SERVICES

The addition of residential uses with the Recommended Plan would provide a marginal increase in the demands on community facilities and services. The plan has recommended that about 2 acres be dedicated to the East Quogue Fire District to construct a substation that could more efficiently meet the potential new demand for services north of the LIRR track. This site could also be utilized for a dedicated helicopter landing area instead of utilizing the elementary school. The Recommended Plan also includes new east-west roadway connections that would assist the East Quogue Fire District in accessing emergencies north of the LIRR track. Overall however, the mix of uses as proposed with the Recommended Plan would not significantly increase the demand on police and fire services within the study area.

East Quogue Generic Environmental Impact Statement

There would be some limited added demand for Town services for the management of protected open spaces; however this would not place a significant demand on Town services or emergency services.

The Recommended Plan would increase the utilization of the East Quogue Union Free School District (UFSD). The East Quogue UFSD has a future need for expanded seating space to accommodate the district. Options that the school district could consider are a new administration building on existing property owned by the district which would free up space in the existing building for classrooms or potential acquisition of property adjacent to the school for the expansion of the elementary school. If expansion in the future is deemed necessary, the East Quogue UFSD may consider constructing two schools, one for grades K-2 and one for grades 3-6. Based on correspondence with the Westhampton Beach UFSD, the junior high and high schools would have enough capacity to accommodate future growth for East Quogue projected under this plan.

However, the Recommended Plan would reduce the number of students that could potentially attend the East Quogue Elementary School as compared to the Zoning Build-Out (As-of-Right) Alternative (see discussion below).

ECONOMIC AND FISCAL CONSIDERATIONS

The addition of residential units with the Recommended Plan would marginally increase the service needs and municipal service costs, including those for the East Quogue UFSD. However, in addition to housing, the Recommended Plan proposes the addition of other uses within the study area that would not generate students but would provide ratables including a private golf course, banquet facility/conference center, business services, and resort and recreation uses. These proposed additional uses would generate ratables without creating an increased demand on the school district.

The preservation of lands within the study area for open space and recreation, agricultural purposes, and protection of surface and groundwater resources as well as natural features would result in a loss of ratables, but would generate a very limited need for services. The cost of the land acquisition program would largely be financed through the 2 percent real property transfer tax (the Community Preservation Fund), supported by other County and State-wide sources. Thus, the funds to acquire lands would not be drawn from the Town's capital operating budget. While there are some marginal operating costs associated with the Town staff time to plan, coordinate, and manage the acquisition of these properties, these administrative costs are not significant in the context of the Town's overall budget. Therefore, continued open space acquisition for the purposes of surface and groundwater protection and natural features and agricultural preservation would not adversely impact the fiscal resources of the Town.

OPEN SPACE AND RECREATIONAL FACILITIES

The Recommended Plan would add about 652 acres of open space and recreation lands to the East Quogue study area, increasing the total to 1,475 acres, or about 40 percent of the total study area lands. Consistent with the Town's Comprehensive Plan, Community Preservation Project Plan and the *Long Island South Shore Estuary Reserve Comprehensive Management Plan*, the Recommended Plan would preserve lands north of the LIRR track in the Central Pine Barrens as well as lands to the south along the eastern shoreline of Weesuck Creek. Of the 652 acres of open space and recreation lands, approximately 350 acres would be preserved in perpetuity.

Preserved open space, as part of the Recommended Plan, would largely be located in the northern portion of the study area, creating a contiguous swath of natural vegetation from the northern center of the study area to the north easternmost boundary that would retain and protect the significant knob and kettle topography that is characteristic of the Ronkonkoma Moraine. Assuming the sand mine properties are converted to resort and recreation uses, the entire northern portion of the study area would have a natural open space and recreation component. In addition, a trail system is proposed as part of the Recommended Plan to connect these open spaces. The new trail system would promote public access and utilization of the preserved lands as passive recreation.

The preservation of lands along the eastern shoreline of Weesuck Creek would complete a contiguous band of preserved land from Pine Neck Preserve on the south, north to the LIRR track. The preservation of the eastern shoreline would preserve water quality and coastal ecology, as well as providing the potential for waterfront uses.

