
Appendix A

617.21
Appendix F
State Environmental Quality Review
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS
Determination of Significance

Project Number **Southampton Country Day Camp**Date October 11, 2012

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Southampton Town Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will be prepared.

Name of Action: Southampton Country Day Camp

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration Yes
 No

Description of Action:

The project involves the change of use from a pre-existing, non-conforming tennis camp use to a non-conforming day camp use on a residentially zone parcel and the demolition/reconstruction/relocation of the existing structures and new structures and the addition of accessory pools and sport court/playgrounds.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

The subject property is located (SCTM No. 900 – 97 – 3 - 17.1) on a 17.28-acre parcel fronting Little Fresh Pond located in the R-20 Zoning District located at 665 Majors Path, North Sea, Town of Southampton, Suffolk County.

Reasons Supporting This Determination:

Summary: The proposed action may result in a potential large impact on one or more of the following: land, water, plants and animals, transportation, aesthetic resources and community character, public health, community/neighborhood character, critical environmental areas and public controversy (see attached Part III). The applicant has not addressed the cumulative impact of the proposed use on the environment.

These issues as well as design alternatives for the Planning Board’s consideration should be addressed in the form of a Draft Environmental Impact Statement.

<p>Dennis Finnerty, Chair of Planning Board</p> <p>Name and Title of Responsible Officer in Lead Agency Officer</p>	<p>Signature of Responsible Officer</p>
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<p>Clare Vail, Principal Planner</p> <p>Name and Title of Preparer</p>	<p>Signature of Preparer</p>
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If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Dennis Finnerty, Chair

Address: Town of Southampton Planning Board,
Town Hall, 116 Hampton Rd., Southampton, N.Y. 11968

Telephone Number: (516) 287-5735

For Unlisted Actions a copy must be filed with the lead agency (Generally Planning Division)

Applicant (If any)

Other involved agencies (if any)

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice must be Sent to:

Applicant	Southampton Day Camp Realty, LLC 85 Crescent Beach Road Glen Cove, NY 11542
	Wayne D. Bruyn, Esq., O’Shea, Marcincuk & Bruyn, LLP 250 North Sea Road Southampton, NY 11968
Other involved agencies	Suffolk County Department of Health Services Suffolk County Center P.O. Box 6100 Riverhead, New York 11901

Roger Evans
New York State Department of Environmental Conservation
SUNY Stony Brook, Building 40
Stony Brook, NY 11790

Zoning Board of Appeals
Herbert Phillips, Chair
116 Hampton Road
Southampton, NY 11968

Town of Southampton Highway Department

Business Environment Publications Inc.,
6 Sevilla Dr., Clifton Park, N.Y. 12065-5013

Town Supervisor, C/O the Town Clerk

**Scoping Document for the
Draft Environmental Impact Statement
for the application of
Southampton Day Camp Realty, LLC**

Description

The site plan application is for Southampton Day Camp Realty, LLC for a change from one non-conforming use to another non-conforming use from the existing tennis club/camp to a day camp and tennis club on the 17.28-acre property situated in the R-20 Zoning District located at 665 Majors Path in the Hamlet in North Sea (SCTM No. 900-97-3-17.1).

The project sponsor will prepare an Environmental Impact Statement (EIS) in accordance with the State Environmental Quality Review Act regulations (6NYCRR Part 617).

Pursuant to **6 NYCRR § 617.8**, the final written scope should include the following information:

1. A brief description of the proposed action;
2. The potentially significant adverse impacts identified both in the positive declaration and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspects of the environmental setting that may be impacted;
3. The extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology (ies) for obtaining new information;
4. An initial identification of mitigation measures;
5. The reasonable alternatives to be considered
6. An identification of the information/data that should be included in an appendix rather than the body of the draft EIS; and
7. Those prominent issues that were raised during scoping and determined to be not relevant or not environmentally significant or that have been adequately addressed in a prior environmental review.

I. Cover

II. Table of Contents

III. Executive Summary

IV: PROJECT DESCRIPTION

1. Project Purpose, Need and Benefits
2. Site History – Original date of development and permits secured
3. Existing conditions on the site
 - a. Existing buildings, including area of buildings and occupancy of public buildings.

