

A. INTRODUCTION

OVERVIEW

The Town Board has undertaken this study for the purposes of understanding potential future alternative land use scenarios for the hamlet of East Quogue through the preparation of a land use plan and Generic Environmental Impact Statement (GEIS). This Final GEIS (FGEIS) contains a Final Recommended Plan that was developed based on a public review of a draft plan and Draft GEIS (DGEIS) that was released in March 2008 and which was the subject of public review and comment through June 2008. This Final Recommended Plan and FGEIS, if accepted by the Town Board, presents a framework for future land uses and actions in the study area that would modify existing zoning and the development proposals for a number of proposed projects that have been presented for the hamlet. Recognizing that growth will occur in East Quogue through 2015 (the GEIS analysis year horizon), this plan acknowledges the need to evaluate the cumulative impacts of future growth in the East Quogue study area for the purposes of developing a plan that minimizes local impacts and also addresses regional planning initiatives, including the Central Pine Barrens Plan. As described in greater detail below, it is the overall objective of this plan to propose low-impact growth management for the study area that minimizes impacts to natural resources, water resources, community facilities, and infrastructure, while recognizing the scenic and economic values of a mix of land uses that provide substantial open space and recreational opportunities with residential and resort/recreation development, while preserving natural, agricultural, and coastal lands.

PROJECT BACKGROUND

Like much of the Town of Southampton, the hamlet of East Quogue is experiencing strong development pressure. However, the potential impacts of this development are magnified in East Quogue since the hamlet has about 800 acres of large, undeveloped tracts of land where significant potential development could occur on about 21 percent of the study area land, which is currently vacant or underutilized. The majority of these lands are located north of the Long Island Rail Road (LIRR) track and east of Lewis Road, although there are some coastal woodlands fronting on Weesuck Creek. About 356 acres of the study area is also located in the Central Pine Barrens Core Preservation Area with just over 50 percent of that area currently preserved. However, the majority of the hamlet north of the LIRR track and east of Lewis Road is in the Compatible Growth Area, and contains large vacant or underutilized parcels and is therefore potentially developable. In addition, there are about 145 acres of agricultural lands that are not preserved and potentially developable, as well as approximately 28 acres of coastal woodlands on Weesuck Creek that is vacant, non-protected lands. Future use of all these lands is important to the community for the purposes of preserving farmland, historic community character, and the undeveloped woodlands that provide both ecological and scenic benefits.

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To understand the potential environmental and social consequences of future land use changes in the East Quogue study area, the Town of Southampton undertook this GEIS to examine a number of potential land use scenarios that would examine the unique natural and social communities that comprise East Quogue as well as the social, fiscal, and economic consequences of new development. This GEIS examines cumulative and site specific impacts of various land use scenarios for the East Quogue study area and identifies the potential environmental and social impacts of a recommended land use plan and alternatives to that plan.

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

If the Recommended Plan moves forward, site specific reviews would be undertaken by the Town during the course of site plan or subdivision review. These future reviews would examine project-specific impacts on traffic, water quality, natural and scenic resources, and compatibility with the plan objectives with the context of the issues and analyses already presented in this Final GEIS.

SUMMARY CONCLUSIONS

The East Quogue GEIS study area contains sensitive environmental features including a portion of the Central Pine Barrens (both Core Preservation Area and Compatible Growth Area), an active agricultural district, watersheds of Shinnecock Bay and Weesuck Creek, and an established residential community supported by open space, and a vibrant Main Street. Chapter 2 of this FGEIS describes a Final Recommended Plan for the future land uses in the study area that was developed based on comments presented on the draft plan and the DGEIS (March 2008). This Final plan was developed in coordination with an Advisory Committee that evaluated a number of alternatives for future land uses in the East Quogue community, as well as extensive public review and comments made during the DGEIS public review process (the comment period for review of the DGEIS ended on June 10, 2008). Based on that planning process and DGEIS review, this Final Recommended Plan presents a low-impact proposal that maintains and enhances the character of East Quogue bolstering sound residential and economic development, providing new passive and active open spaces, and preserving agricultural land and natural habitats of the Central Pine Barrens. If approved, this final plan would sustain East Quogue as one of the Town's essential hamlets, preserving its community and scenic scenic/historic character. In particular, the plan recommends strategies to preserve remaining active agricultural tracts along Lewis Road at the critical gateway to the hamlet, ensure sustainability for the Main Street business center, and allow for a more diverse land pattern and development of appropriate scale and density that would not overburden local community services. Moreover, the plan is

consistent with the goals and standards of the Central Pine Barrens Comprehensive Land Use Plan (CLUP) and the Town’s Comprehensive Plan Update.

A number of alternatives were evaluated in the DGEIS for the purposes of establishing the recommended land plan and understanding the impacts that could occur under future alternative land use scenarios. Those alternatives included an evaluation of the cumulative impacts of a number of proposed and potential development proposals that are being considered for East Quogue, build-out under the current zoning, upzoning, cluster development, workforce and senior housing, preservation of agricultural land, and hamlet transfer of development rights (TDR) both with and without upzoning, and a scenario that assumes the Recommended Plan without the proposed golf course (or the industrial use as presented in the DGEIS). Of those alternatives, the Proposed Projects, and Zoning-Build-Out Alternatives and the Transfer of Development Rights Alternatives do not meet the local planning objectives or address community concerns regarding potential overdevelopment that could occur under the current zoning (or other potential development plans for the area), which cumulatively could significantly impact the environment, the local community character, and would increase the demand on local services and infrastructure. Table S-1 provides a summary comparison of alternatives and the Recommended Plan.

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

Land Use	Population and Housing		School-age Children ²	Open Space	Water Use (gpd) ³	Vehicle Trips	
	Population ¹	Housing Units				AM Peak Trips	PM Peak Trips
Recommended Plan	+625 to 778	+212	+123	350	150,000⁴	302⁴	466⁴
<i>Alternatives</i>							
Proposed Projects	+1,585 to 1,770⁵	+557	+323⁶	273	204,000	514⁷	851⁷
Zoning Build-out	+1,177 to 1,464	+399	+231	124	132,000	307	407
Upzoning Density	+971 to 1,207	+329	+191	155	109,000	253	336
Cluster Development	+1,177 to 1,464	+399	+231	894	132,000	307	407
Cluster Upzoning Development	+971 to 1,207	+329	+191	983	109,000	253	336
Workforce-Senior Housing	+625 to 778	+212	+111	350	150,000 ⁴	302 ⁴	466 ⁴
Agricultural Preservation	+1,044 to 1,299	+354	+205	124	117,000	273	361
Hamlet TDR	+1,004 to 1,047 ⁵	+360	+209 ⁶	995	135,000 ⁸	308 ⁸	585 ⁸
Hamlet TDR Upzoning Density	+717-967 ⁵	+291	+169	>1,000	115,500 ⁸	262 ⁸	524 ⁸
Recommended Plan Without Golf Course	+729 to 906	+247	+143	350	90,000 ⁹	277 ⁹	351 ⁹
<p>Notes: These figures represent new residents, students, <u>vehicle trips, etc.</u>, that would be added to the study area for each scenario over the No Action condition.</p> <p>¹ Population estimate based on 3 to 4 bedroom single-family New York home Residential Demographic Multipliers, Rutgers University Center for Urban Policy Research, June 2006. A 3-bedroom unit generates 2.95 persons/household and a 4-bedroom units generates 3.67 persons/household. <u>For the Atlanticville project, per the applicant, it was assumed that 200 units would be 3 bedrooms and 100 units would be 2 bedrooms (2.37 persons/household)</u></p> <p>² School-age children estimate based on data provided by EQUFSD and WHBUFSD (0.58 students per household).</p> <p>³ Wastewater generation is based on 300 gallons per day <u>per residential unit</u> while water use is based on a 10 percent increase in wastewater generation. The Hills and Atlanticville wastewater quantities were provided by the applicants.</p> <p>⁴ Includes trip generation <u>and water usage</u> for residential units, <u>golf course, office use, apartments, waterfront restaurant, and banquet facility.</u></p> <p>⁵ Assumed 200 3 bedroom units and 100 2- bedroom units for Atlanticville.</p> <p>⁶ <u>Per information provided by the Atlanticville project, if the project allocated 40 percent of the residential development to senior housing, student generation would be 90 students and with 25 percent of the development allocated to senior housing, 115 students would be generated from the development (compared to 174 students as per student generation estimates provided by EQUFSD.</u></p> <p>⁷ Includes trip generation for residential units, Inn, and commercial space <u>as part of Atlanticville.</u> Rates were provided by Atlanticville and Dunn Engineering. <u>Also includes trip generation for remaining residential developments and golf course as part of the Proposed Projects Alternative.</u></p> <p>⁸ Based on Atlanticville rates.</p> <p>⁹ Includes trip generation and water usage for residential units, office use, apartments, and waterfront restaurant.</p>							

In comparison, the Recommended Plan would be a growth management tool for the study area that, in conjunction with other techniques such as creating a mix of land uses, upzoning, and acquisition of sensitive lands would address community needs, allow for growth, provide more land uses with tax ratables, and protect natural features while providing an active recreation/resort/residential destination. It would also be a land plan that would add new housing and potentially increase local school enrollment, but not overburden the local school district beyond expected growth and providing a mix of uses that would create jobs and contribute to the local tax base. Lastly, the Recommended Plan, as proposed, would provide water quality protection measures for both groundwater and surface waters, as well as protecting important coastal habitats and lands within the Weesuck Creek and greater Shinnecock Bay watersheds, which are essential natural resources and recreational waterways of the Town.