The Recommended Plan also proposes the addition of a private golf course as well as resort and recreation facilities. This would greatly expand active recreational uses to the area. These uses could also include some limited public access.

NATURAL RESOURCES

The Recommended Plan would expand protection efforts for natural resources within the study area, allowing for an enhanced opportunity for these ecological resources to thrive in their natural state and maintain their natural integrity, particularly as a result of the large contiguous blocks of preserved lands. Further, the protection of forested habitat and open water/forest interface while eliminating the risk of forest fragmentation would curtail the decline of bird species and support their continued presence and use of the study area. The preservation provided for with the plan would be consistent with State, regional, and local policy documents that encourage the preservation of the Central Pine Barrens due to significant habitat types and wildlife species as well as the preservation of coastal resources of Shinnecock Bay/Weesuck Creek thereby protecting water quality, providing a contiguous corridor for wildlife species between Pine Neck Preserve and the Central Pine Barrens, and protecting tidal wetland areas.

PHYSICAL FEATURES AND WATER RESOURCES

It is not expected that the development proposed with the Recommended Plan would materially change soils or geology within the study area. In fact, the private golf course would likely design a professional course that utilizes and emphasizes the existing soil cover to create a challenging and diverse course.

As part of the Recommended Plan, restrictions on the golf course as well as residential land clearing would be established to prohibit degradation of groundwater and surface water resources within the study area due to the reduction in the potential for impacts from fertilizers and pesticides. It is recommended that innovative best management practices be employed at the golf course to control pollutant loadings to surface water and groundwater resources. Minimized pollutant loadings would also benefit wildlife and vegetation that thrive in and around these systems.

To reduce pollutant loadings from recreational and residential sources, the Recommended Plan would include the following:

East Quogue Generic Environmental Impact Statement

- Clustering and clearing restrictions that would reduce fertilizer and pesticide contributions from residential yards;
- Establish requirements for turf and environmental management plans for the private golf course that would reduce nutrient and pesticide loadings as well as a monitoring program that ensures all requirements are being met on a regular basis; and
- Best management practices at existing discharges from streets and other impervious surfaces for the purposes of protecting and providing natural resources and aesthetic benefits.

As part of the golf course design, the Recommended Plan encourages the use of an Integrated Pest Management (IPM) plan consistent with Suffolk County's *Organic Parks Maintenance Plan*. The IMP would outline methodologies and approaches to manage turfgrass and control pests in an environmentally sensitive manner. Plans would be submitted that detail biological, chemical, cultural, and physical controls to manage turf on the golf course and should minimize the need for pesticides by growing turf quickly and keeping it healthy, generally focusing on controlling pests rather than eradicating them, while also utilizing a wide range of techniques to prevent and minimize pest damage.

UTILITIES

With the Recommended Plan, demands for potable water usage would increase. As part of the Recommended Plan, clearing restrictions and other land preservation and landscaping techniques could be used to reduce the overall demand for water for irrigation purposes. In addition, based on data provided by SCWA, the growing demand for water in the area warrants a need for additional wells. Thus, as part of the Recommended Plan, about 4 acres of land in the northern portion of the study area are assumed to be used by SCWA for additional wells.

With respect to energy and other utility uses, although it would be expected that there would be a need for new site connections to the grid, no major new utility improvements would be expected with the proposed plan.

Because the area is not served by sewer, local septic systems would need to provide the sanitary wastewater disposal. Approval of all subsurface wastewater disposal systems falls under the jurisdiction of the Suffolk County Department of Health Services, which would only approve the systems if it could be demonstrated that no impact would occur on local water quality. It is expected that given the need for this approval, the residential and mixed uses under the Recommended Plan could occur with no significant impacts on local utilities or the environment.

SCENIC RESOURCES

The Recommended Plan acknowledges a balance between the developed hamlet center and the agricultural uses and Pine Barrens and the maintenance of the scenic corridors while also providing for development. Overall, the Recommended Plan would protect the scenic quality within the hamlet by preserving and enhancing various features of the community including the woodlands, hamlet center, waterfront, wetlands, country roadways, and agricultural lands. By maintaining this quality of the study area, the Recommended Plan would also protect the sense of place for East Quogue residents and visitors, which is identified in the Town's Comprehensive Plan as one of the most important issues facing the preservation of scenic resources.