- b. Existing uses (e.g., Certificate of Occupancy for the existing uses on-site) – including current population of tennis club members, campers and camp counselors.
 - c. Existing parking spaces
 - d. Existing permits and approvals
 - 4. Objectives and Benefits for the Project Sponsor
 - B. Location
 - 1. Geographic location of property (using maps).
 - 2. Description of access to site (adjacent roads, ingress/egress points)
 - 3. Description of existing zoning
 - C. Design and Layout
 - 1. Total site area
 - a. Existing and proposed impervious surface area
 - b. Engineering measures
 - c. Buffers to be established with the proposal.
 - d. Natural area – Note how much natural area are to be cleared, retained and re-vegetated on-site in acres and square footage.
 - 2. Structures
 - a. Site plan layout and design
 - b. Layout of parking lots.
 - c. Parking calculations based upon industry standards and actual counts from similar camps in the area (# of counselors, # of campers privately driven, etc).
 - d. Sanitary system plans to be constructed (or details on recently installed sanitary systems).
 - e. Architectural/building plans proposed for project
 - f. Lighting plans including photometric information and fixtures (specify as full cut-off)
 - g. Above/underground pipelines and utilities
 - h. Signage
 - i. Proposed fencing, screening, buffers, and the interior landscaping required until 330-99J.
 - D. Construction and operation of the Proposed Project
 - 1. Construction
 - a. Construction Plan should include, but not be limited to, truck circulation, staging areas, storage of materials, erosion control, noise and dust control, etc. Construction periods should be limited to Mon-Fri during normal business hours.
 - b. Total construction period
 - c. Schedule of construction – phasing, if applicable
 - d. Future potential development, on site or on adjoining properties
 - 2. Management
 - a. Operation - Include exact maximum number of campers, counselors and support personnel and maximum numbers of tennis club members; maximum number of counselors/support staff to be on-site.

- b. Outline all activities related to the use of the site as a day camp and tennis club, including season/days/hours of operation.
 - c. Maintenance (daily, weekly, etc.)
 - i. Type of fertilizer, pesticides, and other chemicals to be utilized on the site.
 - d. Noise levels
 - e. Plan for safety of the children, fencing
 - f. Emergency response
3. Future upgrades to existing infrastructure - need for additional facilities, if any
- E. Approvals required for implementation of Proposed Project
1. Required variances or interpretations to the zoning regulations
 2. Permit approvals (include copies of the applications that have been submitted or will be required to be submitted as appendix).

V. Environmental Setting

Natural Resources – Existing Conditions

A. Geology

1. Subsurface -describe composition of subsurface material and include results of test hole(s) performed for subject property
2. Surface
 - a. List of soils types
 - b. Discussion of soil characteristics and suitability of use
3. Topography and map– description of topography at project site

B. Water Resources

1. Groundwater – discuss existing facility’s consistency with Town, County, State approved plans for groundwater protection
 - a. Location and description of aquifers and recharge areas
 - i. Depth to water table
 - ii. Flow of groundwater
 - b. Water use and location of water supplies in the near vicinity shall be identified
 - c. Regulatory requirements and water quality standards shall be identified (e.g., DEC Standards and regulations)
 - d. Current SCDHS approval flow and existing density permitted under the current regulations.
2. Surface waters – Little Fresh Pond
 - a. Discuss the status of Little Fresh Pond as a Critical Environmental Area.
 - b. Cite studies/monitoring performed upon the existing condition of Little Fresh Pond per the NYSDEC, Suffolk County and/or the Southampton Town Trustees and summarize any conclusions reached on water quality and the causes of impacts

- on Little Fresh Pond (ie Phosphorus, nitrogen, algae blooms, etc.)
- c. Regulatory requirements regarding setbacks for proposed development, including proposed catwalks or floating docks, including Town of Southampton wetlands regulations and the NYSDEC Freshwater Wetlands regulations.
- d. Verification of existing wetlands delineation.

C. Ecology

1. Assess the existing vegetation and natural habitat to be cleared including trees of 6” caliper or greater. Tree preservation plans shall be prepared for area proposed to be cleared, only.
2. Discuss the area of natural vegetation to be retained and the area of natural vegetation to be re-established.
3. Identify any threatened or endangered plant or animal species found in the area.
4. Identify any non threatened or non endangered plant or animal species found in the area.

Aesthetic Resources - Existing Conditions

- A. Visual and Aesthetic Resources
 1. Description of the physical character of the community
 2. Description of natural area of significant scenic value
 3. Existing lighting, including specifications on fixtures and photometric information and hours of operation
 4. Existing lighting in surrounding area
 5. Existing regulations and Dark Sky recommendations

Human Resources – Existing Conditions

- A. Transportation
 1. Transportation services
 - a. Description of the size, capacity and condition of service as it relates to existing tennis club/accessory camp use
 - i. Existing level of use of both tennis club/accessory camp use and just the tennis club.
 - ii. Existing roadway network in study area
 - iii. Parking facilities for tennis club
 - iv. Existing interior vehicular circulation
 - v. Traffic control measures
 - vi. Access and egress to and from site – Including sight distances for right and left hand turns.
 - vii. Discussion on existing adopted traffic plans for the area
 - viii. Traffic analysis shall be completed to adequately address the safety and capacity of the street system, including but not limited to

Majors Path, the Majors Path and North Sea-Mecox Road intersection, the North Sea Road and North Sea-Mecox Road intersection, the North Sea Road and Sandy Hollow intersection, the North Sea Road and Majors Path intersection (to the south) and the Majors Path and Edge of Woods intersection in relation to the existing and anticipated traffic generation.

