

Appendix A-4
Final Scope of Draft EIS

Southampton Town Board

July 1, 2015



FINAL SCOPE FOR THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

“THE HILLS AT SOUTHAMPTON”

Proposed Mixed-Use Planned Development District Application
East Quogue, Town of Southampton
Suffolk County, New York
July 1, 2015

1.0 Introduction

This document is the Final Scope of the issues and analyses to be included in the Draft Environmental Impact Statement (DEIS) for the proposed “The Hills at Southampton”, a Mixed-Use Planned Development District (MUPDD) in East Quogue. It includes amendments from the Draft Scope, which was available for public review and comment, and which was the subject of a public scoping meeting held at 6:00 p.m. on April 28, 2015 at Town Hall and another public scoping meeting held on May 18, 2015 at 6:00 p.m. at the East Quogue Elementary School as well as written comments that were submitted to the Town through June 1, 2015. Additions to the draft scope are identified in this final scope by double underlining.

The Applicant is the Discovery Land Company (DLC)¹ and the DEIS will be prepared by Nelson, Pope & Voorhis, LLC² on behalf of DLC and with support from a team of professionals. Open space preservation, environmentally-sound design, fiscal responsibility and conformance with the Town planning goals for the subject site [as outlined in the East Quogue Land Use Plan and Generic Environmental Impact Statement (GEIS)] are the key elements of this plan.

A change of zone to MUPDD is requested in order to provide the flexibility in zoning necessary to develop the proposed project.

2.0 Brief Description of the Proposed Project

The proposed project involves development of 118 seasonal residences, with a private 18-hole golf course and clubhouse, clustered on 168 acres of the 594 acre project site.

¹ See Discovery Land Company web site: www.discoverylandco.com

² See Nelson, Pope & Voorhis, LLC web site: www.nelsonpopveorhis.com

The project site is located generally north of Lewis Road in the vicinity of Spinney Road, East Quogue, and extends north to and beyond Sunrise Highway. The main property, known as The Hills Property, consists of two land areas, both made up of assemblage of parcels. The first totaling 343.50 acres south of (the Hills South Parcel) Sunrise Highway and the second is 87.81 acres north of (the Hills North Parcel) Sunrise Highway, for a total of 431.31 acres.

In addition, the Applicant is in contract with a contiguous property to the west known as the Kracke Property, which consists of 61.26 acres, as well as an assemblage of parcels to the east known as the Parlato Property, which consists of 92.57 acres, plus proposed road abandonments of 9.34 acres; all for a total of 163.17 acres.

The combined total acreage of the project site is 594.48 acres. The development associated with this project will be clustered on 168.10 acres (28.28%)³ on the Hills South Parcel and the Kracke Property, with the remaining 426.38 acres (71.72%) to be left as natural open space. A portion of this open space (189.72 acres) will be offered for dedication to the Town, adding to the existing large continuous blocks of publicly owned open space in the area. . Access to the site will be gained from an existing mapped but not constructed road associated with the Subdivision Map of Kijowski Family Farm which is immediately west of and abuts the Kracke Property.

A change of zone to MUPDD has been requested in order to provide the flexibility in zoning necessary to develop the proposed project. The applicant proposed Community Benefits which are required by the Town's PDD law to offset any increased density or intensity of land use that would otherwise not be permitted under the current zoning. The project site parcels are zoned CR-200 and collectively have a yield of 118 single family lots; the same number of housing units in the proposed project.

The project scope significantly changed between January 14, 2014, when the Town Board elected to consider the Hills MUPDD application, and January 22, 2015, when the formal application was deemed complete. A list of project changes follows:

1. The lands associated with the project increased in size by 101.91 acres by adding the Parlato Property.
2. The lands associated with the project increased in size by 61.26 acres by adding the Kracke Property.
3. The overall yield has been increased to 118 units from the 82 proposed in the pre-application. The difference of 36 units was arrived at by transferring the potential yield of 24 units from the Parlato Property, and the potential yield of 12 units from the Kracke Property to the development area.
4. Vehicular access to the site has been relocated from Lewis Road near Spinney Road and the Long Island Rail Road to a location farther west along Spinney Road.
5. An offer of dedication of 101.91 acres of land to the Town from the lands associated with the Parlato property was not part of the pre-application.

An Integrated Turf Health Management Plan (ITHM) Plan has been prepared to address any potential impacts to groundwater and surface waters from the golf course. Additionally, a Groundwater Monitoring Protocol (GMP) has been prepared to independently monitor actual water recharged on the site for impact

³ Includes existing cleared areas that are not used for development.

to the quality of groundwater to ensure protection of groundwater and surface waters. Together, these plans will actively assist in managing and monitoring the golf course.

Project Layout

Site coverage includes the following:

- 9.29 acres will be roadways and driveways;
- 26.77 acres will be cleared for 95 of the residences;
- 4.60 acres will be cleared (project grading and the SCWA well site);
- 25.06 acres of existing cleared area;
- 4.25 acres will be for the clubhouse area (with 13 Clubhouse Cabins and 10 Clubhouse Units and the Village Green);
- 98.13 acres will be used for the golf course (including 92.13 acres for the golf course, a 4.60-acre pond/pond house and a 1.64-acre maintenance area);

The layout of the project concentrates development in the central and southern portions of the Hills South Parcel/Kracke Property. The proposed access roadway is aligned roughly in a north-south direction; it divides into two branches near the southwestern corner of the developed area. The westerly branch accesses 11 homes, while the easterly branch accesses the remaining 107 units, the golf course and the clubhouse.