B. STUDY AREA DEFINITION AND ANALYSIS YEAR

The study area for this GEIS covers 4,044 acres within the hamlet of East Quogue, which is situated in the western portion of the Town. The study area is bordered to the north by Sunrise Highway, to the south by Shinnecock Bay (including Weesuck and Daves Creeks), to the west by Riverhead-Quogue Road (County Road 104), and the east boundary is generally defined by The Pines subdivision, north of Old Country Road and Landing Lane, south of Montauk Highway. About 69 percent of the study area is within the Central Pine Barrens region—9 percent of which is located in the Core Preservation Area (356 acres), 13 percent is a Critical Resource Area, and 47 percent is Compatible Growth Area (2,422 acres). The study analysis year is 2015.

C. PLANNING BACKGROUND

The region and the Town of Southampton have experienced significant real estate investment and development pressure in recent years. One such area subject to this pressure is the hamlet of East Quogue. In the summer of 2006, there were more than 800 acres within the study area that were identified as projected development sites (i.e., sites with subdivision applications submitted to the Town or pending). In addition, another approximately 390 acres were potential development sites, which are defined in this GEIS as sites that do not have active development proposals, but where development is expected to occur in the future through the 2015 analysis year. As shown in Table S-2, there are three subdivision proposals covering approximately 553 acres of the study area including Noble Farms (76 acres), The Hills at Southampton (420 acres), and Rosko Farms (57 acres). All of these proposals, with the exception of Rosko Farms¹, are Planned Residential Developments (PRD), which promote the preservation of prime agricultural land and/or natural areas while providing opportunities for varied housing types. The Rosko Farms subdivision, classified as a reduced yield standard with open space (RYS/OS) is a PRD where fewer lots are proposed, but the sizes of the lots are larger than what was originally planned.

¹ After acceptance of the DGEIS, the Town Board passed a resolution to exempt the Rosko Farms subdivision from the East Quogue Moratorium due to its consistency with the Recommended Plan and Town Comprehensive Plan as well as the approvals received to date. (Town Board Resolution No. 2008-782)

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

Map ID	Ownership /Applicant	Site Size (acres)	As-of-Right Residential Lots	Proposed Residential Lots	Proposed Uses	Current Zoning	Current Overlay	Type of Development	Application Status
Projected Development Sites									
1	Noble Farms	76.1	26	27 cluster	Residential and open space and agricultural preserve	CR80, CR120	APOD, AOD, CGA	PRD	Adopted pre-application report
2	The Hills at Southampton ^{1,2}	428.1	113	111 cluster	Residential, open space preserve, trails, and recreation amenities	R20, CR80, CR120, CR200	APOD, CGA, CPA	PRD	Adopted pre-application report and hearing held in March 2006
3	The Links	148.4	48	80	Golf course with residential	CR80, CR120, CR200	APOD, CGA, CPA	-	No plans have been submitted to the Town
4	Atlanticville (Parlato) ³	161.5	80 ³	300	Residential, commercial, institutional, and open space	R20, R40, CR120, CR200	APOD, CGA, CRA	PDD	Conceptual plans have been submitted to the Town
5	Rosko Farms	56.7	14	8	Residential and open space preserve	CR120, CR200	APOD, CGA, CPA, CRA	RYS/OS	Preliminary approval
Total		871	281	550					
Potential Development Sites									
A	Densieski Farm	88.1	27	N/A	N/A	CR80, CR200, LI200	APOD, AOD, CGA	N/A	N/A
B	Sand Farm Corp. ₂	57.5	13	N/A	N/A	CR-120, CR-200	APOD, AOD, CPA, CGA	N/A	N/A
C	East Coast Mines Ltd. ₂	146	31	N/A	N/A	CR-120, CR-200	APOD, AOD, CPA, CGA	N/A	N/A
D	Gibbs	12.3	5	N/A	N/A	CR-80	APOD, CGA	N/A	N/A
E	Lar Sal Realty Corp.	80.3	31	N/A	N/A	CR-120, CR-200	APOD, CPA, CGA, CRA	N/A	N/A
F	Turtle Bay	2.7	2	N/A	N/A	R40	N/A	N/A	N/A
Total		387	109						
Exempt Projects									
a	Map of Miller J. Wright	60.7	21	N/A - One existing unit	Residential and agricultural	CR80, CR120, CR200	APOD, AOD, CGA, CPA	COS	Adopted pre-application report December 2005
b	Map of Kijowski Family Farm	115.9	43	7	Residential and open space and agricultural preserve	CR80, CR120, CR200	APOD, AOD, CGA	COS	Final conditional approval December 2006
c	Evergreen Field Estates	6.2	3	3	Residential	CR80	APOD, CGA	-	Submitted site plan
d	Map of Rady-Lynes II	17.2	13	14 cluster	Residential and open space preserve	R40	N/A	PRD	Final conditional approval January 2007

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An additional 310 acres of vacant land comprise The Links, which is a proposal to construct an 18-hole golf course and 80 housing units on 148 acres, and Atlanticville, a proposed mixed use development on 162 acres with varied housing including 300 single-family detached and attached units, apartments, condominiums, and live/work units; commercial; retail uses and a farmer's market; land dedicated to the school district; a sewage treatment plant; a new LIRR train station; and open space uses.

In addition to the projected developments described above, there are six potential development sites, two of which are Gibbs and Lar Sal Realty Corp. These two vacant properties total about 93 acres (12.3 and 80.3 acres, respectively). The third potential development site—Densieski Farms—is presently used for agriculture. There is also the Turtle Bay site (almost 3 acres), which is currently used as a seasonal night club. The two remaining sites, Sand Farm Corp. and

East Coast Mines, are actively used for sand mining operations. The current New York State Department of Environmental Conservation mine permit expires for both of these facilities in July 2010. It is therefore presumed that these properties, at some point in the future (by 2015), could be converted to other uses or could renew their permit for continued use as sand mining operations.

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

To address local concerns regarding potential future land use scenarios for the projected and potential development properties and the resulting land use, environmental, community facility, and social impacts, the Town enacted a moratorium on development while this GEIS was undertaken so that a comprehensive understanding of the potential impacts of this development could be prepared.

D. STUDY GOALS AND OBJECTIVES

As stated in the DGEIS, this study has the following goals:

- Provide an evaluation of the environmental and social consequences of land use plans for the East Quogue study area;
- Analyze the cumulative short- and long-term impacts of development proposals;
- Present mitigation measures that eliminate or reduce significant environmental impacts;
- Evaluate alternative land plans that provide additional benefits to the Town or reduce impacts;
- Present analyses for public review and input for the purposes of developing a land use proposal for the future of East Quogue with the least environmental, social, and fiscal impact;
- Identify a traffic circulation plan that avoids overburdening the existing street network;
- Develop a regional plan for Pine Barrens preservation consistent with the goals and standards of the CLUP;
- Encourage natural features preservation and recreational opportunities;

- Promote compatible open space opportunities through the preservation of contiguous large blocks of land, thereby creating the opportunity for an open space network linked by a trail and park system; and
- Support and build upon the land use and environmental protection recommendations of the Town's 1999 Comprehensive Plan Update, the South Shore Estuary Reserve Comprehensive Management Plan, and the Central Pine Barrens Land Use Plan.