- b. Description of current level of use of services
 - i. Existing traffic counts during summer months of July/August
 - ii. A.M. and P.M. traffic flow (during drop off hours)
 - iii. Seasonal traffic flow
 - iv. Vehicle traffic flow
 - v. Accident data on-site, off-site and at adjacent intersections within ½ mile.
2. Public transportation – description of current availability of service and present level of use
3. Pedestrian environment
 - a. Circulation patterns on-site/off-site.

Traffic Information shall be summarized in the above sections and the complete data should be presented as a report from a traffic consultant as part of the appendix.

B. Land Use and Zoning

1. Existing land use and zoning
 - a. Land Use of project site (include graphic) existing conditions on the site (including permitted uses on the site) history of the site, existing permits, history of any environmental assessments
 - b. Land use in surrounding study area (radius ½ mile or 1 mile) (include graphic) identify playground, parks, public lands, camps and other surrounding uses including residential (and shooting range).
 - c. Relationship with adjacent properties –use, history, parking, drainage, etc.
 - d. Zoning in study area (radius ½ mile or 1 mile) (include graphic)
 - e. All zoning and regulatory restrictions that govern development on the project site and surrounding zoning districts in the study area will be identified.
 - f. Identify the variance request to establish the day camp use – Section 330-167 B of the Town Code.
 - g. Noise regulations per Town Code.
 - h. Identify existing levels of noise generated by the existing use of the site.
2. Land use plans
 - a. Description of any land use plans or master plans which include project site and surrounding area
 - b. Discussion of future development trends or pressures

VI. Significant Environmental Impacts

Natural Resources

- A. Impact on Geology – Subsurface, Surface & Topography
 - 1. Engineering Design – Grading Plan
 - 2. Soil removal cut & fill, etc.
 - 3. Erosion and sediment control plan
- B. Impact on Water Resources
 - 1. Impact on Groundwater
 - a. An analysis of groundwater recharge areas and hydrological regime to include a watershed analysis (groundwater flow, quality, velocity and water budget) will be conducted. Regional and local hydrogeological conditions and water quality will be discussed. Depth to groundwater will also be determined as well as the groundwater/surface water interface.
 - b. An assessment of the impact to groundwater will be provided regarding the capture and recharge of stormwater runoff from the proposed project and impervious surfaces.
 - c. An assessment of the impact to groundwater will be provided from the anticipated flow of sanitary waste from the proposed project and it's proposed treatment and discharge – indicate proposed flow (per SCDHS standards – submit copies of SCDHS permit application and plans)
 - d. Impact of swimming pool maintenance/chemical on groundwater.
 - e. Impact of fertilizers, pesticides and other chemicals used in conjunction with the use on groundwater.
 - f. Impact of using wells for irrigation.
 - g. Needed permits – applications and any permits secured should be included in Appendix.
 - 2. Impact on Surface Water
 - a. Impact on the Critical Environmental Area resource, freshwater wetlands.
 - b. Discuss proposed buffers or easements on the Little Fresh Pond.
 - c. Explanation of the type of sanitary systems to be installed, and anticipated impact on surface waters of Little Fresh Pond.
 - d. Impact of fertilizers, pesticides and other chemicals used in conjunction with the use on Little Fresh Pond.
 - e. Needed permits from NYSDEC including Freshwater Wetlands (Letter of Non-Jurisdiction, if applicable) and

NYSDEC SPDES for area of disturbance and discharge permit (over 1,000 per day).

C. Ecology

1. Impact of tree preservation plan.
2. Impact of natural areas to be retained and native vegetation to be replanted.
3. Impacts on any threatened or endangered plant or animal species found in the area.
4. Impacts on any non threatened or non endangered plant or animal species found in the area.
5. Impacts of fertilizer, pesticides and other chemicals proposed to be utilized on-site on plant or animal species.

Human Resources

A. Impact on Transportation

1. Impact on Transportation Services. Note: full traffic study should be included as an appendix. The scope of the study shall include at a minimum, proposed days for counts, peak hour estimates and seasonal fluctuations, left turn situation, etc..
 - a. Flow of projected traffic in and out of site (discuss and show graphically) – Include discussion on sight distance from proposed egresses (curb cuts).
 - b. Impact of peak hour usage on Majors Path
 - c. Examination of roadway modifications in the vicinity of the site driveways, if any, necessary to accommodate site generated traffic.
 - d. A transportation engineer shall provide an assessment of the anticipated trip generation rates of the proposed uses, which will include an evaluation of existing traffic patterns (actual counts in the summer months) within the Town of Southampton or other comparable areas – Evaluation shall include both the bus transportation component as proposed and the alternative which all campers will be coming to the site with private transportation and needed parking.
 - e. The transportation engineer will provide an analysis of the anticipated impacts of the proposed uses on the existing traffic patterns on site.
 - f. Discussion of site parking and circulation - Discuss the parking demands for the various uses including the day camp with and without the bus service and the proposed tennis camp to remain. Include definitive maximum numbers of camper, counselors/support staff and tennis club members/support staff.