Golf Course Component

The 98.13-acre golf course component is distributed over the central and southern portions of the Hills South Parcel/Kracke Property. The course includes 78 acres of fertilized vegetation, which combined with an additional 11.07 acres equals 14.98 percent of the site, where 15% fertilized vegetation is allowable under the CPB Overlay District. The course will be designed to minimize the acreage of land clearing and volume of soil affected by grading.

The clubhouse is proposed to have a total floor area of about 53,705 square feet (SF) (divided into 29,705 SF of clubhouse facilities and 24,000 SF in the 10 Clubhouse Units), with below-grade parking. This structure would include men's and women's lockers, a dining room, lounge, spa, and pool area. Beneath the clubhouse structure, the concept plan shows two levels for parking and amenities: level 1 with the capacity to park 76 cars, and level 2 with 94 cars. The clubhouse will not be available for public use; its facilities will be reserved exclusively for the use of the residents of the project; however, the facility will be made available to the community for a limited number of special events.

Residential Component

There are a total of 118 residential units proposed for the site, of which 95 are residences and 23 are golf-related units (as 13 Clubhouse Cabins and 10 Clubhouse Units). All 118 residences will be sold for use by their owners; no rental units are proposed.

Open Space Preservation

The entire Hills North Parcel (87.81 acres), the entire Parlato Property (101.91 acres) and a portion of the Hills South Parcel within the Core Preservation Area (43.09 acres) totaling 232.81 acres, will be preserved and left undisturbed. An additional 193.57 acres within the developed portions of the properties will remain undeveloped, to be permanently protected from development by appropriate covenants, conservation easements and/or site plan approval restrictions. Thus, a total of 426.38 acres (71.72% of the project site) will be permanently protected open space. The proposed project will also revegetate all of the 25.06 acres of existing cleared areas that will not be developed.

3.0 Potentially Significant Adverse Impacts

The following list of the potentially adverse impact categories of the proposed project (to be addressed in the DEIS) has been taken from the Positive Declaration dated April 14, 2015.

Impact on Land:

- *The proposed action may involve construction on slopes of 15% or greater.*

The proposed concept plan depicts a number of the greens for the proposed golf course covering areas designated as having 15% slopes or greater. There are a number of homes that are shown to be constructed in areas with 15% slopes. Due to issues of erosion control and sedimentation, and preservation of natural ecosystems, construction of slopes of this grade must be assessed more carefully.

- *The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.*

The proposed site is 594.48 acres of land, with 168.10 acres to be physically disturbed during the construction of the project. This represents 28.28% of the total acreage of the site. The Central Pine Barrens Land Use Plan allows for 168.20 acres to be cleared.

- *The proposed action may involve construction that continues for more than one year or in multiple phases.*

The proposed action may be staged over a number of years due to the magnitude of the project. The golf course development is expected over two years; the clubhouse over three years; and residential construction phased as they sell.

During the construction phase, impacts may occur if erosion controls are not put in place to contain storm water runoff on site and to ensure that there is no transport of sediment off site.

The project is proposed to begin in the spring of 2016. During this time there may be significant truck traffic and a moderate increase in noise.

- *The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).*

The 594 acres of the proposed action consists of 168.10 developed surfaces, or 28% of the site and 143 acres of new clearing for the new developed surfaces, or 24% of the site, which has the potential to result in an increase in erosion of the subject property.

Impacts on Surface Water:

- *The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.*

Significant adverse impacts may occur to surface water quantity and quality from the runoff of the proposed site to Weesuck Creek and western Shinnecock Bay watershed. The proposed action includes 89.07 acres of fertilized vegetation associated with the residential units and clubhouse, as well as the golf course. The proposed action also includes 118 single family residences and a clubhouse on individual septic systems for wastewater treatment.

The quality of the groundwater outflow within Weesuck Creek and western Shinnecock Bay watershed may be impacted by the fertilizers and herbicides used in the treatment of the golf course and the private lawns, as well as the wastewater from the individual septic systems.

- *The proposed action may involve the application of pesticides or herbicides in or around any water body.*

The subject site is within the Weesuck Creek and western Shinnecock Bay watershed (the water body associated with the site), which may be impacted by the use of the pesticides and herbicides utilized on the developed portion of the site.

Impacts on Ground Water:

- *The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.*

The total anticipated water usage/demand per day at the proposed site is 65,214 gallons/day for full occupancy. This would create additional demand on supplies from the existing Spinney Road water supply well field, and may require new water supply wells.

- *The proposed action may allow or result in residential uses in areas without water and sewer services.*

There are no sewer services available in the area of the proposed action. The total anticipated liquid waste generation for the proposed action is 41,814 gallons per day.

Impact on Flooding:

- *The proposed action may result in, or require, modification of existing drainage patterns.*

The proposed development of the subject site may create significantly more impervious surfaces than currently exists on the site. In addition, the excavation phase of the project will modify drainage patterns, as well as the additional septic systems.

The use of leaching catch basins and pools, drainage reserve areas and conveyance systems to treat the storm water runoff from the golf course, the new roadways, and the fertilized areas of the residential portion of the proposed development may have significant impacts on existing drainage patterns.