CULTURAL RESOURCES

The Recommended Plan would not alter or demolish any cultural resources in the study area because all proposed development would occur away from such resources. By allocating development north of the LIRR track and preserving lands along the eastern shoreline of Weesuck Creek, the Recommended Plan would preserve and protect scenic resources, which further protects historic buildings and resources and their local historical significance to the community.

TRAFFIC, AIR, AND NOISE

The residential component of the Recommended Plan would generate in total about 217 AM peak hour trips and 280 PM peak hour trips. The Recommended Plan also includes a traffic circulation plan that provides an east-west roadway connection north of the LIRR track. These new roadway connections would help to reduce the amount of traffic that would need to be routed along Old Country Road, portions of Lewis Road, and the intersection of Lewis Road and Box Tree Road/Old Country Road. The increase in traffic conditions is not as significant as other alternatives (see discussion below). Thus, if traffic mitigation is required, it would be more targeted to specific intersections. Also, the Recommended Plan would not expose any new sensitive uses to aircraft noise from Gabreski Airport.

Because no significant increases in traffic are expected, air and noise impacts would not be significant with the Recommended Plan.

SOLID WASTE MANAGEMENT AND RECYCLING

The Recommended Plan would not impact solid waste management and recycling operations in the hamlet or Town.

GROWTH INDUCING IMPACTS

The term “growth-inducing aspects” generally refers to the long-term secondary impacts of a proposed action that may trigger further development. Secondary impacts may include growth of physical development, population increases in the surrounding community, increases in economic growth, and/or social or cultural expansion. Projects that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth.

It is not expected that the Recommended Plan would have any appreciable adverse impact due to growth inducing impacts. As discussed in more detail in Chapter 1, “Project Background,” it is the objective of this analysis to protect community land patterns and environmental resources while also recognizing that managed growth will occur, with open space preservation and recreational opportunities through smart growth principles and land applications that direct development away from environmentally sensitive areas and towards appropriate receiving areas. It is also the Town’s objective to recognize the community values of East Quogue as a place to live, work, and recreate, and to limit adverse impacts from development. In the absence of these planning measures, unmanaged future growth could cumulatively impact the local school district and tax structure, ecological habitats, groundwater and surface water quality, and adversely impact existing and potential open spaces. In addition, recommendations set forth in this GEIS will provide direction for decision makers relative to future land management in the

study area. Thus, the Recommended Plan would not induce growth, rather it would serve to manage growth that is already anticipated to occur in the study area in the future without the proposed recommendations.

CONSTRUCTION IMPACTS

It is not expected that the Recommended Plan would result in any significant construction impacts in the study area. Construction impacts are temporary and would be reduced under this plan. Moreover, certain construction techniques (such as erosion and sediment control practices) would be employed to minimize the adverse effects of construction. What follows are the short-term (temporary) impacts anticipated as a result of construction of the proposed developments under the Recommended Plan:

- Presence of a relatively small number of construction vehicles along area roads;
- Localized noise from construction vehicles and equipment;
- Traffic impacts due to a small increase in worker vehicular traffic on area roads;
- Localized air quality impacts such as fugitive dust emissions from earth movement; and
- Temporary removal of relatively small areas of animal and plant habitat.

It is expected that surface and groundwater features would be protected with a construction period Stormwater Pollution Prevention Plan.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

While the Recommended Plan would require some commitment of natural resources in the form of vegetative cover or plant and animal habitat, the plan would have a positive impact on natural features in the study area. With the Recommended Plan, there is an enhanced opportunity for ecological resources to thrive in their natural state and maintain their natural integrity, particularly as a result of the large contiguous blocks of preserved lands. The Recommended Plan would expand protection efforts for natural resources within the study area. Further, the protection of forested habitat and open water/forest interface while eliminating the risk of forest fragmentation would curtail the decline of bird species and support their continued presence and use of the study area.

ENERGY USE AND CONSERVATION

As discussed above, the proposed plan would require energy in the form of gas and electricity consumed during construction and operation of the proposed developments. However, the proposed plan would not have an adverse effect on the distribution, generation, and maintenance of existing energy facilities.