E. RECOMMENDED PLAN

Based on evaluations of a number of land use alternatives, a Recommended Plan was developed. In keeping with the above described goals, and objectives, the Recommended Plan emphasizes the preservation of the hamlet community and its natural features. Specifically, it preserves and protects the Central Pine Barrens Core Preservation Area; redirects development within the Compatible Growth Area away from environmentally sensitive areas including lands in the Core Preservation Area and towards fragmented and disturbed or developed areas; and to the south it protects the coastal lands of the Shinnecock Bay shoreline and Weesuck Creek. Between these resources is the hamlet proper, the residential community, Main Street, and civic center with parks and educational facilities. The Recommended Plan builds upon these current uses and allows them to expand outward, infilling development along Main Street and creating residential housing, supported by institutional uses, modestly expanding the business center, expanding waterfront recreation, preserving farmland, protecting groundwater resources, and the local ecology, and providing public access to both the Pine Barrens and the waterfront. The large preservation zone in the northern portion of the study area, which includes the Core Preservation Area and portions of the Compatible Growth Area would protect vast contiguous areas of Pine Barrens and eliminate the risk of forest fragmentation by creating a large inter-connected network of protected lands and provide the opportunity for a system of trails from Lewis Road up to Sunrise Highway and from Sunrise Highway down to Gleason Drive through the preserved open areas.

In addition, the Recommended Plan would preserve all remaining vacant lands along the shoreline of Weesuck Creek, adding almost 28 acres to the current 132 acres of land already preserved in this area as part of the Pine Neck Preserve. Preservation of these 28 acres of coastal forest and wetlands would provide linkage between the open space to the south and north and would be important to protecting the waters of Weesuck Creek and the greater Shinnecock Bay. A summary of the Recommended Plan is presented below. Also provided below is a summary of the Circulation Plan, a Waste Management and Natural Features Plan, and Action Items to implement the plan.

LAND USE RECOMMENDATIONS

For the purpose of describing the recommendations, the study area was organized into 14 separate areas. The land use recommendation for each of these subareas is summarized below (additional details on the recommendations are provided in Chapter 2, "Recommended Plan and Impact Analysis").

- Recommendation Area 1: Lands that are currently actively sand mined could either renew their mining permit (which expires in 2010), or be restored and reused for a mix of uses oriented around recreation/resort use. A resort/recreation use could be accomplished through implementation of a Planned Development District (PDD), including Recreation/Tourism PDD, which permits community or recreation facilities, spa facilities, parks, playgrounds

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and trails, theaters, museums, hotels, motels, bed and breakfasts, and conference centers. Since this site is previously disturbed, it would lend itself to restoration and reuse if sand mining operations cease. While these are potential uses under this plan, it is recognized that the current sand mining operation is active and there is no known proposal at this time to discontinue that operation.

This majority of this recommendation area is currently zoned CR200 with a small portion of the site zoned CR80 and CR120. As part of the larger upzoning of the study area as provided in the Final Recommended Plan, this entire area would be rezoned to CR200.

This recommendation is consistent with the objectives of the CLUP in that already disturbed areas would be utilized for resort/recreation uses and lands within the Core Preservation Area are proposed for reclamation and restoration.

- Recommendation Area 2: Dedicate about 1 acre of property along Lewis Road to the East Quogue Fire District for a substation. Consideration would also be given to the siting of an emergency helipad. It is recommended that the fire district undertake a site-specific study to identify an appropriate location along this roadway for a substation to meet the needs of new development north of the LIRR track.

This recommendation is consistent with the objectives of the CLUP because the site would be located within the Compatible Growth Area along an active roadway where development already exists and this use is a needed facility in the study area to address emergency and safety needs in the northern portion of East Quogue.

- Recommendation Area 3: Agricultural land within this recommendation area would be preserved to the maximum extent practicable, with the remaining potentially developable parcels preserved through acquisition or purchase of development rights and clustering. This includes preservation of approximately 94 acres of the Densieski Farms through acquisition of development rights and preservation of an additional 18 acres of agricultural land in the immediate vicinity through acquisition or clustering. Purchase of development rights would be pursued for the Densieski agricultural tract at the critical scenic gateway intersection of CR 104 and Lewis Road. Densieski Farms is a priority acquisition for the community. The plan also includes upzoning of the Noble Farms property from a mix of CR80, CR120 and CR200 to all CR200 and providing a cluster development of 16 residential units, and preserving 32 acres of open space and 14 acres of agricultural land.

This recommendation is consistent with the objectives of the CLUP in that it preserves active farmlands, which is recognized as a valuable land use in the Town and contributes significantly to the scenic quality of the area and the local agricultural economy.

- Recommendation Area 4: The property identified as Gibbs (Suffolk County Tax Map number 900-314-2-16) would remain in its current zoning district (CR80), and be developed with five residential units.

This recommendation is consistent with the objectives of the CLUP since the site is located within the Compatible Growth Area and is consistent with the zoning that was recognized for this site when the CLUP was adopted.

- Recommendation Areas 5, 6, and 7 would be developed as part of a PDD. See below for specific details on the proposed uses for these combined areas. These areas would be upzoned from a mix of CR80, CR120, and CR200 to all CR200.

These recommendation areas (5, 6, and 7) are consistent with the objectives of the CLUP in that they promote community benefits (including providing high quality drinking water, protecting natural habitats and providing open space and public recreation and trails) while preserving contiguous open space, providing a recreation/resort use, utilizing previously cleared areas for active recreation/resort use, and accommodating Pine Barrens Credits from within the study area as well as lands north of the study area under common ownership. The Town recognizes the benefits of providing the resort/recreational properties within the study area and intends to take a regional approach in ensuring compliance with the CLUP clearing and fertilizer dependent vegetation requirements to achieve the overall goals for the study area. Therefore, similar to transfer of development rights between parcels within the study area, flexibility in the clearing standards can be allocated for individual parcels meeting the resort/recreation goals of the Recommended Plan. However, conformance to the CLUP requirements should be balanced over the entirety of the study area. A more detailed discussion follows.

- Recommendation Area 5: Approximately 4 acres of land would be allocated to the Suffolk County Water Authority (SCWA). SCWA would utilize the area to install a new well field that would meet the future water demands of the area. As shown on the plan, the proposed well field would be located on the Hills property (however, this site could also be located on the Links property). This would be a new SCWA well field in addition to the existing Spinney Road well field in the study area.
- Recommendation Area 6: To potentially create a more diverse tax base and mix of uses in the hamlet, a portion of the Hills of Southampton property (about 10-15 acres) could be dedicated to resort/recreational uses that would provide additional ratables with little or no demand on local municipal services. This “Resort/Recreation” zone would be flexible in both its size and location on the Hills’ property (see Recommendation Area 7A). Planning for this “flex” zone would be accommodated through a PDD process. The proposed uses may include but not be limited to the following: conference center, banquet facility, health and wellness facility, spa, equestrian center, or other recreational and sport related activities and uses.
- Recommendation Area 7: This area, the largest of the recommendations areas includes three separate areas of land that total approximately 614 acres. Area 7A, The Hills of Southampton property, is the largest subarea (estimated at about 428 acres). Subarea 7B, the Links property, is about 148 acres and Subarea 7C is Town land that is situated between both the Hills’ and Links’ parcels and totals about 38 acres. While this Recommended Plan provides recommendations for these identified parcels, this does not preclude expansion of this planning area to include other adjacent properties or land that is included elsewhere in the GEIS study area to achieve the goals of the Recommended Plan. Within these areas, the plan identifies the need to devote about 4 acres of land to a new SCWA well field (see Recommendation Area 5 above). This new SCWA well field could conceivably be located on any of the three identified areas. It should be noted that dedication of land to the SCWA would constitute a public benefit, if located on a private parcel. In addition, careful coordination of the proposed Malloy Drive extension is a priority so that its design, layout, and alignment can be integrated into the development of the Hills or Links properties in a way that does not impact the proposed uses, but provides adequate access to and across the sites. In any potential development scenario, for either an individual property or for a combined development involving more than one property owner, the need to seek a zoning change based on the Recommended Plan would need to be achieved as part of a PDD given

the mix of uses that is under consideration. A more detailed description of the conceptual proposal for each of the Subareas 7A, 7B and 7C follows:

- Recommendation Subarea 7A: This recommendation assumes the Hills of Southampton property could accommodate a mix of uses in a PDD as follows: a clustered residential comprised of a mix of housing types built around a theme of resort/recreational uses (for the purposes of this plan and the GEIS impact evaluation, 85 to 90 units were assumed for Recommendation Area 7 as a whole with a housing type that would have a mix of traditional seasonal and year-round housing consistent with the current housing profile for the area); a private golf club and golf course that would be constructed on approximately 200 acres of land that is situated on both the Hills property and a portion of the Town land without disturbing any of the Central Pine Barrens Core Preservation Area. It is estimated that up to approximately 100 acres of the private golf course may be dedicated to managed turf with the remainder of the land that is associated with golf, devoted to course edges, transition areas, buffers and general out-of-play open space that will be preserved as part of the low-impact design of the course. It is noted that a substantial portion of Subarea 7A represents disturbed areas that could be integrated to the recommended development program. For this reason, as well as the site's overall size and dimension, the Hills' property is compatible for private golf development. Because this recommendation area is located north of the LIRR track, it would also be upzoned to CR200. The private golf course would provide the opportunity of staging a limited amount of public events and charitable functions during the year as a public benefit. An additional public benefit to the plan is the development of a trail system that provides public access for walking, jogging, or cross country skiing, for example. (An alternative that assumes development of this property as a separate, primarily residential development with CR200 zoning but without a golf course is presented in Chapter 3, "Alternatives.")
- Recommendation Subarea 7B: Under the plan, the Links property could be developed with one of two scenarios. Under Scenario 1, the site is developed as a separate residential subdivision with a yield that is based on the proposed upzoning of the area to CR200 zoning. In this scenario, the anticipated yield would be 31 lots, subject to the submission of a detailed yield map to the Town. This subdivision would be planned as a cluster type subdivision. Scenario 2 could occur in the event of 1) acquisition of the Links property by an adjoining property or 2) a joint development agreement between the Links and another property, where the "Recreation and Open Space Transition with Private Golf Course" land use is expanded to include part of the required acreage for the proposed private golf club and course. The "Recreation and Open Space Transition with Private Golf" land use would then establish an area for golf and its accessory uses if two or more development sites were combined into a comprehensive plan and development. In Scenario 2, the Links property would be developed under the PDD described above.
- Recommendation Subarea 7C: Acquired in the early 1950s, the Town land totaling approximately 38 acres was not specifically dedicated to a stated municipal purpose such as open space preservation. Being situated between the Hills and the Links properties, however, this Town property has strategic value in advancing the recommendation for development in Area 7 and can provide two purposes: 1) Town land adjacent to or surrounded by the development of the proposed private golf course may be used for greens, tees, fairways, trails, paths, buffer areas and/or open space related to the design of the golf course; however, in no instance will Town land be used

for the purposes of constructing any buildings or structures that are related to either the private golf course or other permitted land uses; and 2) Town land can provide preserved open space with public footpaths, nature trails and/or road construction associated with the Malloy Drive extension. In the event of a combined development involving a joint venture between adjoining property owners or as a result of land acquisition, use of Town land will be important to establishing an integrated land plan for Recommendation Area 7.

- Recommendation Areas 8, 10, 11: These three recommendation areas are currently under common ownership, which allows greater flexibility in design and use. Under this recommendation, property north of the LIRR track, and identified as the “Atlanticville” project would be upzoned from a mix of CR120 and CR200 to all CR200 allowing for approximately 19 residential units. This development would be clustered on 1-acre lots to the south towards the LIRR track on about 25 acres, allowing for approximately 65 acres to be preserved as open space adjacent to and within the Central Pine Barrens Core Preservation Area. For the lands south of the LIRR track, development rights from the properties along the waterfront of Weesuck Creek (referred to as Josiah Fosters Path parcels) would be transferred north of Montauk Highway to the parcel situated between this roadway and the LIRR track. Under this Recommended Plan, there would be a mix of development, including residential and neighborhood office/service with second story residential (about 6 small apartments above the office uses). Based on the current R40 and R20 zoning and the transfer of development rights from the Weesuck Creek parcel, approximately 52 residential units would be developed on about 38 acres with the neighborhood office/service use (non-retail) developed on about 5 acres with the 6 second-story residential units that would provide affordable housing. This would expand the local affordable housing option in the hamlet (i.e., in addition to the existing mobile home park and other potential affordable housing opportunities including accessory apartments). The proposed mixed-use project would be required to meet the off-street parking requirements of the Town. The residential units would be developed on 0.5 acre lots, which is consistent with residential development in the area of the hamlet proper. Development of the office/service use would be allowed through a rezoning from R40 to Hamlet Office/Residential (HO). Permitted uses include single- and two-family residential; places of worship; park, playground, or recreation area; municipal office or fire station; school; bus passenger shelter; agriculture, excluding animal husbandry; paint, glass, and wallpaper store; antique store; office business; funeral service, art galleries; and accessory uses.

As stated, the waterfront parcels south of Montauk Highway would be preserved through a voluntary and incentive-based transfer of development rights to lands north of Montauk Highway in the hamlet center proper. The transfer credits from the waterfront parcel would be developed based on the allowable yield of that property, estimated at about 16 residential units. The units would then be transferred to the lands north of Montauk Highway. Implementation of this recommendation could occur under a PDD that would allow the mix of uses on the receiving parcel north of Montauk Highway and transfer the development rights from the sending waterfront parcel, which are all under common ownership.

Recommendation Area 8 is consistent with the objectives of the CLUP because it utilizes intra-parcel transfers and clusters development down towards the LIRR track away from the Core Preservation Area and northern Compatible Growth Areas. This cluster plan also allows for the preservation of contiguous open space with Recommendation Area 9 and

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existing preserved areas. (Recommendation Areas 10 and 11 are not located within the Central Pine Barrens boundaries.)

- Recommendation Area 9: There are two alternatives for this area. Under the development scenario, the site known as Lar Sal Realty, the parcel north of the LIRR track, would be upzoned from CR120 and CR200 to all CR200 and developed at a residential density consistent with the adjoining Rosko Farms project reduced yield (Rosko Farm is the adjoining parcel to the east). This recommended design would preserve about 36 acres of the northern property and develop about 36 acres with 11 single-family residential units. The Lar Sal Realty portion of the property south of the LIRR track would remain in the R20 zoning district where 13 units would be located on almost 9 acres. A total of 24 units could then be built on all Lar Sal Realty property. Similar to Rosko Farms, the open space preservation north of the LIRR track would go beyond the provisions of the CR200 zoning district. Alternatively, the northern portion of the Lar Sal Realty property could be acquired by the Town, removing 11 units from the Recommended Plan build-out and expanding open space by 72 acres which is an increase of 36 acres.

Similar to Recommendation Area 8, this recommendation is consistent with the objectives of the CLUP because it utilizes intra-parcel transfers and clusters development south towards the LIRR track away from the Core Preservation Area and northern Compatible Growth Areas.

- Recommendation Area 9: For this recommendation area, development of Rosko Farms as approved by the Central Pine Barrens Commission (i.e., 8 single-family residential units and preservation of 28 acres of open space) would move forward. The Rosko Farms development, as proposed, would exceed the restrictions of the property being rezoned from CR120 and CR200 to all CR200. (It is also noted that since the completion of the DGEIS, Rosko Farms has been found to be exempt from the current East Quogue moratorium and thus, could move forward as planned, which would be consistent with the recommendations of this plan.)

Recommendation Area 9, is consistent with the CLUP and previously approved by the Central Pine Barrens Commission, as stated above.

- Recommendation Area 12: Under this proposal, the Turtle Bay property could be developed through use of a Maritime PDD (MPDD). This site is currently located in the R40 district (which allows for 2 residential units). The MPDD would help to achieve the goal of the Recommended Plan to redevelop this site as a waterfront-related commercial business, taking advantage of the site's already built condition and waterfront location (almost 3 acres of waterfront property). Important to the designation of this use is a public waterfront access component that would provide physical and visual access to the water, possibly in conjunction with a waterfront recreation center and cafe/restaurant. It is intended for this area to be dedicated to a waterfront restaurant with public access to the water that would potentially include recreational activities such as a kayak launch or small sail craft as well as bike rental and other recreation-oriented uses, supported by a cafe/restaurant. Uses permitted within a MPDD include parks, playground, or trails; maritime museum or cultural facilities; swimming pools; beach clubs, marinas and yacht clubs; health clubs, spa facilities or other indoor recreation facilities; any use allowed in the underlying zoning district; and other water-dependent or water-enhanced uses that would be beneficial, compatible and harmonious with the uses of the MPDD and the surrounding area.

Recommendation Area 12 is not located within the Central Pine Barrens boundaries.