Impact on Plants and Animals:

- *The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.*

The subject property is at or near the area that is home to the Scarlet Bluet dragonfly, a threatened species on the New York State Natural Heritage Program list. The Collins' Sedge and the Atlantic White Cedar are plants located on the proposed site that are listed as endangered and threatened, respectively, on the New York Heritage Program database.

- *The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the Federal government.*

The proposed action may result in the reduction of Pine Barrens Shrub Swamp, Highbush Blueberry Bog Thicket, Coastal Plain Pond Shore, Pitch Pine-Oak-Heath Woodland; habitats that the NY Natural Heritage Program considers "community occurrences to have high ecological and conservation value".

- *The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by the New York State or the Federal government, that use the site, or are found on, over, or near the site.*

The subject property is at or near the area that is home to the Coastal Barrens Buckmoth, the New England Bleut dragonfly, the Mantled Baskettail dragonfly, and the Golden-winged Skimmer dragonfly. These species are listed as conservation concerns of the New York State Natural Heritage program.

- *The proposed action may result in a reduction or degradation or any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.*

The Collins' Sedge and the Atlantic White Cedar are plants located at or near the site that are listed as endangered and threatened, respectively, on the New York Heritage Program database.

- *The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.*

The proposed action may reduce the amount of forested land by 168.10 acres. The forest is primarily pitch pine-oak, with white and scarlet oak occurring in lesser densities.

- *The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.*

The proposed action may reduce the amount of forested land by 168.10 acres.

- *Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.*

The proposed action includes 89.07 acres of land that may be treated with herbicides or pesticides.

Impact on Open Space and Recreation:

- *The proposed action may result in loss of an area now used informally by the community as an open space resource.*

The area of the proposed action is informally used by the community for various recreational purposes which may not be permitted if the proposed action is completed.

Impact on Critical Environmental Areas (CEA):

- *The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.*

The proposed action is within the Central Pine Barrens Core Preservation Area and Compatible Growth Area. The proposed action is also within the Town’s Aquifer Protection Overlay District. Both of these areas are designated as Critical Environmental Areas (CEAs). For these CEAs, the reduction in the quantity of resources relates to natural vegetation.

- *The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.*

The subject property is within the Central Pine Barrens Core Preservation Area and Compatible Growth Area. The proposed action is also within the Town’s Aquifer Protection Overlay District. Both of these areas are designated as Critical Environmental Areas (CEAs). For these CEAs, the reduction in the quality of resources relates to groundwater recharge.

- *The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.*

The proposed action includes 118 new single family residences.

- *The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.*

The proposed action includes 424,600 square feet of residential buildings, and the 52,760 square feet Clubhouse, for a total of 477,360 square feet of building area to be heated and/or cooled.

4.0 Organization and Overall Content of the DEIS Document

The DEIS must conform to the basic content requirements as contained in Title 6, New York Code of Rules & Regulations (6NYCRR) Part 617.9 (b)(3). The outline of the DEIS should include the following sections:

COVER SHEET

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6.0 REFERENCES

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5.0 Detailed DEIS Scope

As required under SEQRA, the DEIS should include “a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence”. Included in this evaluation will be short-term and long-term impacts, with other required sections identified in Section 6.0 of this scoping document. This section further describes the level of analysis and the type of analysis expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section is followed by a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

Description of the Proposed Project

Description of the Project Area

1. Describe the entire project area that is subject to the proposed actions, which include: a listing of all tax lots within the project area, proposed uses of said tax parcels, and accompanying map illustrating the same.

Description of the current zoning and the Town’s PDD and MUPDD Ordinances

1. Describe the current zoning at the site and the development potential under the current zoning on a standard yield map, taking into account other regulatory requirements and site design factors

(e.g., easements or other development controls). Provide standard yield maps for all properties associated with this project, including the Kracke and Parlato properties.

2. Describe the Town's PDD and MUPDD ordinances. Include a description of the overall intent of the PDD law, a listing of the specific public goals and objectives to be achieved by the MUPDD law, and how these relate to the proposed project. Note that conformance to these goals will be analyzed in Section 3.2.2.

Background and History

1. Describe the site and application history; include a full description of the existing and historic use of the site, a description of previous clearing activities, the status of the current use of the site, site ownership, and existing easements.
2. Describe the Town Board's moratorium on development of properties in the area (including the subject site), the legislative history of the 5 acre zoning of the subject site, and the East Quogue GEIS and associated Findings Statement related to the subject properties.
3. Summarize the Phase I and/or Phase II Environmental Site Assessments (ESAs) that were prepared for the subject site and attach excerpts to establish background conditions and to document dumping on the property.

Public Need and Municipality Objectives

1. Relate the proposed project to the Town goals for the site as outlined in the East Quogue GEIS and Findings Statement.
2. Discuss the public need for the proposed project.

Objectives of the Project Sponsor

1. Discuss the objectives of the project sponsor.

Benefits of the Project

1. Discuss the economic benefits expected.
2. Discuss the purpose and specific language of the restrictive covenant related to occupancy.
3. Discuss the demographic characteristics of the proposed annual occupancy of the units as related to other DLC projects.
4. Provide the basis for limited annual occupancy of the units and the absence of project-generated school children.