MITIGATION AND UNAVOIDABLE ADVERSE IMPACTS

When significant impacts are disclosed, State Environmental Quality Review Act requires an analysis of mitigation. For each significant impact, feasible mitigation (e.g. measures to mitigate potential impacts on rare or endangered plant or animal species, water quality protection measures) should be examined. When there is no reasonable feasible mitigation, these impacts are disclosed as unavoidable adverse impacts.

As discussed above, the Recommended Plan would have limited environmental impacts. With respect to traffic, the Recommended Plan represents between 33 and 42 percent of the total vehicle trips that would be generated under the Proposed Projects Alternative and less than development under current zoning and it is expected to require little mitigation. However, even though the Recommended Plan would generate a reduced number of traffic trips and would not be expected to significantly impact the local street network, site specific traffic analysis are recommended for individual projects to ensure proper traffic flow and circulation, particularly with new connections to local streets and extensions of streets.

In addition, site specific project review could be performed for planning board or Town Board review for any of the projects discussed above that may have the potential for significant adverse environmental impacts that may require additional studies of groundwater or surface water impacts and natural resources, for example.

H. ALTERNATIVES

ZONING BUILD-OUT ALTERNATIVE

The Zoning Build-Out Alternative assumes that all large vacant and underutilized lots not built-out under the No Action condition are developed based on current zoning. Residential development of these lots would require subdivision or site plan approval. Most, but not all, of these large, vacant, and underutilized lands currently have a development proposal. As part of this alternative, the Turtle Bay site as well as the sand mining properties are also assumed to be developed based on current zoning. Further, this alternative considers the build-out of the Atlanticville properties south of Old Country Road (identified as Suffolk County Tax Parcels 316-1-30 and 317-1-27). The Zoning Build-Out Alternative would also consider the development of the Links and Gibbs properties (Suffolk County Tax Parcels 250-4-15 and 314-2-16) that are currently active but under built as per the current zoning. This alternative also assumes that all agricultural land that is not preserved (e.g., the Densieski Farm) would be developed per current zoning. This alternative would add 390 new residential units based on large vacant or underutilized lots. An additional nine units would be developed on lands currently used for agricultural purposes (outside of the Densieski Farm) that are not yet preserved.

Under the Zoning Build-Out Alternative, vacant lands within the study area would be residentially developed, thus significantly increasing the study area's population (between 1,177 and 1,464 residents based on 3 and 4 bedrooms units) and housing (399 units). The new residential development would also significantly increase the student population (231 students) within the study area and thus the burden on the school district. Likewise, this alternative, with the lack of varied uses to offset tax rates would result in significant demands on the East Quogue UFSD. The added residential development associated with this alternative would principally not change the scenic quality of the hamlet north of the LIRR track, but the viewsheds along Lewis Road, Old Country Road, Montauk Highway, and from Weesuck Creek would drastically change and alter the historic scenic character of the hamlet. Further, agricultural uses historically at the gateway to the community would no longer be present and those uses would be converted to residential homes. Thus, this alternative would severely conflict with the rural quality of life that is known to East Quogue.

This alternative would not realize the increased preservation of open space that occurs with the Recommended Plan and cluster developments. No new recreation uses would be provided to the

East Quogue Generic Environmental Impact Statement

East Quogue community with this alternative. Although the residential developments would need to meet clearing restrictions of the Pine Barrens regulations, this alternative would pose an impact to natural resources because development would occur over the entire property and fragmentation of resources would be prevalent, particularly along the coast.

Surface water runoff quality would not be improved with the Zoning Build-Out Alternative due to the added residential development and because the eastern shoreline of Weesuck Creek would be developed and further contribute to the potential impacts on this water body. Surface and groundwater resource impacts would be reduced due to clearing limitations, but without restrictions on pesticide and fertilizer applications, impacts to these resources could be significant.

The Zoning Build-Out Alternative would add about 307 AM peak hour trips and 407 PM peak hour trips to the study area traffic network. Some form of traffic mitigation would be expected to ensure that the study area roadways operate at an acceptable level of service.

