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**Adopted Scoping Document for the
Draft Environmental Impact Statement
for the application of
Konner Friedlander Gateway**

Description

The site plan/ZBA application proposes the construction of two attached buildings (13,000 sf & 14,000 sf for a total of 27,000 sf) for a fitness facility and associated parking on properties totaling approximately 8.1 acres fronting on freshwater wetlands (Kellis Pond) situated in the HB and R-60 Zoning Districts located at 2071 Montauk Highway in the Hamlet of Bridgehampton. Included in the proposal is a three (3) lot subdivision of the approximately 8.1-acre lot (900-84-1-15, 16.2 & 16.8) into 3 lots: Lot 1- 2.55 acres (residential zone R-60); Lot 2 - 4.4 acres (highway business HB Zone'); Lot 3 - 1.33 acres (highway business 'HB Zone'). The rear lot would be entirely in the R-60 residential zoning district with a 10' wide flag pole for access.

Also submitted with the site plan pre-submission application was an Overall Site Plan (Master Plan), which outlined the preliminary future plans for the overall property controlled by the developers. The total square footage of the master plan is approximately 77,800 s.f, consisting of 9 buildings with 432 parking spaces required/provided on a total of 13+acres. (SCTM Nos. 900-84-1-13.4, 13.5, 13.6, 13.7, 14 & 44)

The total subject property consists of 13+ acres located on the south side of Montauk Highway, across from Bridgehampton Commons, in the Hamlet of Bridgehampton, Town of Southampton, Suffolk County, New York.

The plans under consideration and the basis of the DEIS include:

- Subdivision map prepared by Araiys Design dated August 25, 2014; last revised October 24, 2017
- Conceptual Site Plan dated April 28, 2014; last revised October 24, 2017
- Building elevations for Bldgs. A&B prepared by Alexander Gorlin Architect dated July 2014 (2 sheets)
- Conceptual Yield Plan prepared by Araiys Design dated April 28, 2014; last revised December 5, 2017
- Alternative Subdivision Yield Map prepared by Araiys Design dated April 28, 2014; last revised December 5, 2017, and
- Overall Site Plan (Master Plan) prepared by Araiys Design dated June 17, 2016 and last revised October 24, 2017.

The project sponsor will prepare an Environmental Impact Statement (EIS) in accordance with the State Environmental Quality Review Act regulations (6NYCRR Part 617). The analysis shall be based upon the Overall Site Plan (Master Plan) (9 total buildngs) and planned/permitted uses allowed in the HB/R-60 Zoning Districts for all the identified impacts listed below.

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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
3. Existing conditions on the site
4. Objectives and Benefits for the Project Sponsor
- B. Location
 1. Geographic location of property (using maps).
 2. History of layout of all lots, including ownership.
 3. Description of access to site (adjacent roads, ingress/egress points)
 4. Description of existing zoning
- C. Design and Layout
 1. Total site area (Equinox & Overall Site Plan (Master Plan))
 - a. Existing and proposed impervious surface area
 - b. Engineering measures
 - c. Location of the existing Conservation Easement.
 - d. Buffers to be established with the proposal.
 - e. 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 (Equinox & Overall Site Plan (Master Plan))
 - b. Layout of parking lots including and the interior landscaping required under 330-99J. The rows of more than 10 parking spaces shall be separated with interior landscaping.

- c. Design of the proposed cross access between the subject properties and the commercial properties to the east.
 - d. Parking calculations based upon industry standards for proposed/potential uses.
 - e. Sanitary system plans to be constructed.
 - f. Architectural/building plans proposed for project
 - g. Lighting plans including photometric information and fixtures (specify as full cut-off)
 - h. Above/underground pipelines and utilities
 - i. Signage
 - j. Proposed fencing, screening, buffers, and the interior landscaping required under 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 – Full description of the Equinox business model – numerous classes and large classes; spa; swimming pool; restaurant; food preparation/kitchen; retail; showers/bathrooms, washing machines, etc
 - b. Operation – Discussion of anticipated planned/permitted uses
 - c. Number of employees for all proposed/anticipated uses
 - d. Water Usage.
 - e. Hours of operation.
 - f. Energy use.
 - g. Maintenance (daily, weekly, etc.)
 - i. Type of fertilizer, pesticides, fungicides and other chemicals to be utilized on the site.
 - h. Noise levels
 - i. 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

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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
 - c. Discussion of Prime Agricultural Soils
 - d. Discussion of partial location within Agricultural Overlay District.
3. Topography and map– description of topography at project site