Community Benefits of the Project

1. Discuss the community benefits proposed by the applicant for each of the categories established as community benefits under the PDD law. These are as follows:
 1. Open space;
 2. Housing for persons of low or moderate income;
 3. Parks;
 4. Elder care;
 5. Day care;
 6. Other specific physical, social or cultural amenities.
2. Verify that each of the community benefits listed in support of the PDD is in conformance with §330-245(I) (6) of the Town Code, which reads: "In determining the community benefit requirement for a proposed PDD, the Town Board shall consider whether the applicant proposes

project features that would otherwise be required of development on the subject property through the site plan, subdivision, architectural, SEQRA, or other regulatory review process. Said features shall not qualify as community benefits”.

Project Location and Existing Site Conditions

1. Describe the location of the site, using appropriate mapping and/or tables in terms of adjacent/nearby significant properties, zoning, and planning.
2. Describe the project’s location in the Core and Compatible Growth Areas of the CPB Zone and other Town overlay districts.
3. Utilize regional mapping resources to identify existing protected, unprotected and developed land, including anticipated future land use build-out patterns from the East Quogue GEIS.
4. Provide the existing conditions of the site in terms of a site survey, vegetative cover and any ESA as an overall background of existing site conditions.

Project Design and Layout

1. Provide a table summarizing the breakdown of associated land use and development components of the project site with build-out of the proposed project (e.g., open space as defined by the Town code, residential structures, roads and parking, etc.) and compared with the land cover of the project site under the existing conditions.
2. Include a brief description of the overall project layout; describe basis for site yield, location/distribution of proposed structures on the site, services, utilities, access points, road system including road clearing corridors, limits of site disturbance, drainage systems, etc., as well as areas to remain natural and open space/recreation areas clearly identified.
3. Discuss the sizes, numbers, bedroom counts, heights, etc. of the residential and associated structures.
4. Describe and discuss the effectiveness of the proposed lined greens in preventing lawn chemicals from impacting groundwater. Describe what percentage of the golf course that will be lined and where the run-off from the liner is distributed.
5. Discuss the golf course layout, including the associated buildings, maintenance area, etc., and golf course maintenance practices.
6. Discuss the grading program and associated areas disturbed, along with areas to be cleared.
7. Provide estimates of the volume of soil excavated, cut/filled, removed from site and the maximum depths of cut/fill.
8. Discuss the anticipated employees at the project including: types of jobs, expected location of residency and potential for secondary impacts from labor pool that will serve the project.
9. Provide information on site drainage, proposed drainage system, and capacity and function along with a discussion of conformance to NYSDEC SPDES stormwater and erosion control regulations for construction and post-construction conditions.
10. Describe the vehicle access points, internal roadway layout, and internal traffic circulation.
11. Discuss any off-site road improvements and internal roadway maintenance responsibilities and processes.
12. Identify the intended use of the existing improved portion of Spinney Road, including potential for emergency access.

13. Include a description of the water supply, irrigation well water supply and proposed wastewater handling and corresponding use of water supply and sanitary design flow.
14. Discuss conformance to applicable SCDHS regulations regarding water use and wastewater treatment systems.
15. Describe the design and effectiveness of the proposed sanitary wastewater treatment systems.
16. Describe the sizes and locations of all utilities and services, along with the status of future possible connection.
17. Describe the Town's Dark Sky policy and how the proposed lighting plan meets these standards.
18. Describe and locate resident and/or golf patron amenities and the related maintenance responsibilities.
19. Provide information on the type, amount and location of landscaping proposed as well as information on maintenance requirements such as irrigation and fertilization. Landscaping details should include proposed street trees and proposed clearing, planting, and landscaping within the proposed planting buffer.
20. Provide information on the use of lawn chemicals (e.g., fertilizers, insecticides, pesticides, fungicides, rodenticides, etc.) and associated application procedures.
21. Describe all groundwater-protective aspects of applications to establish a basis to conclude whether impacts to groundwater, surface water, or the public (from aerial dispersal) could occur.
22. Describe provisions for storage and removal of solid wastes.
23. Discuss the retained open space areas and areas of dedication to the Town, as well as future ownership/maintenance of open space areas, and easements or restrictions to ensure retention of open space.
24. Discuss the potential for use of organic materials in golf course landscaping.
25. Discuss the possibility of providing a public veteran's memorial as a community benefit.
26. Provide projected number of employees required for the various uses for weekdays, weekends and seasonal peak periods.
27. Discuss the usage expected at facilities within the site; seasons of use, intensity of use, whether the site will be open to special events.
28. Describe management, maintenance and operation of residential component; describe any special conditions which may apply and how maintenance obligations will be addressed during the project's operational phase.
29. Discuss the potential re-use of the property should a private golf course no longer remain viable.
Describe the protocol to ensure that any topsoil that may be imported to the site comes from certified sources and be tested prior to on-site use.

Construction Process and Operations

1. Discuss the anticipated construction process, methods, sequence and schedule.
2. Describe the project phasing, with anticipated milestones that initiate/conclude each phase.
3. Describe potential construction equipment storage/staging sites, delivery truck routes, hours of operations, workers' parking areas.

4. Discuss amount of soil material to be removed from site, number of truck trips, and the duration of this phase of the project.
5. Describe the measures taken to prevent/mitigate soil erosion during construction, the pertinent regulations and required plans and permits in this regard, and other actions taken to protect natural and sensitive areas.

Permits and Approvals Required

1. Provide narrative of remaining SEQRA review steps.
2. Identify all the anticipated government and agency permits necessary to implement the project as well as any covenants & easements.