PROPOSED PROJECTS ALTERNATIVE

The Proposed Projects Alternative examines the development applications as currently proposed in the study area including Noble Farms (27 single-family residential units with 32 acres preserved as open space and 14 acres preserved for agricultural use), the Hills at Southampton (111 single-family residential units with 245 acres preserved as open space and 49 acres dedicated to recreation amenities including a meeting house, gym, playhouse, shop, and village green), the Links (80 residential units developed on an 18-hole golf course), and Rosko Farms (8 single-family residential units with 28 acres preserved as open space). This alternative includes the build-out of the Lar Sal Realty property, which is permitted by current zoning to develop 31 single-family residential units. This alternative also assumes that the Atlanticville project would be developed as proposed. The current concept calls for 300 residential units and 29,300 square feet dedicated to commercial and retail space including two inns. In addition, this proposal includes approximately 85 acres of preserved open space; dedication of 20 acres of land to the East Quogue UFSD; 5 acres to be used for the proposed sewage treatment plant, and waterfront access to Weesuck Creek as well as a train station as an alternative mode of transportation, however, this would require coordination and agreements with the LIRR.

Under this alternative, single-family residential uses would greatly increase within the study area with an even larger increase in high density residential uses associated with the Atlanticville proposal. Preserved land and recreation uses, as part of the golf course proposal as well as new trails, would increase. This alternative proposes a train station and sewage treatment plant, both new uses and infrastructure within the study area. This alternative would increase open space and recreation within the East Quogue study area over the No Action condition, but would not provide as much dedicated open space and recreation lands as the Recommended Plan. Lands would be preserved as part of development projects north of the LIRR track and immediately adjacent to Weesuck Creek. However, not all of the land along the eastern coastline of Weesuck Creek would be preserved, thus fragmenting the large preserved lands to the north and south of this parcel. This part of the residential and commercial development south of the LIRR track would significantly change the character of the hamlet as well as the viewsheds of the country roads, Weesuck Creek, and the Main Street of East Quogue.

The Proposed Projects Alternative would significantly increase population and housing within the study area over the Recommended Plan, further increasing the burden to the East Quogue UFSD and local fire district. The Proposed Projects Alternative would increase the demand on

community facilities and services but would also provide land for expansion of such services. As part of the Atlanticville project, approximately 20 acres would be dedicated to the East Quogue UFSD. However, the district would be responsible for the construction of any school buildings on the site and would need to accommodate operational costs of the added school children. In addition, the dedicated land would be located north of the LIRR track, which poses an access constraint on the school and would require a second school in the district.

Because most of the proposals under this alternative are cluster developments, most natural resources would be preserved. However, the golf course design would impact the natural resources due to development across most of the property. Moreover, there would be an impact to the coastal forested lands north of Pine Neck Preserve due to forest fragmentation within this coastal portion of the study area and the development of the Josiah Fosters Path parcel.

Water usage for the new housing units would be about 1.2 million gpd, a significant increase over the No Action condition and the Recommended Plan. This alternative would require the addition of new SCWA wells and land would have to be allocated for such use.

If designed properly and permitted, the addition of the proposed sewage treatment plant would avoid groundwater and surface water contamination from the proposed high density development. However, this would be a major new installation of infrastructure in the hamlet with potential growth inducing impacts. Construction would, however, require the approval of regulatory agencies such as the Suffolk County Department of Health Services. Without that approval, this alternative could not be constructed, since septic systems would not be feasible. Because uplands adjacent to Weesuck Creek would be developed, there is also potential for impacts on this waterbody. Surface and groundwater resource impacts could be reduced due to clearing limitations but without restrictions on pesticide and fertilizer applications, impacts to these resources could be significant. Stormwater runoff issues would still affect the study area with no regulations in place to curb contaminants from entering runoff.

It is estimated that the proposed developments would generate approximately 514 new trips during the AM peak hour (152 entering, 362 exiting) and 851 trips during the PM peak hour (496 entering, 355 exiting). The Atlanticville project accounts for more than 50 percent of the total trips (262 AM peak hour trips and 524 PM peak hour trips).