- Recommendation Area 13: As discussed above, this recommendation area proposes transfer of development rights from the approximately 28 acres of land along Weesuck Creek (both the uplands and wetlands, known as Josiah Fosters Path parcels to lands in the hamlet proper (e.g., between Montauk Highway and the LIRR track). Such TDR would be a voluntary and incentive-based strategy associated with a potential PDD to facilitate mixed use office/residential complex as a tax ratable.

Recommendation Area 13 is not located within the Central Pine Barrens boundaries.

- Recommendation Area 14: Through the DGEIS planning process, a local need was identified by some members of the community for a small market/grocery related store along Main Street in the western portion of the hamlet center proper. It is recognized that the selection of a site for such a use by a private applicant would require rezoning of the property from Hamlet Office to Hamlet Commercial or Village Business or a variance to allow such a use in the Hamlet Office District.

Recommendation Area 14 is not located within the Central Pine Barrens boundaries.

It is recognized that the development yields identified above for each Recommended Area would be subject to review once a yield map is prepared for each site by the property owner or an applicant.

CIRCULATION PLAN

The Recommended Plan identifies the following with respect to a vehicular, pedestrian, and bike circulation plan for the study area as follows:

- Consistent with the Town's previous planning policies, including the 1970 Master Plan, under this proposed plan, traffic circulation north of the LIRR track would include a new east-west road connecting Lewis Road on the west with Emmett Drive/Montauk Highway on the east. This connection would be provided by extending Malloy Drive within The Pines Subdivision westward and across the Rosko Farms, Lar Sal Realty, Atlanticville, the Links, and Hills properties. This road would relieve the traffic that would otherwise need to use Old Country Road or Montauk Highway for east-west vehicular trips across the study area. In addition, it could create the opportunity to potentially discontinue a number of existing at-grade rail crossings.

While the proposed connector roads would provide a corridor for east-west vehicle movement and emergency access, it could result in potential traffic impacts at connecting streets. Alternative roadway alignments could be considered that would relieve potential traffic congestion at the Lewis Road intersection, including a potential road connection through the Noble Farms project. In any of these development scenarios, given the added growth in traffic in the study area through the 2015 analysis year, coupled with the added traffic of the Recommended Plan, the design of the Lewis Road connection on the west would need to take into consideration a number of factors including:

- Project and cumulative traffic volumes,
- Sight distance and speeds,
- Proximity of the LIRR track,
- Potential need for signalization; and
- Pedestrian and bicyclist safety.

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In addition, the existing intersection of Emmett Drive and Montauk Highway would need to be evaluated for potential signalization as well as traffic calming measures through the existing residential neighborhoods (e.g., the Pines subdivision). In addition, speed limits along Montauk Highway and extending the 25 mile per hour speed limit further west should be examined.

It is recognized that the role of this GEIS is to present a conceptual plan and assessment of issues, and that future development projects would need to evaluate the individual and collective assessment of traffic impacts as each project is put forth as a development application. (It should be noted that no new overpasses or grade crossings are permitted within the study area based on an agreement made between the Town and LIRR on November 15, 1988.)

- In addition to the circulation plan, a parking and street improvement plan is recommended for the East Quogue Main Street area. This plan would evaluate current and future parking needs in the hamlet center, and could also consider circulation needs that would link parking and businesses as well as sidewalks (including linkages between Damascus Park and Lewis Road), aesthetic improvements, and signage along the street corridors and connections with bus service. One potential location for off-street parking is the vacant lot adjacent to the local post office on Bay Avenue with the potential for additional access easements between Walnut Avenue and Bay Avenue. A public parking improvement district could be recommended similar to that undertaken in Hampton Bays and Bridgehampton hamlet centers.
- Although vehicle trips are reduced under the Recommended Plan from other alternatives, it is recommended that site-specific traffic studies be performed for the larger development proposals during development review, to avoid impacts or to ensure that proposed connections to existing roads can provide an adequate traffic circulation and design conditions.
- Lastly, the Recommended Plan for circulation includes a network of footpaths and trails that would extend through the expansive proposed open spaces in the open space and recreational portions of the study area (northern portion of the study area) as recreational amenities.

WATER MANAGEMENT AND NATURAL FEATURES ELEMENT

This Recommended Plan identifies the following with respect to a utilities and natural features plan for the study area:

- To avoid off-site flooding impacts and exacerbation of flooding conditions along Lewis Road, implement a zero net stormwater runoff policy for local streets, in particular Lewis Road. Any new street connections to Lewis Road that require improvements would include a no net increase in runoff design and relieve existing local street flooding to the extent possible. Develop a stormwater management plan for the Lewis Road corridor and maximize the use of existing available facilities to provide stormwater management.
- Provide for a new SCWA well field in the northern portion of the study area. This new well field would provide additional water supply from a site near the protected Pine Barrens and away from other uses and could allow for positive water pressure if sited in the higher elevations of the study area.

- All new transmission lines should be installed below grade to avoid natural resources and aesthetic impacts.
- Implement best management runoff practices to reduce the impact of runoff on the water quality of Weesuck Creek and Shinnecock Bay. Also, develop a plan for wetland restoration that enhances and expands tidal wetlands. This would also support Town Trustee objectives with respect to shellfish protection and restoration activities in and around Weesuck Creek.
- Ensure that all development fronting on the bayfront, at a minimum, meets the Town's wetland standards for setbacks, buffer areas, and protection, and that the measures reflect the significant importance of protecting these local waterbodies and wetlands and their commercial and recreational function to the community and region.

F. THRESHOLDS FOR FUTURE IMPACT ANALYSES

The Recommended Plan and its related actions have been analyzed in this GEIS for the purposes of informing decision makers as to the potential environmental consequences of the Recommended Plan and its alternatives. A GEIS approach was selected by the lead agency, given that this is a long-term plan (examining a build-out year through 2015) and affects multiple properties where the impacts of development need to be examined comprehensively under SEQRA. It is therefore the objective of this GEIS to examine these impacts in as detailed and conservative a manner as is possible at this time, recognizing that future site-specific review of individual development proposals will be performed by individual applications for land development that would require zoning changes (e.g., a mixed-use PDD), subdivision, or site plan reviews.

It is expected that detailed designs and additional environmental reviews will be prepared to examine the details of future development proposals and consistency with the goals and objectives and conclusions of this Recommended Plan. The Town will review these proposals in accordance with SEQRA to ensure that each element of the project has been afforded a thorough environmental review, relying first on the analyses presented in this GEIS. Each proposal would be reviewed in this way for the purposes of determining conformity with the plans and the impact analyses presented in this GEIS as well as for the purposes of framing (or scoping) additional environmental quality review that may be required for discretionary approvals by the Town of Southampton and any interested or involved agencies such as Suffolk County, or regional agencies such as the Central Pine Barrens Commission (e.g., wetlands permitting, septic discharges). Impact thresholds to be considered in future reviews would include:

- Activities that could potentially adversely impact surface or groundwater quality or aquatic habitat;
- Areas of new clearing that could adversely impact natural and native vegetation;
- Substantial land use or programmatic changes that could cause new significant adverse impacts;
- New driveway entrances or intersections with existing streets that could result in significant traffic impacts and the need for mitigation;
- Alternative roadway alignments that could result in significant impacts to natural features or traffic;
- Substantial changes in the development program, such as any increases in housing units or changes in commercial uses; and

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- New information that could increase the potential for significant impacts with respect to environmental, social, or community facilities impacts.

Recognizing the above objectives, it is also recommended that future site-specific development proposals that comply with the plan be afforded an expedited review by the Town and all involved agencies from which approvals are necessary.