Natural Environmental Resources

Soils and Topography

1. Determine the topography of the site using site specific topographic surveys high and low points will be identified, and a slope analysis presented and discussed.
2. Determine the existing soil types and the limitations/constraints on development of each pursuant to Suffolk County Soil Survey.
3. Collect soil borings to determine subsurface soil quality and depth to groundwater for high and low points.
4. Discuss information on soil and groundwater conditions as developed for a Phase 1 and II Environmental Site Assessment.
5. Address potential for soil impacts due to heavy metals (particularly from mercury) by examining the information contained in the Phase 1 and II Environmental Site Assessments (ESA).
6. Evaluate potential constraints in the functionality of sanitary and drainage systems related to depth to groundwater.
7. Evaluate the grading proposed for the site, the project's conformance to Town Code and CPB CLUP slope protection standards, the volume and disposition/origin of cut or fill.
8. Estimate the quantity of cut/fill to be removed from or placed on the site, the necessary approvals for such import/export of material, and proposed changes to topographic elevations.
9. Describe the mitigation of any issues of erosion, retention of soils, protection of steep slope areas, and preventative measures to address on-going impacts to soils and topography from ATV activity within the site.
10. Identify any corrective measures necessary to overcome soil limitations.

Water Resources

1. Provide communications from the Suffolk County Water Authority (SCWA) regarding the impact of the project on the existing public water supply located with the vicinity of subject site, and it's ability to provide adequate service to meet of the water demands associated with the subject project.
2. Explain if a "catastrophic impact analysis" to public wells at Spinney Road is required, and if so how it will be carried out. If it is not required, explain why not.
3. Describe the existing groundwater, surface water, and drainage conditions on the site, including a discussion of the groundwater and surface water conditions and trends.

4. Address all of the policies and programs that apply to the property with respect to water resources management and protection including aquifer protection overlays and critical environmental areas.
5. Describe any existing surface water systems on the project site or nearby receiving waters with a focus on nearby water bodies including Weesuck Creek and Shinnecock Bay.
6. Discuss current water quality conditions and trends in these water bodies.
7. Discuss the existing impacts on surface water quality from the project site.
8. Determine the elevation of the water table beneath the site will be through a literature review, the Environmental Site Assessment (ESA) and on-site soil borings.
9. Identify the expected direction of groundwater flow based on hydrologic interpolation and a literature review.
10. Describe the existing groundwater quality and trends in groundwater quality for the project site and surrounding area.
11. Determine the existing nitrogen budget for the site (considering all potential sources of nitrogen) using mass-balance computer modeling methods.
12. Describe the preference of the mass-balance modeling method over other modeling methods in providing accurate measurements of baseline existing conditions.
13. Discuss any existing impacts on groundwater quality from the project site, potential discharge rates and the systems that would be used to handle groundwater discharges.
14. Analyze the potential for adverse impacts on public and local private shallow wells in the down gradient direction within 1,000 feet of the site.
15. Provide calculations of projected sanitary flow and consistency with SCSC Article 6.
16. Determine the anticipated nitrogen budget for the site (considering all potential sources of nitrogen) using mass-balance computer modeling methods.
17. Discuss the anticipated impact of the project on sanitary discharge compliance, wastewater treatment system operation and conformance to regulatory requirements.
18. Discuss the anticipated pollutant loadings and impacts on surface water quality from the project with a focus on nearby surface water bodies including Weesuck Creek and Shinnecock Bay particularly with respect to nitrogen and phosphorous loadings and pesticides and the potential to exacerbate brown or red tides.
19. Analyze other potential sources of water quality impacts related to pesticides, chemical storage, fuel storage (if applicable) and the golf course activities. These golf course activities include, but are not limited to, the cleaning of golf course maintenance equipment and grass clipping management”.
20. Evaluate post-development stormwater management conditions. This evaluation will include: a description of the changes in land cover and their effect on runoff patterns; estimates of stormwater volumes to be generated, details of the proposed collection and management systems, system capacity, future maintenance practices for stormwater collection and leaching structures, and an analysis of how the proposed stormwater management system will comply with applicable regulatory requirements, including the NYSDEC SPDES GP 0-10-001 Phase II stormwater regulations.
21. Provide a discussion of the potential for flooding onto adjacent properties.

22. Use a series of pesticide risk assessments, starting with LEACHP⁴ or PRZM and/or WIN PST to initially screen for high risk pesticides that will not be used and then develop a pesticides use ranking list for each pest based on the NYS Integrated Pest Management Field Environmental Impact Quotient (Field EIQ) for the remaining pesticides registered for use on that pest to help design an impact analysis related to golf course chemical usage.
23. Evaluate and report on the potential for the pesticides used to maintain the golf course to become air-borne, causing the spread of pollutants to sites outside of the project.
24. Evaluate the consistency of the proposed project with the findings of the Nationwide Urban Runoff Program on stormwater management and discharge.
25. Discuss the project's consistency with the applicable recommendations of the 208 Study, the Suffolk County Comprehensive Water Resources Management Plan, the Town's Aquifer Protection Overlay District, and special groundwater protection areas.
26. Provide a comparison of water quality conditions after implementation of the proposed project with all applicable standards, guidance values, and water resources management planning objectives for nitrogen and other pollutant concentrations in groundwater and surface water.
27. Describe the water demands of the proposed project and the potential for impacts on water supply systems.
28. Provide sufficient details addressing all regulatory approvals necessary for the project as they relate to water resources (e.g., Town of Southampton Code 330-68, Suffolk County Sanitary Code Article 6, etc.) so that a coordinated review with involved agencies (e.g., Suffolk County Department of Health Services) can be performed.
29. Identify mitigation measures that may reduce potential water quality impacts.