The Proposed Projects Alternative would have notable changes in level of service at several roadway intersections:

- The eastbound Old Country Road approach at Quogue-Riverhead Road.
- The westbound Lewis Road left-turn lane group at Quogue-Riverhead Road.
- The westbound Lewis Road right-turn lane group at Quogue-Riverhead Road.
- The eastbound Old Country Road approach at Lewis Road.
- The westbound Old Country Road/Box Tree Road approach at Lewis Road.
- The southbound Lewis Road approach at Montauk Highway.
- The eastbound Montauk Highway approach at Central Avenue.
- The southbound Old Country Road approach at Montauk Highway.
- The southbound Emmett Drive approach at Montauk Highway.

Each development site would have its own driveway(s) to/from the study area roadways. Several of the development sites are in close proximity to each other (specifically those located in the

East Quogue Generic Environmental Impact Statement

sector east of Lewis Road and north of Old Country Road) and would likely benefit from shared common driveways wherever practical. This would reduce the number of potential conflict points along the roadways described above.

Several traffic improvement measures could be implemented to improve traffic operations in the study area with the Proposed Projects Alternative, including geometric roadway changes (widening, restriping), signal retimings and re-phasing, removal of on-street parking, and the installation of traffic signals at unsignalized intersections. There would be a significant increase in construction activity along Main Street.

UPZONING DENSITY ALTERNATIVE

This alternative assumes that lands north of the LIRR track and east of Lewis Road presently zoned CR120 and CR80 would be rezoned to CR200 (5-acre lots) as well as property currently operating as Densieski Farm, which is located west of Lewis Road. The Densieski property that is currently zoned LI200 would be rezoned to CR200. Similar to the Zoning Build-Out Alternative, this alternative considers the development of underutilized property owned by the Links (which would be upzoned) and Gibbs, and residential development of Densieski Farm (which would be upzoned) as well as other unreserved agricultural lands. The remaining lands within the East Quogue study area would maintain their current zone and be developed as such, including property owned by Atlanticville that is south of the LIRR track.

The Upzoning Density Alternative would reduce the amount of land that could be residentially developed within the study area by increasing the minimum lot size requirement to 5 acres. Based on the Town Code, the maximum lot coverage for properties within the CR80 and CR120 zones is 10 percent whereas the maximum lot coverage for properties within the CR200 zone is 5 percent. Therefore, upzoning the 622 acres of land currently in the CR80 and CR120 zones to CR200 would reduce the permitted lot development by about 50 percent (i.e., an additional 31 acres over the Zoning Build-Out Alternative would be left in their natural state and not removed for residential purposes).

In comparison to Zoning Build-Out Alternative, this alternative would add 70 fewer homes to the study area with a proportional reduction in new residents (206 to 257 less) and school-age children (40 less). The impacts identified for the Zoning Build-Out Alternative are applicable to this alternative but the demand on community facilities, the school district, etc. would be reduced due to the decrease in housing units.

CLUSTER DEVELOPMENT ALTERNATIVE

This alternative considers the as-of-right development of large lots clustered on 1-acre parcels. All residential development would be clustered to the south, away from the Central Pine Barrens Core Preservation Area. Rosko Farms, Noble Farms, and the Hills at Southampton, as currently proposed, would meet the cluster provision under current zoning. Lands south of the LIRR track would be clustered away from the coastline. The Densieski Farm farmland would be clustered north of Lewis Road to connect with other preserved farmland while the residential units would largely be clustered south of Lewis Road.

With this alternative, approximately 770 additional acres would be preserved over the Zoning Build-Out Alternative due to clustering. Cluster developments are proposed north of the LIRR track where lands would be clustered south and away from the Central Pine Barrens Core Preservation Area.

Impacts to natural resources and agricultural lands would be less with this alternative than with the Zoning Build-Out Alternative. Since the density would remain the same, the population and housing increase would equal the density for the Zoning Build-Out Alternative.

CLUSTER DEVELOPMENT WITH UPZONING ALTERNATIVE

This alternative considers the as-of-right development of large lots clustered on 1-acre parcels. All residential development would be clustered to the south, away from the Central Pine Barrens Core Preservation Area. Rosko Farms, Noble Farms, and the Hills at Southampton, as currently proposed, would meet the cluster provision under current zoning. Lands south of the LIRR track would be clustered away from the coastline, including the Josiah Fosters Path parcel. The Densieski Farm farmland would be clustered north of Lewis Road to connect with other preserved farmland while the residential units would largely be clustered south of Lewis Road.