G. ACTION ITEMS

In order to implement the recommendations of this plan, the following actions are necessary:

- Use of Community Preservation Funds (CPF) as well as Suffolk County and New York State funds (as available) to purchase development rights for Densieski Farms, other remaining agricultural parcels, as well as Town acquisition using CPF funds for the northern portion of the Lar Sal Realty property north of the LIRR track.
- Zoning map change to rezone all property north of the LIRR track and east of Lewis Road to CR200 excluding the Densieski Farms, which would be preserved through acquisition (see discussion above).
- Zoning map change to allow for the resort/recreation/residential uses in Recommendations Areas 6 and 7. (It is assumed this would be implemented by a private application for a PDD).
- Zoning map change to Hamlet Office/Residential (HO) for the east Main Street (Montauk Highway) frontage for a distance of about 1,200 feet from approximately 100 feet west of East End Avenue with the accompanying HO District design requirements.
- Zoning text change to preserve Josiah Fosters Path parcels with TDR to lands north of the LIRR track on Atlanticville property (i.e., Recommendation Area 8).
- Zoning map and text change for the Turtle Bay site to MPDD.
- Detailed siting study to determine a location of a new fire substation along Lewis Road. That study would also take into consideration stormwater management needs along Lewis Road to determine if Town-owned property fronting on Lewis Road, previously dedicated for runoff control, is needed to control surface water runoff.
- Provide expedited review to those developments that substantially comply with this Recommended Plan, including promoting cluster development and land preservation, with a mix of uses including recreational facilities as defined by this plan, along with preservation of open space and implementation of public trails.
- Provide expedited review to those developments that meet Leadership in Energy and Environmental Design (LEED) design guidelines consistent with those listed below.
- Design for new public roads as part of the subdivision process, including the important east-west connection between Lewis Road on the west and Emmett Drive/Montauk Highway on the east (see also the discussion above, under “Circulation Plan”), recognizing the need for detailed traffic studies, intersection design, and traffic calming objectives.
- Initiate a parking/circulation study for Main Street, with an emphasis on identifying off-street parking opportunities.

- Install best management practices to reduce water quality impacts from runoff to Weesuck Creek and Shinnecock Bay.
- Coordinate with the SCWA on a new well field in the northern portion of the study area. It could be recommended that SCWA voluntarily submit a site plan and landscape plan for the construction of the well field.
- Initiate zero increase in off-site runoff policy for drainage to Lewis Road and conduct stormwater management plan for Lewis Road corridor.
- Per the agreement made between the Town and LIRR on November 15, 1988, eliminate any unnecessary grade crossings with completion of the proposed east-west connecting road.
- Coordinate with the Suffolk County Department of Public Works regarding improvements to the intersection of Lewis Road and Quogue-Riverhead Road (CR 104).
- Encourage development of a small grocery/food-related store along the Main Street proper that would provide a “walk to” opportunity for East Quogue residents to a local market.

CAPITAL PROJECTS AND ADDITIONAL STUDIES

Implementation of the Recommended Plan requires little capital investment on the part of the Town (with CPF to be used land acquisition). It is expected that improvements related to open space, trails, roads, intersections, and on-site drainage would be implemented by the property developers. Potential capital projects that may be implemented at the Town level could include:

- Detailed alternative analysis, site design, and capital project for siting a Lewis Road fire substation for the East Quogue Fire District. That study would also take into consideration stormwater management needs along Lewis Road to determine if Town-owned property fronting on Lewis Road (Suffolk County Tax Map number 900-288-1-31.13) previously dedicated for runoff control, is needed to control surface water runoff;
- Detailed analysis of drainage conditions and mitigation along Lewis Road;
- Detailed analysis of Main Street parking and traffic, pedestrian, and bicycle circulation, with design and a capital project (if feasible) for a Main Street off-street parking facility;
- Possible trail connections to complete trail loops and access;
- Analysis of local traffic circulation patterns, traffic calming alternatives, and potential alternative connections to Lewis Road for the northern east-west connector road between Emmett Drive/Montauk Highway on the east and Lewis Road on the west.
- Identify and implement surface water runoff management and natural resources restoration projects along Weesuck Creek that can be implemented in the short-term (2 to 3 years); and
- The EQUFSD should develop a long-term study of student enrollment and space needs to accommodate future projected growth in this district.

H. GEIS IMPACT ANALYSES

LAND USE AND NEIGHBORHOOD CHARACTER

With the Recommended Plan, the predominant land uses within the study area would remain residential and preserved open space, but with an added mix of private recreational and resort uses with some additional office space, and waterfront business uses. The plan would

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substantially increase open space and recreation uses with the conversion of the sand mine properties to a resort and recreation use as well as the addition of a private golf course and preservation of lands in the northern portion of the study area within the Pine Barrens region as well as preservation of lands along the eastern shoreline of Weesuck Creek. The Recommended Plan would also preserve all active agricultural land thus promoting the Town's commitment to the preservation of agriculture. Moreover, preservation of these agricultural lands would forever protect the key gateway to the East Quogue hamlet, recognized for its rural character (see also below, "Scenic Resources").

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

POPULATION AND HOUSING

The Recommended Plan would manage population growth within the hamlet through upzoning and land acquisition. A total of 212 housing units would be proposed under the plan with a total population increase of 625 to 778. With the Recommended Plan, an estimated 123 new school-age children would be added to the study area.

COMMUNITY FACILITIES AND SERVICES

The addition of residential uses with the Recommended Plan would provide a marginal increase in the demands on community facilities and services. The Recommended Plan recognizes that land should be dedicated to the East Quogue Fire District to construct a substation that could more efficiently meet the potential new demand for services north of the LIRR track. This site could also be utilized for a dedicated helicopter landing area instead of utilizing the elementary school. Consistent with the needs of the fire district, the plan identifies siting of the new substation along Lewis Road through a detailed siting study that would need to be performed independently of this GEIS. The Recommended Plan also includes new east-west roadway connections that would assist the East Quogue Fire District in accessing emergencies north of the LIRR track.

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

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

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

ECONOMIC AND FISCAL CONSIDERATIONS

The addition of residential units with the Recommended Plan would marginally increase the service needs and municipal service costs, including those for the EQUFSD. However, in addition to housing, the Recommended Plan proposes the addition of other uses within the study area that would not generate students, but would provide ratables including a private golf course, banquet facility, business services, and resort and recreation uses. These proposed additional uses would generate ratables without creating an increased demand on the school district. These uses would also provide a range of jobs for the community in the tourism-related industry, which is a strong and growing job base in the local economy.

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

OPEN SPACE AND RECREATIONAL FACILITIES

The Recommended Plan would add about 720 acres of open space and recreation lands to the East Quogue study area. Consistent with the Town's Comprehensive Plan, Community Preservation Project Plan and the *Long Island South Shore Estuary Reserve Comprehensive Management Plan*, the Recommended Plan would preserve lands north of the LIRR track in the Pine Barrens as well as lands to the south along the eastern shoreline of Weesuck Creek.

Preserved open space, as part of the Recommended Plan, would largely be located in the northern portion of the study area, creating a band of natural Pine Barrens paralleling Sunrise Highway and retaining and protecting the significant knob and kettle topography that is characteristic of the Ronkonkoma Moraine. Assuming the sand mine properties are converted to resort and recreation uses, along with restoration, the entire northern portion of the study area would have a natural open space and recreation component. In addition, a trail system proposed as part of the Recommended Plan would connect these open spaces and promote public access and utilization of the preserved lands for both passive and active recreation.

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

The Recommended Plan also proposes the addition of a private golf course as well as resort and recreation facilities. This would greatly expand active recreational uses to the area. These uses could also include some limited public access, such as trails for walking, signage, or cross-country skiing.

NATURAL RESOURCES

The Recommended Plan would expand protection efforts for natural resources within the study area, allowing for an enhanced opportunity for these resources to thrive, and maintaining their natural integrity, particularly with the preservation of large contiguous blocks of Pine Barrens and coastal woodlands. Further, the plan redirects development away for environmentally sensitive lands within the Compatible Growth Area towards fragmented and disturbed or developed areas. As such, the Recommended Plan is consistent with the Article 57 and CLUP by preserving contiguous blocks of open space and utilizing already disturbed areas for development. In addition, the protection of forest interior habitat and open water/forest interface would curtail the decline of local bird species that rely on these habitats as well as support their continued presence in the study area. The preservation provided in the plan would be consistent with State, regional, and local policy documents that encourage the preservation of the Pine Barrens due to significant habitat types and wildlife species as well as the preservation of coastal resources of Shinnecock Bay/Weesuck Creek thereby protecting water quality, providing a contiguous corridor for wildlife species between Pine Neck Preserve and the Pine Barrens, and protecting tidal wetland areas.

PHYSICAL FEATURES AND WATER RESOURCES

It is not expected that the development proposed under the Recommended Plan would materially impact soils or topography within the study area. The private golf course would provide the opportunity for large-scale preservation in a design that works with the existing topography and elevations in contrast to residential development, which has a greater need to accommodate structures, roads, and driveway design.

As part of the Recommended Plan, design controls, monitoring, and maintenance relative to the golf course as well as residential land clearing would be established to prohibit degradation of groundwater and surface water resources due to fertilizers and pesticides. It is also recommended that innovative best management practices be employed at the golf course to control pollutant loadings to surface water and groundwater resources, in accordance with LEED and Suffolk County guidelines. Minimizing pollutant loadings would also benefit wildlife and vegetation that thrive in and around these systems.