B. Water Resources

1. Groundwater
 - 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., SCDHS and DEC Standards and regulations)
 - d. Calculations for consistency with the Suffolk County Sanitary Code provided..
2. Surface waters – Kellis Pond and Mecox Bay watershed
 - a. Discuss the status of Kellis Pond as a Critical Environmental Area.
 - b. Discuss the status of Kellis Pond as a NYSDEC impaired pond.
 - c. Cite studies/monitoring performed upon the existing condition of Kellis 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 Kellis Pond (ie Phosphorus, nitrogen, algae blooms, etc.)
 - d. Updated wetlands delineations by the Town of Southampton Environmental Division.
 - e. Regulatory requirements regarding setbacks for proposed development, including Town of Southampton wetlands regulations and the NYSDEC Freshwater Wetlands regulations.
 - f. Locate and discussion of the conservation easement adjacent to Kellis Pond.

C. Energy Resources

- Existing energy resources

D. 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, in narrative form.

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. Dates and results for all on-site inventories should be provided in the DEIS.
4. Identify any non threatened or non endangered plant or animal species found in the area. Dates and results for all on-site inventories should be provided in the DEIS.

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, farmland
 3. Note the location of the existing Conservation Easement adjacent to Kellis Pond.
 4. The visual character of the existing site conditions will be identified through ground photography using a key for locations of all ground photography
 5. Existing lighting, including specifications on fixtures and photometric information and hours of operation
 6. Existing lighting in surrounding area
 7. 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 for existing roadways and intersections.
 - i. Existing roadway network in study area
 - ii. Discussion on existing adopted traffic plans for the area
 - iii. Traffic analysis shall be completed to adequately address the safety and capacity of the street system.
 - b. Description of current level of use of services
 - i. Existing traffic counts during summer months of July/August (and A.M. and P.M.)
 - 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 1 mile. (Bridgehampton Commons, Snake Hollow Rd, Hildreth Ln, Butter Ln/Halsey Ln, Church Ln, School St, Corwith Ave & Ocean Rd/SH BH Turnpike heading east and Newlight Ln, Hayground Rd & Mecox Rd heading west.)
 - vi. Discuss existing traffic patterns of Bridgehampton Commons and the anticipated modifications from the TJ Maxx expansion.

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) (include graphic) identify playground, parks, public lands, and other surrounding uses including residential.
 - c. Relationship with adjacent properties –history of use, parking, drainage, etc.
 - d. Zoning in study area (radius 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. Examine as of right (permitted/special exception) uses.
 - g. Identify the variances requested.
 - h. Identify the origin of the zoning code which is the subject of the variances (size of buildings greater than 15,000 sf.; road frontage; transitional yards).
 - i. Noise regulations per Town Code.
 - j. Location of the project in an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office (SHPO) archaeological site inventory. – Phase 1 b Cultural Assessment is required. The area of the existing conservation easement and the proposed conservation easements/buffers may be excluded.
 - k. Identification of the subject properties in the adopted municipal open space plan.
2. Land use plans
 - a. Description of any land use plans or master plans which include project site and surrounding area, including the Bridgehampton Hamlet Study and the 1999 Comprehensive Plan Update.
 - 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
 4. Impact on Agricultural Resources
- 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 its proposed treatment and discharge – indicate proposed flow (per SCDHS standards – submit copies of SCDHS permit application and plans)
 - d. Impact of fertilizers, pesticides, herbicides, fungicides and other chemicals (bleach, phosphates, pharmaceuticals) used in conjunction with the use on groundwater.
 - e. 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 existing/proposed buffers or easements on the Kellis Pond.
 - c. Explanation of the type of sanitary systems to be installed, and anticipated impact on surface waters of Kellis Pond.
 - d. Study shall include a nitrogen dispersion analysis to determine the anticipated nitrogen level reaching Kellis Pond from the source in addition to the nitrogen loading at the source (Modeling).
 - e. Impact of fertilizers, pesticides, herbicides, fungicides and other chemicals (bleach, phosphates, pharmaceuticals) used in conjunction with the use on Kellis Pond and Mecox Bay watershed.
 - f. 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. Impact on Energy Resources
 - 1. Energy usage with operation and impact on the total grid.
- D. 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, summer month counts 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 Montauk Highway.
 - c. Traffic impacts to be reviewed at the intersections within 1 mile including: Snake Hollow Rd, Hildreth Ln, Butter Ln/Halsey Ln, Church Ln, School St, Corwith Ave & Ocean Rd/SH BH Turnpike heading east and Newlight Ln, Hayground Rd & Mecox Rd heading west.
 - d. Examination of roadway modifications in the vicinity of the site driveways, necessary to accommodate site generated traffic.
 - e. 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. This will include specific information on a physical fitness facility in general and the Equinox business model specifically - numerous classes and large classes. Actual counts from a similar site shall be provided.
 - f. The transportation engineer will provide an analysis of the anticipated impacts of the proposed uses fitness facilities and ancillary uses and projected uses on the existing and future traffic patterns.
 - g. Discussion and impact from the proposed cross access between the subject properties and the commercial properties to the east.
 - h. Impact of project on emergency service traffic patterns.