With this alternative, approximately 770 additional acres would be preserved over the Zoning Build-Out Alternative due to clustering. Cluster developments are proposed north of the LIRR track where lands would be clustered south and away from the Central Pine Barrens Core Preservation Area.

The only difference between this alternative and Zoning Build-Out Alternative is the amount of land that would be developed with residential units. Thus, with this alternative, impacts to natural resources and agricultural lands would be reduced. Since the density would remain the same, the population and housing increase would be equivalent to the Zoning Build-Out Alternative and impacts associated with population and housing (e.g. schools) would be similar.

WORKFORCE-SENIOR HOUSING ALTERNATIVE

This alternative assumes that 10 percent of the Recommended Plan housing units would be dedicated to workforce housing and another 10 percent would be dedicated to senior housing.

This alternative would maintain the same land use proportions within the study area as the Recommended Plan. However, the mix of residential housing units would differ in that this alternative would provide 10 percent of the housing stock for workforce units (about 21 units) and another 10 percent for senior units (about 21 units).

The Workforce-Senior Housing Alternative is based on the Recommended Plan and therefore would contribute the same population and housing as the plan. However, this alternative assumes 10 percent of the future housing stock to workforce housing and senior housing. Based on an assumption that workforce housing units would produce the same number of students as a single-family unit and that senior housing would not introduce student-age children, this alternative would add 111 new students in comparison to an additional 123 under the Recommended Plan. The addition of senior living may increase the burden on local emergency services.

PRESERVATION OF AGRICULTURAL LAND ALTERNATIVE

The Preservation of Agricultural Land Alternative would ensure the preservation of all unprotected active agricultural land within the study area, representing 132 acres in the No Action condition. This alternative would bring the total preserved agricultural land within the study area to 327 acres, an increase of 68 percent over the No Action alternative. The remainder of the study area would comprise the same land use allocations as the Zoning Build-Out Alternative.

This alternative would add 45 fewer housing units compared to the Zoning Build-Out Alternative. The preservation of agricultural land within the study area would secure the rural history of the hamlet and maintain this use as the gateway to the study area.

HAMLET TRANSFER OF DEVELOPMENT RIGHTS ALTERNATIVE

This Hamlet Transfer of Development Rights (TDR) Alternative examines the impacts from the Atlanticville application as currently proposed, but also assumes that the development rights for the lands north of the LIRR track are transferred to this property. This alternative includes the transfer of development rights from Noble Farms, the Hills at Southampton, the Links, Rosko Farms, Lar Sal Realty, Gibbs, and the sand mining properties, which under current zoning has a total yield of 281 units. These units added to the yield allowed for properties owned by Atlanticville would permit a total of 361 units. It is also assumed that the Densieski Farm and other unprotected agricultural land would be preserved while Turtle Bay would be commercially developed. Infill development within subdivisions would still occur with this alternative.

The Hamlet TDR Alternative would decrease the zoning build-out residential development within the study area by increasing the density of residential units allowed south of Old Country Road and preserving infill and old filed map lands not associated with existing subdivisions. Under this alternative, approximately 42 acres of underdeveloped parcels located south of the LIRR track would be converted to a high density residential development similar to the Atlanticville proposal. This alternative would also significantly increase the preserved open space as well as preserve all unprotected agricultural land. It would also increase the flow of sanitary wastewater and provide the need for a local sewage treatment plant. This alternative would also affect local traffic by channeling traffic along Main Street. Proposed is also a train station as an alternative mode of travel; however, this would require coordination and agreements with the LIRR.

Under this alternative, the scenic quality of the area north of the LIRR track would remain in perpetuity with the preservation of lands north of the track. Moreover, the Weesuck Creek viewshed would be preserved as well. However, the higher density residential and commercial development along Main Street would significantly change the character of the hamlet and the scenic character at the Main Street corridor.