To reduce pollutant loadings from recreational and residential sources, the Recommended Plan includes the following guidelines for development:

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

As part of the golf course design, the Recommended Plan encourages the use of an Integrated Pest Management (IPM) plan consistent with Suffolk County's *Organic Parks Maintenance Plan* and LEED objectives. As part of a golf course design and proposal, the management plan would outline methodologies and approaches to manage turfgrass and control pests in an environmentally sensitive manner. Plans would be submitted that detail biological, chemical,

and physical controls to manage turf and that the need for pesticides by growing turf quickly and keeping it healthy, generally focusing on controlling pests rather than eradicating them, while also utilizing a wide range of techniques to prevent and minimize pest damage. Following are some key approaches in an IPM program.

- Establishing thresholds for application of mechanical, biological, cultural, and chemical methods of pest control;
- Planting with native vegetation, which reduces the need for fungicides, and to a more limited extent, insecticides and herbicides relative to many other possible turf varieties;
- Properly using of fertilizers to reduce the use of pesticides. (e.g., the nutrient potassium can strengthen cell walls of the bentgrass in greens and tees, thereby potentially reducing turf susceptibility to disease and the need for pesticides;
- Applying slow-release nitrogen sources;
- Avoiding fertilizer applications in cool weather or at times of the year when turfgrass is naturally slow growing;
- Conservatively irrigating the golf course and devising separate irrigation plans for different areas of the course; and
- Designing of the golf course so that turfgrass is not the dominate cover type.

Specifically, it would be expected that any new golf course in the study area would, at a minimum, provide a plan for the installation of multilevel monitoring wells with a specific groundwater monitoring program, and a turf management plan that accomplishes an overall reduction in chemical loadings.

In addition, the golf course design should promote and include the following:

- Buffer areas around significant natural features to prevent impacts to these areas.
- Prepare a management plan for the “out-of-play” areas that conserves and promotes native wildlife, vegetation, and habitats with strategies to eliminate or minimize fragmentation of habitats. Out-of-play areas should promote and not diminish the natural resource values of the site.
- Design an irrigation system that conserves water while efficiently and effectively serving golf course vegetation and natural resource features.
- Develop strategies to efficiently and effectively respond to an environmental spill so that minimal impacts occur.
- Institute an outreach program that involves educating golf course players in environmental sustainability and the facility’s mission in creating a golf course and natural environment that successfully coexist.
- Install groundwater monitoring wells below the greens and fairways with at least one upgradient. Control well with regular reporting of results.

With respect to the street ends and runoff, the Town has an active program to evaluate its street-end stormwater discharges for the purposes of identifying opportunities for best management practices at these locations. Current maps prepared by the Town identify outfall locations as the end of Weesuck Avenue, Bay Avenue and Jackson Avenue into Weesuck Creek, as well as an outfall to Daves Creek. The Town is exploring measures to reduce pollutant loadings at these locations that, if measures can be identified, would serve to further the protection of water quality and natural resources habitats in the Weesuck Creek/Shinnecock Bay system.

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In sum, with these measures in place, the Recommended Plan would not have a significant adverse impact on soil, geology, or water resources.

UTILITIES

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

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

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

SCENIC RESOURCES

The Recommended Plan achieves a balance between development in the hamlet center and the preservation of scenic agricultural uses and Pine Barrens along with the maintenance of the scenic corridors. Overall, the Recommended Plan would protect the key scenic elements of the hamlet by preserving and enhancing various features of the community including the woodlands, hamlet center (“Main Street”), waterfront, wetlands, country roadways, and agricultural lands. By maintaining these scenic resources, the Recommended Plan would also protect the sense of place for East Quogue residents and visitors, which is identified in the Town’s Comprehensive Plan as one of the most important issues facing the Town.

CULTURAL RESOURCES

The Recommended Plan would not alter or demolish any cultural resources in the study area. All proposed development would occur away from such resources. By targeting development north of the LIRR track and preserving lands along the eastern shoreline of Weesuck Creek, the Recommended Plan would also preserve and protect scenic resources (see discussion above), which protects historic buildings and resources and their setting within the community.

TRAFFIC, AIR, AND NOISE

The residential component of the Recommended Plan would generate in total about 302 AM peak hour trips and 466 PM peak hour trips. The Recommended Plan also includes a traffic circulation plan that provides an east-west roadway connection north of the LIRR track. These new roadway connections would help to reduce the amount of traffic that would need to use Old

Country Road and Montauk Highway for east-west trips through the study area. Given the volumes of traffic that are expected in the study area in the future even without the Recommended Plan (e.g., through 2015), additional traffic impacts from land development are unavoidable with the proposed project. It is therefore a component of the Recommended Plan that future traffic analysis include any assessment of the individual and cumulative impacts of traffic, provide intersection design and operation details, evaluate potential alternative alignments, and propose traffic-calming measures, as necessary, to minimize the impacts of traffic due to future development.

Because no significant increases in traffic are expected, no air quality and noise impacts would occur with the Recommended Plan.

SOLID WASTE MANAGEMENT AND RECYCLING

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

GROWTH INDUCING IMPACTS

The Recommended Plan would not have adverse growth-inducing impacts. It is the objective of this analysis to protect community land patterns and environmental resources while also recognizing that managed growth will occur, with open space preservation and recreational opportunities through smart growth principles and land applications that direct development away from environmentally sensitive areas and towards appropriate receiving areas. It is also the Town's objective to recognize the community values of East Quogue as a place to live, work, and recreate, and to limit adverse impacts from development. In the absence of these planning measures, unmanaged future growth could cumulatively impact the local community services, ecological habitats, groundwater, and surface waters. In addition, recommendations set forth in this GEIS will provide direction for decision makers relative to future land management in the study area. Thus, the Recommended Plan would not induce growth, rather it would serve to manage growth.

CONSTRUCTION IMPACTS

It is not expected that the Recommended Plan would result in any significant construction impacts. Construction impacts are temporary and would be reduced under this plan as compared to the Proposed Projects Alternative, for example. In addition, certain construction techniques (such as erosion and sediment control practices) would be employed to minimize the adverse effects of construction. Short-term (temporary) impacts anticipated as a result of construction under the Recommended Plan could include:

- Localized temporary land use impacts from increased noise, vibration, and dust;
- Presence of construction vehicles along area roads;
- Traffic impacts due to a small increase in worker vehicular traffic on area roads; and
- Localized air quality impacts such as fugitive dust emissions from earth movement.

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

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

While the Recommended Plan would require some irreversible commitment of natural resources in the form of vegetative cover or plant and animal habitat, the overall plan would not adversely impact the natural resources of the study area. The Recommended Plan would expand in-perpetuity protection of natural resources in the study area with the preservation of forested habitat and open water/forest interface.

ENERGY USE AND CONSERVATION

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

MITIGATION AND UNAVOIDABLE ADVERSE IMPACTS

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

As discussed above, the Recommended Plan would have limited environmental impacts. With respect to traffic, the Recommended Plan would add about half of the total vehicle trips that would be generated under the Proposed Projects Alternative. However, even though the Recommended Plan would generate a reduced number of vehicle trips, site-specific traffic analyses are recommended for individual projects to ensure proper traffic flow and circulation, particularly with new connections to local streets and extensions of streets.

In addition, site specific project review for Planning Board or Town Board review, as well as a review by Suffolk County, is expected to require expanded studies of traffic, groundwater or surface water impacts, and natural resources, for example.

I. NO ACTION CONDITION

The No Action condition presented in this FGEIS assumes no future discretionary actions are taken by the Town and assumes only the development and build-out of previously approved subdivisions (e.g., the Pines) as well as the infill development of vacant lots. This alternative also includes all developments excluded from the East Quogue moratorium study area, i.e., Miller Wright (no additional residential units), Kijowski (7 single-family residential units with 80 acres preserved for agricultural use and 20 acres preserved as open space), Rady-Lynes II (14 single-family residential units with 4 acres preserved as open space), Evergreen Field Estates (3 single-family residential units), and East Quogue Medical Center (three separate buildings on 1.3 acres). Each building within the East Quogue Medical Center will have first floor office space and at least one apartment on the second story. One building will have two apartments on the second story. The 1.3 acre site would have a total of 4 second story apartments.¹

¹ During the review of the DGEIS, the Rosko Farms project was also excluded from the moratorium by Town Board Resolution 2008-782, as it substantially complied with the Recommended Plan and Town

The No Action condition is assumed as a future condition in this GEIS against which the incremental impacts of the Recommended Plan and the analyzed alternatives are measured (see the discussion below), but would not represent an actual future condition, since development could occur on all projected and potentially developable properties in the study area, in accordance with current zoning and subdivisions regulations. For this GEIS, the impact analysis year is 2015.