Ecology

1. Inventory, document, and map existing upland habitats through aerial photography and an inspection of the site by a qualified biologist/ecologist.
2. Create this inventory to track the vegetation and wildlife habitats, concentrations of species, and general habitat characteristics throughout the subject site, with a focus on pine barrens habitat and forested coverage.
3. Analyze all of the existing natural communities in order to describe, map, classify, and rank them with respect to state and global rarity of the community type, consistent with the New York Natural Heritage Program's (NHP) natural community classification database⁵.
4. Submit a technical memo to the Town for review and approval describing the data collection/inventory methodology (e.g., dates and locations of field work, data collection methods, species targeted, etc.).
5. Provide an inventory of flora and fauna, both observed and expected. Local vegetation types, including any occurrence of facultative wetland indicator plants and vernal ponding, will be fully described for any depressions, kettle holes, ravines, or lowlands, particularly as they relate to the occurrence of Sudbury sandy loams on site. Significant natural features will be noted when encountered. Stands or clusters of unique and critical habitats will be mapped and described.
6. Describe the wetlands and aquatic habitats of Weesuck Creek and Shinnecock Bay, and the trends of these habitats.

⁴ Used by NYSDEC to screen pesticides for registration of pesticides on Long Island.

⁵ "Ecological Communities of New York State"

7. Identify and inventory potential impacts, as well as mitigation measures, from the proposed project on protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site. The site will be evaluated for potentially suitable habitat for the Southern Pine Beetle, the Pine Barrens Buck Moth and other possible rare Lepidoptera, as well as mapping of scrub oak concentrations.
8. Contact the NHP for site file information concerning habitats, plant and animal species, for field surveys and investigations of the property.
9. Describe the land clearing and changes in land cover and habitat for the project site including any changes in pine barren habitat or changes in the Critical Resource Area and other significant habitats.
10. Evaluate any potential forest fragmentation impacts as it relates to vegetation and potential habitat, forest interior bird species, and other wildlife dependent on such habitats. The evaluation will be based on both surveys undertaken for the DEIS, as well as a literature search of on-site and regional breeding bird surveys, as completed by local Audubon Society Christmas bird counts and/or other local bird surveys, as well as the New York State Breeding Bird Atlas database.
11. Analyze impacts to vegetation, wildlife habitats, individuals and migratory patterns both quantitatively and qualitatively. Include any direct impacts due to change in habitat cover or indirect impacts on human activities, such as the use of pesticides and fertilizers on public health.
12. Identify the potential for any potential direct or indirect impacts on rare, threatened, or otherwise protected plant and animal species and their habitats.
13. Analyze and discuss the potential impacts of the proposed project on fisheries, saltwater vegetation, etc. of Weesuck Creek and Shinnecock Bay, and the red/brown tide and algae bloom conditions as well as the potential for the project to significantly contribute to such conditions.
14. Provide sufficient details to address all regulatory approvals necessary for the project as they relate to natural resources management so that a coordinated review of the DEIS with involved agencies can be performed.
15. Identify mitigation measures which may reduce potential ecological impacts.

Human Resources

Vehicle Traffic and Roadways

The Traffic Impact Study will include the following:

1. A detailed field inventory of the study intersections, recording geometry, signal timings, traffic signage, pavement markings and parking restrictions.
2. Intersection turning movement counts at the following locations during the weekday AM (7-9) and PM (4-6) commuter peak hours and Saturday midday (11 AM – 2PM) peak hours:
 - a. Lewis Road at Quogue Riverhead Road
 - b. Lewis Road at Spinney Road
 - c. Lewis Road at Old Country Road
 - d. Lewis Road at Box Tree Road/Old Country Road

3. Hourly and daily traffic volumes along Lewis Road from Quogue Riverhead Road (CR 104) to CR 80 for a period of one (1) week, using an Automatic Traffic Recorder machine.
4. Tabulated traffic count data and peak hour factors.
5. Adjusted existing traffic volumes to reflect seasonal fluctuations that occur during the peak summer months. A seasonal adjustment factor will be obtained from the New York State Department of Transportation (NYSDOT).
6. Accident data from the NYSDOT for the most recent 3-year period available. Tabulate and summarize the accident data for the study intersections and the roadway sections.
7. A discussion of other developments in the nearby area that may affect the study intersections.
8. No-Build traffic volumes for the study intersections. The traffic volumes will be adjusted to future levels using an annual growth factor obtained from the NYSDOT Long Island Transportation Plan 2000 Study. Traffic volumes generated by other developments will be added.
9. Trip generation calculations for the proposed development using data obtained from studies conducted for similar uses or statistical data⁶. Additionally a trip generation comparison will be conducted for the proposed use, an alternative use as well as an as-of-right use.
10. Intersection capacity analyses for the study intersections identified for the weekday AM, PM and Saturday midday peak periods for Existing, No-Build, and Build Conditions using industry recognized transportation modeling software.
11. The impacts of construction and post-construction related traffic at study intersections.
12. A detailed traffic report containing text, tables and graphics for submission to the Town of Southampton including backup data to be provided in a DEIS appendix.
13. An analysis to address all regulatory approvals necessary for the project as they relate to traffic and transportation so that a coordinated review of the DEIS with involved agencies (e.g., Town of Southampton Highway Department) can be performed.
14. Designs for any off-site traffic improvements.
15. A discussion of the potential for increased airplane and helicopter traffic at Gabreski Airport by site residents and any potential impacts associated with increased air and noise emissions.