The Hamlet TDR Alternative would substantially increase the study area's housing stock and school-aged children. As a result, the demand on community facilities and services would increase, but this alternative would also provide land for expansion of such services. As part of this alternative, approximately 20 acres would be dedicated to the East Quogue UFSD. However, the district would be responsible for the construction of any school buildings on the site and the dedicated land would be north of the LIRR track, which poses a constraint on access to the property. The Hamlet TDR Alternative would burden the school district, but would provide for a mix of housing types that may not all generate school age children and thus, this mix of uses could also generate ratables without producing school age children and off setting the financial impact to the school district.

This alternative would significantly increase open space. Under this alternative, all vacant and underutilized lands north of the LIRR track, with the exception of land dedicated to the school and for use as a train station and sewage treatment plant, would be preserved as would the parcel of land along the east coastline of Weesuck Creek. The Hamlet TDR Alternative would preserve the greatest amount of open space of all alternatives under consideration. This preservation would provide the greatest benefit to natural resources by limiting the amount of land in the

study area that would be cleared for residential development. Because all vacant and underutilized lands north of the LIRR track and lands adjacent to the eastern coastline of Weesuck Creek would be preserved as open space, prime natural resources would be preserved in their current state and maintain their natural integrity, particularly as a result of the large contiguous blocks of preserved lands.

Similar to the Recommended Plan, the Hamlet TDR Alternative would expand protection efforts for natural resources within the study area and thus, be consistent with State, regional, and local policy documents that encourage the preservation of the Central Pine Barrens due to significant habitat types and wildlife species as well as the preservation of coastal resources of Shinnecock Bay/Weesuck Creek thereby protecting water quality, providing a contiguous corridor for wildlife species between Pine Neck Preserve and the Central Pine Barrens, and protecting tidal wetland areas. Further, the protection of forested habitat and open water/forest interface while eliminating the risk of forest fragmentation would curtail the decline of bird species and support their continued presence and use of the study area.

Water usage for the new housing units would be about 1.2 million gpd, a significant increase over the No Action condition and Recommended Plan. This alternative would also require the addition of new Suffolk County Water Authority wells and land would have to be allocated for such use.

As part of this alternative, a new sewage treatment plant would be necessary to handle the flow from the higher density development. The construction of a sewage treatment plant would help to avoid groundwater or surface water contamination from this high density development. Construction would, however, require the approval of regulatory agencies such as the Suffolk County Department of Health Services. Without that approval, this alternative could not be constructed, since septic systems would not be feasible. In addition, the surface and groundwater resource impacts would be reduced due to the large preservation effort north of the LIRR track and the preservation of lands along Weesuck Creek.

With respect to traffic, the Hamlet TDR Alternative would add about 278 AM peak hour trips and 368 PM peak hour trips to the study area traffic network. Although the mitigation proposed for the Proposed Projects Alternative would be too intense for this alternative, some form of mitigation would likely be required to ensure that the study area roadways operate at an acceptable level of service under this alternative. However, this alternative would concentrate development along Main Street with limited access routes and is therefore likely to result in traffic impacts and congestion in the Main Street area. In addition, parking needs would have to be met on-site, which is a potential site design constraint. Even with the increase in traffic, it is not expected that this alternative would have a significant adverse impact on air quality or noise¹.

HAMLET TRANSFER OF DEVELOPMENT RIGHTS UPZONING DENSITY ALTERNATIVE

This alternative maintains the same assumptions as the Hamlet TDR but upzones the property that would be transferred to the Atlanticville project, thus reducing the permitted residential units.

¹ It would, however, require substantial construction in the hamlet proper for an extended period with the associated construction period impacts such as traffic and noise.

East Quogue Generic Environmental Impact Statement

The Hamlet TDR Upzoning Density Alternative would have the same land use conditions as the Hamlet TDR Alternative, however, the density of development would be less. Assuming that the developable land north of the LIRR track is upzoned in much the same way as the upzoning alternative (see that description above), this alternative would reduce the number of units that could be transferred by 64 units. Thus, Hamlet TDR Upzoning Density Alternative would add 291 units to the study area as compared to 361 with the Hamlet TDR Alternative with a comparative decrease in student generation.

This alternative, with the exception of population, student generation and therefore the fiscal burden on the school district, would maintain the same impacts as the Hamlet TDR Alternative. A reduced density would also reduce the impacts on scenic quality of the hamlet, traffic mitigation, and would require a sewage treatment plant. *