Traffic Information shall be summarized in the above sections and the complete data should be presented as a report from a traffic consultant as part of the appendix.

2. Impact on Pedestrian environment – discussion on impact to pedestrian circulation on the subject property and the adjacent sites.

B. Impacts on Land Use & Zoning

1. Impacts on Land Use on study area (radius ½ mile) Discuss distance including comprehensive analysis of the impact of introduction and intensification of commercial uses in a residential zone (R-20)
2. Impacts on Zoning in study area (radius ½ mile)
3. Impact on Community Services, including fire and ambulance services.
4. The proposed project will be analyzed in terms of its compliance with all regulatory restrictions of the various agencies from which approvals are required, including its compliance with the previous ZBA decisions.
5. Impact of granting by ZBA of the change of one non-conforming use to another use on the general neighborhood.
6. Impacts of establishing 100' buffers to property lines consistent with Section 330-162.12. (Day camp special exception standards).
7. The project will be assessed in terms of its compliance with the recommendations of the Town's Comprehensive Plan

C. Impacts on Character of Community or Neighborhood and Public Health

1. Impact of Character of Community
 - a. Impact on the intensity of the commercial use, traffic, noise, etc on the surrounding neighborhood.
 - b. Impact of precedent of an intensification of use.
 - c. Potential impact of action through the granting of the change of non-conforming use with the Town of Southampton Zoning Board of Appeals. Review standards.
 - d. Potential impact with the existing Zoning Code for the Town of Southampton, including the standard of one use per lot in the residential zone and the Town of Southampton Comprehensive Plan Update.
 - e. Potential impact of buffers between proposed uses and the adjacent roadways and neighboring properties.
 - f. Potential impact on existing community services, including police, fire, ambulance and education facilities.
2. Impact on Public Health
 - a. Potential impacts related to traffic.
 - b. Potential impacts related to all campers being dropped off by private vehicles (no bus service).
3. Impact of Noise
 - a. Impact of anticipated noise levels of day camp above existing ambient noise levels on adjacent uses (Noise study).
 - b. Impact of noise during site construction. (Noise study).
4. Impact on Open Space and Recreation
 - a. Impacts on open space and recreation
5. Impact on Visual Resources
 - a. An analysis of the proposed construction in context of the existing environment will be provided with an assessment of its impact on the visual aesthetic resources of the community (Little Fresh Pond).

- b. Visual assessment using the NYSDEC standard SEQR guidelines of the proposal from adjacent roadways and adjacent properties.
6. Impact of Lighting
- a. The anticipated impact of the additional lightings on the site including specifications and hours of operation and its conformance with the existing regulations and the rural character of the area. (Dark Skies criteria)

VII. Mitigation Measures

Address mitigation for each identified impact including but not limited to the following:

Transportation

- Bus service to be required.
- Majors Path roadway modification.
- Reduction in curb cuts
- Relocation of two of the curb cuts.

Groundwater Resources

Clearing of natural vegetation to be minimized/re-vegetation.

Surface Water Resources

Establishment of buffer or conservation easement to the wetlands.

Community Character

Increased buffers between structures/activity and adjacent uses.
Vegetative buffers to mitigate noise

VIII. Unavoidable Adverse Impacts

VIII. Alternatives

- I. Residential
 - a. Single family residences – yield plan and Planned Residential Development with Open Space (25%) – Discussion shall include real numbers as a percentage of the residences in Southampton are seasonal/not year round.
- II. Alternative Design
 - a. Alternative with compliance of 100' setback of buildings and 100' setback of activity with 100' landscape buffer in line with the Section 330-162.12 day camp special exception standards (Reduction in noise impact and increased safety for campers).
 - b. Alternatives with Active Denitrification System or alternative sanitary technology which the SCDHS will approve for the camp

March 26, 2015

- and/or permeable reactive barrier. (Reduction in impact to groundwater/surface water)
- c. Monitoring of Little Fresh Pond.

III. Alternative Size

- a. Reduced Scale Alternative – 25% overall reduction of the population (how will reducing scale minimize traffic and other impacts on community)

IV. No Action (Discuss No Build)

IX Irreversible and Irretrievable Commitment of Resources

X. Growth Inducing Aspects of the Proposed Project

XI. Use and Conservation of Energy

XII. References

XII. Appendices

Traffic Study

Noise Study

Permit applications

Existing permits/approvals

Plans