Land Use, Zoning and Plans

1. Analyze the land use and zoning pattern relationship between the site, immediately adjoining properties and the surrounding neighborhood.
2. Provide the existing zoning regulations applicable to the project site, including the Town's Central Pine Barrens Overlay District and the Town's Aquifer Protection Overlay District.
3. Present land use plans applicable to the project site (the Town Comprehensive Plan Update, the East Quogue GEIS, the SGPA Plan, and the CPB CLUP), and the recommendations pertinent to the proposed project site.
4. Assess the compatibility of the project with area land uses, the impacts of the proposed project on land use and zoning patterns, and conformance to zoning regulations.
5. Discuss the project's conformance to the MUPDD zoning district requirements.
6. Describe any coastal zone policies that may apply to the proposed project site including and flood hazard areas and applicable regulations.

⁶ Contained in the Institute of Transportation Engineers book, *Trip Generation, 9th Edition*.

7. Discuss the conformance of the project with the applicable recommendations of the above-specified land use plans.
8. Discuss the use of incentive zoning for the proposed MUPDD, the community benefits (as that term is used in Section 261-b of Town Law) created as a result of incentive zoning, and the economic issues such as tax ratable.
9. Indicate the number of development rights/PBCs to be used (pursuant to Section 330-246).
10. Track increases in density and other development bonuses or deviations from existing zoning to corresponding public benefits and community benefits.
11. Provide measures which may be used to mitigate potential impacts to land use, zoning or recommendations of land use plans.
12. Assess the need for a plan to address catastrophic disasters as related to the proposed project.

Community Facilities and Services

A detailed Fiscal and Economic Impact Analysis will be prepared; the analysis will include the following:

Fiscal Impact Analysis

1. An examination of existing fiscal conditions (Provide analysis of existing fiscal conditions – including demographics/student enrollment, annual budgets, expenditures, revenues and outstanding debt – within the Town of Southampton, Suffolk County, the School District, and special taxing jurisdictions located within the site.)
2. An analysis of existing property tax distribution (Present land use data as it pertains to the composition of the local tax base; secure current tax rates and levies for the Town of Southampton, Suffolk County, the School District, and special taxing jurisdictions located within the site.)
3. In consultation with the Town Tax Assessor, a projection of the assessed valuation (Estimate assessed valuation based upon construction, land acquisition and development costs, associated with the proposed project.); and the projected taxes to be generated after the completion of the proposed project utilizing the appropriate approach “income approach” vs. “highest and best use” based on the components of the subject projects (residential, and membership golf club) as determined by the Town Tax Assessor.
4. A projection of fiscal impacts (Apply assessed valuation to current tax and equalization rates to project annual property tax revenue generation upon full build-out of the proposed project; provide discussion of the fiscal impacts to accrue from the proposed project; project distribution of tax ratables to the Town of Southampton, Suffolk County, the School District, and special taxing jurisdictions) and the net fiscal impact with any associated project cost related to provide municipal services.

Economic Impact Analysis

1. A projection of economic impacts during construction (Estimate direct output, employment and labor income during the short-term construction period; purchase and apply regional multipliers specific to the construction of new residential and other supporting use development [to be specified by the Applicant] in Suffolk County; project indirect and induced, or spin-off impacts to be generated under full build-out of the construction period.)
2. A projection of economic impacts during annual operations (Estimate direct output, employment and labor income during the long-term operations period; purchase and apply regional multipliers specific to the operations of residential and other supporting use development in Suffolk County;

project indirect and induced, or spin-off impacts to be generated annually upon a stabilized year of operations) taking into account the intended temporary occupancy of the proposed residential units and other operational characteristics of the proposed project.

The impacts to the following community services shall be analyzed in the DEIS:

- a. Public schools;
 - b. Police services;
 - c. Fire and ambulance services;
 - d. Water supply;
 - e. Solid waste handling; and
 - f. Energy supply.
 - g. Parks and Recreation services
3. A discussion of the above-listed community services available to and/or utilized by the subject project.
 4. A description of the anticipated demands on each of the above services from the proposed project both qualitatively (and quantitatively, where possible).
 5. An impact analysis will include consultations with service providers regarding existing demand for services and capacity. Mitigation measures that will or may be provided will be described and discussed for each of the above services.

Community Character

1. Depict the visual character of the existing site and vicinity through ground and aerial photography using a key map for locations of all ground photography. These photographs will then be used as a basis for a text description of the site's appearance and character within the overall community.
2. Provide a photo simulation illustrating the visual impacts which may result from the proposed project to the views of East Quogue hills as can be seen from Shinnecock Bay and Dune Road.
3. Evaluate the existing noise environment in terms of ambient noise levels and proximity to sensitive receptors. Existing noise generators (e.g., traffic) shall be discussed.
4. Describe the potential impacts of the proposed project on community character.
5. Identify mitigation measures which may reduce potential water quality impacts.