- i. Discussion of site parking and circulation - Discuss the parking demands for the various uses of the project including the full development of the Master Plan.

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.
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.
5. Impact of granting by ZBA the size variance on the general neighborhood.
6. The project will be assessed in terms of its compliance with the recommendations of the Town’s Comprehensive Plan.
7. The project will be assessed in terms of its compliance with the recommendations of the Bridgehampton Hamlet Study.

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 the action with the predominant architectural scale and character.
 - c. Potential impact of action through the granting of the larger building with the Town of Southampton Zoning Board of Appeals. Review standards.
 - d. Potential impact with the existing Zoning Code for the Town of Southampton and the Town of Southampton Comprehensive Plan Update.
 - e. Potential impact and compliance with the Town of Southampton Comprehensive Plan Update.
 - f. Potential impact and compliance with the Town of Southampton Bridgehampton Hamlet Study.
 - g. Potential impact of buffers or reduced buffers between proposed uses and the adjacent roadways and neighboring properties.
 - h. 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 groundwater.

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- c. Potential impacts related to surface water.
3. Impact of Noise
 - a. Impact of anticipated noise levels
4. Impact on Open Space and Recreation
 - a. Impact of loss of agricultural lands.
 - b. Impacts on open space and recreation
 - c. Impacts on tourism.
5. Impact on Visual Resources
 - a. An analysis of the proposed construction, material, scale in context of the existing environment will be provided with an assessment of its impact on the visual aesthetic resources of the community.
 - b. Visual assessment using the NYSDEC standard SEQR guidelines of the proposal from adjacent roadways and adjacent properties.
 - c. Assessment will include appropriate views to determine changes in visual character as the proposed action may be visible from officially designated scenic or aesthetic resources
 - d. Impact of additional buffers of landscaping.
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

Groundwater Resources

Surface Water Resources

Community Character

- Covenant limiting the size of the buildings on the remainder of Lots 2 & 3
- Covenant prohibiting "boxstore" usage if the ZBA allows variance for 27,000 sq feet

VIII. Unavoidable Adverse Impacts

VIII. Alternatives

- I. Alternative Design
 - a. Alternative Design which complies with Town Code.

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- b. Alternative Design with a lot line modification/subdivision which complies with Town Code.
- II. Alternative Size
- a. Reduced Scale Alternative – 25% overall reduction of the scale (how will reducing scale minimize traffic and other impacts on community)
 - b. No on-site laundry facilities
 - c. Extensive 100' Berm and Landscape Buffer in the front yard.
- III. Alternative Use
- a. The project sponsor has also submitted an alternative development plan for the site (SK-10X), which consists of a Senior Living Center on the west side of the property, two buildings (10,000 sf and 12,000 sf) along Montauk highway, a proposed sewage treatment plant, and the proposed 2-building Equinox health club. This section will include a discussion of all environmental impacts if the site were to be developed under these conditions.
- IV. Preservation of Vacant Parcels – Community Preservation Fund
- V. No Action (Discuss No Build)

IX Irreversible and Irretrievable Commitment of Resources

(Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project).

X. Growth Inducing Aspects of the Proposed Project

(Provide brief discussion of those aspects of the proposed project which will or may trigger or contribute to future growth in the area)

XI. Use and Conservation of Energy

Energy will be discussed by providing a discussion on those aspects of the proposed project which would contribute to an increase in energy as well as potential options for conservation; the use of energy efficient devices will be evaluated and addressed against current energy savings standards; use of energy generating methods (including solar)

XII. References

XII. Appendices

Traffic Study
Phase 1b Archaeological Investigations
Permit applications/approvals
Plans/Maps