Cultural Resources

1. Determine the potential presence and, if determined to be present, the nature and extent, of historic and/or pre-historic resources of the site by reference to materials of the NYS Historic Preservation Office, to be documented with an appropriate map.
2. Contact the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) and correspondence documenting that a Cultural Resources Assessment (CRA) will or will not be required will be solicited.
3. Prepare a Phase I CRA if deemed necessary by OPRHP.

6.0 Other Required Sections

In addition to the key resources identified in the Positive Declaration, SEQRA identifies other required sections for a complete DEIS as included in 6NYCRR Part 617.9 (b)(3). Mitigation measures will be included with respect to each key impact area as noted in Section 5.0. Alternatives to be studied are identified in Section 7.0. The following Other Required Sections and evaluations will be provided in the DEIS.

- **Construction-Related Impacts** - Describe the impacts related to construction noise, air quality and dust, erosion and sedimentation, area receptors, applicable nuisance regulations, applicable agency oversight and safeguards, phasing of the project, staging areas, parking areas, operation areas, duration, hours, and related mitigation measures to reduce construction impacts.
- **Cumulative Impacts** - Describe other pending projects in vicinity, determine potential for impacts due to implementation of proposed project in combination with others and discuss/analyze potential cumulative impacts the natural and social environments.
- **Adverse Impacts That Cannot Be Avoided** - Provide a brief listing of those adverse environmental impacts described/discussed previously that are anticipated to occur, which cannot be completely mitigated.
- **Irreversible and Irretrievable Commitment of Resources** - Provide a brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.
- **Effects on the Use and Conservation of Energy Resources** - Provide a brief description of planned and/or potential energy-conserving measures, which may include use of energy-efficient devices. Include a general discussion related to the potential for buildings and site to be constructed to LEED[®] certification.
- **Impact on Public Health** – Provide a brief discussion of the potential impacts of the development on public health.
- **Growth-Inducing Aspects** - Provide an analysis of whether or not the proposed project may contribute to future growth in the area or result in secondary demands due to the employment.
- **Mitigation** - Provide a summary of mitigation measures in a mitigation chapter.

7.0 Alternatives to be Studied

SEQRA requires a description and evaluation of the range of reasonable alternatives to a proposed action that are feasible, considering the objectives and capabilities of the project sponsor. Alternative technologies should be considered, where appropriate. As noted in SEQRA, “*The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed*”. The following alternatives are required for the DEIS:

- **Alternative 1:** No Action (zoning remains the same; no municipal acquisition and no site development).
- **Alternative 2:** Development per Current Zoning and all Regulatory Controls:
 - This should include the mandatory requirements of all regulatory controls associated with developing this site, including, but not limited to:
 - Central Pine Barrens Overlay District

- Groundwater Management III Zone
- Aquifer Protection Overlay District – Specifically explain how the project will conform to §330-68 of the Town Code which states that “fertilized vegetation shall not exceed 15% of the area of a lot within in the Aquifer Protection Overlay District, and fertilized vegetation on a tract shall not exceed 20,000 square feet”.

Specifically explain how the project will conform to §330-67 of the Town Code which states that “for residential lots, the amount of disturbance of natural vegetation shall not exceed 20% for lots between 140,001 and 200,000 square feet and shall not exceed 15% for lots between 200,001 or greater”.

- Open Space – Specifically explain how the project will conform to §247-8(H) of the Town Code which states “where a parcel is located in Residence Zone CR-200 and is in the Aquifer Protection Overlay District, at least 65% of the parcel shall be preserved”.
- Mitigation measures imposed during site plan and subdivision review.
- SEQRA
- **Alternative 3:** Development per East Quogue Land Use Plan
- **Alternative 4:** Reduced Density Alternative (an alternative which considers reduced density, clearing or development and may assume partial acquisition of development rights).
- **Alternative 5:** Alternative Site Designs that may assume alternative arrangements for buildings and/or reduced managed turf with enhanced clustering of structures and roads.
- **Alternative 6:** Alternative Technologies that may assume alternative technologies for site operations and maintenance (e.g., natural organic turf management for the golf course and Integrated Land care Management Plan for other turf, alternative wastewater treatment technologies, utilizing domestic wastewater for irrigation).
- **Alternative 7:** Lesser Impact Alternative for technical areas where the DEIS may identify potentially significant adverse impacts, an alternative that reduces or eliminates those impacts. Included, but not limited to:
 - No golf course.
 - No septic systems, turf, or clearing located in the “areas of influence” for public and private wells.
 - Locating housing away from the habitat of endangered, threatened, or “species of special concern”.

Each alternative will use graphics, text, tables and analytical data that detail:

1. The qualitative and quantitative comparison of the environmental and social impacts of each of the alternatives and the proposed project;
2. The mitigation that may be necessary under each alternative and with the proposed project;
3. The comparison of each of the impact categories presented in this scope as they relate to each alternative and the proposed project.
4. The construction impacts of each of the alternatives.

All graphics, text, tables and analytical data for the alternatives will be formatted in the same way for ease of comparison among scenarios.

This document is intended to fulfill the lead agency requirements for issuance of a Final Scope for a DEIS in accordance with 6 NYCRR Part 617.8. The document assists the lead agency in evaluating the DEIS for content and adequacy for public review and assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project and allow the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the proposed project.