J. ALTERNATIVES ANALYSIS

ZONING BUILD-OUT ALTERNATIVE

The Zoning Build-Out Alternative assumes that all large vacant and underutilized lots not built-out under the No Action condition are developed in accordance with current zoning. Residential development of these lots would also require subdivision approval. As part of this alternative, the Turtle Bay site as well as the sand mining properties are also assumed to be developed based on current zoning. This alternative considers the zoning build-out of the Atlanticville properties as well as the Hills and Links properties. This alternative also assumes that all agricultural land that is not preserved (e.g., the Densieski Farm) would be developed per current zoning.

The Zoning Build-Out Alternative would significantly increase the study area's population (between 1,177 and 1,467 residents based on 3 and 4 bedrooms units) and housing (399 units) over the No Action condition. It would also significantly increase the student population (231 students) within the study area and thus the burden on the school district. As compared to the Recommended Plan, this alternative would have approximately 187 more housing units and generate 108 more students. Likewise, this alternative, with the lack of varied uses to offset tax rates would result in significant demands on the EQUFSD. The added residential development associated with this alternative would principally not change the scenic quality of the hamlet north of the LIRR track, but the viewsheds along Lewis Road, Old Country Road, Montauk Highway, and from Weesuck Creek would significantly change in this alternative and potentially alter the overall scenic character of the hamlet. Further, agricultural uses historically at the gateway to the community would no longer be present and those uses would be converted to residential homes. Thus, this alternative would severely conflict with the rural quality of life that is known to East Quogue. In contrast, the Recommended Plan identifies these major scenic corridors within the hamlet and protects the rural setting along Lewis Road and the Main Street setting in the hamlet center. These are the scenic benefits of the Recommended Plan over the Zoning Build-Out Alternative.

This alternative would not provide the increased preservation of open space that occurs with the Recommended Plan and cluster developments. No new recreation uses (such as a golf course and trails as proposed under the Recommended Plan) would be provided to the East Quogue community with this alternative. Although the residential developments would need to meet clearing restrictions of the Central Pine Barrens regulations, it would not realize the preservation of the lands along and adjacent to Weesuck Creek and thus would not provide the contiguous open space connection along the east coastline of the study area.

Comprehensive Plan and has prior approvals. However, for the purposes of maintaining consistent comparisons with the DGEIS, the Rosko Farms project has been kept as part of the Recommended Plan and not included as part of the No Action condition.

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Surface water runoff quality would not be protected with the Zoning Build-Out Alternative due to the added residential development that would be contribute to the potential impacts on water resources. Surface and groundwater resource impacts could be reduced due to clearing limitations, but without restrictions on pesticide and fertilizer applications, impacts to these resources could occur. This alternative would not preserve the lands along the east shoreline of Weesuck Creek. The Recommended Plan seeks to avoid surface water impacts by preserving these parcels.

The Zoning Build-Out Alternative would add about 307 AM peak hour trips and 407 PM peak hour trips to the study area traffic network as compared to 302 AM peak hour trips and 466 PM peak hour trips under the Recommended Plan. However, in both this alternative and the Recommended Plan, some form of traffic mitigation would be expected to ensure that the study area roadways operate at an acceptable level of service.

PROPOSED PROJECTS ALTERNATIVE

The Proposed Projects Alternative examines the development applications as currently proposed to the Town and assumes build-out at the densities presented to the Town by the developers, including Noble Farms (27 single-family residential units with 32 acres preserved as open space and 14 acres preserved for agricultural use), the Hills at Southampton (111 single-family residential units with 245 acres preserved as open space and 49 acres dedicated to recreation amenities including a meeting house, gym, playhouse, shop, and village green), the Links (80 residential units developed on an 18-hole golf course) and Rosko Farms (8 single-family residential units with 28 acres preserved as open space). To provide a comprehensive assessment of future conditions, this alternative also includes the build-out of the Lar Sal Realty property, which is permitted by current zoning to develop 31 single-family residential units. It also examines the Atlanticville project with 300 residential units (200 3-bedroom units and 100 2-bedroom units); 29,300 square feet dedicated to commercial and retail space (including two inns); 85 acres of preserved open space; dedication of 20 acres of land to the EQUFSD; 5 acres to be used for the proposed sewage treatment plant; waterfront access to Weesuck Creek; and a train station with the LIRR. Some portion of the Atlanticville project (up to 40 percent) could also accommodate senior housing.

At this time, no plans or applications have been submitted to the Town for a change of zone or site plan review for the Atlanticville project. In addition, any of the developments proposed under the Proposed Projects Alternative that are Developments of Regional Significance or that would exceed the allowed clearing or fertilized vegetation standards would require a hardship permit from the Central Pine Barrens Commission.

Under this alternative, single-family residential uses would greatly increase within the study area with an even larger increase in higher-density residential uses associated with the Atlanticville proposal. Preserved land and recreation uses, as part of the Links golf course proposal as well as new trails, would increase. This alternative proposes a train station and sewage treatment plant, both new uses and infrastructure within the study area. It would increase open space and recreation within the study area, but would not provide as much dedicated open space and recreation lands as the Recommended Plan. Lands would be preserved as part of development projects north of the LIRR track and immediately adjacent to Weesuck Creek. However, not all of the land along the eastern coastline of Weesuck Creek would be preserved, thus fragmenting the large preserved lands to the north and south of this parcel. Unlike the Recommended Plan, residential and commercial development south of the LIRR track would significantly change the

character of the hamlet as well as the viewsheds along country roads, Weesuck Creek, and Main Street.

The Proposed Projects Alternative would significantly increase population and housing within the study area over the No Action condition as well as the Recommended Plan, further increasing the burden to the EQUFSD and local fire district. While it would increase the demand on community facilities and services, the alternative would also provide land for expansion of such services. As part of the Atlanticville project, approximately 20 acres would be dedicated to the EQUFSD. However, the district would be responsible for the construction of any school buildings on the site and would need to address the operational costs of the added school children. In addition, the dedicated land would be located north of the LIRR track, which poses an access constraint on the school and would require a second school in the district.

Because most of the proposals under this alternative are cluster developments, most natural resources would be preserved. However, the Links golf course and residential design would impact natural resources due to development across most of that property and the extensive clearing of natural areas as well as development up to the Central Pine Barrens Core Preservation Area. In addition, there would be an impact to the coastal forested lands at the Josiah Fosters path parcels along Weesuck Creek.

Water usage under this alternative would be about 204,000 gpd, a 36 percent increase over the Recommended Plan. This alternative would require the addition of new SCWA wells and land would have to be allocated for such use. The Recommended Plan identified a location for such a well field.

This alternative proposes a new sewage treatment plant as part of the Atlanticville project. If designed properly and permitted, the addition of the proposed sewage treatment plant would avoid groundwater and surface water contamination from the proposed high density development. However, this would be a major new installation of infrastructure in the hamlet with potential growth inducing impacts. Construction would also require the approval of regulatory agencies such as the Suffolk County Department of Health Services. Without that approval, this alternative could not be constructed, since septic systems would not be feasible. Because uplands adjacent to Weesuck Creek would be developed, there is also potential for impacts on this waterbody. Surface and groundwater resource impacts could be reduced with expanded clearing limitations, but without restrictions on pesticide and fertilizer applications, impacts to these resources could be significant.

It is estimated that the proposed developments would generate approximately 514 new trips during the AM peak hour (152 entering, 362 exiting) and 851 trips during the PM peak hour (496 entering, 355 exiting). The Atlanticville project accounts for more than 50 percent of the total trips (262 AM peak hour trips and 524 PM peak hour trips). This alternative would increase trip generation by 212 AM peak hour trips and 385 PM peak hour trips over the Recommended Plan, and would have significant impacts on levels of service at most study area intersections, including:

- The eastbound Old Country Road approach at Quogue-Riverhead Road.
- The westbound Lewis Road left-turn lane group at Quogue-Riverhead Road.
- The westbound Lewis Road right-turn lane group at Quogue-Riverhead Road.
- The eastbound Old Country Road approach at Lewis Road.
- The westbound Old Country Road/Box Tree Road approach at Lewis Road.

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- The southbound Lewis Road approach at Montauk Highway.
- The eastbound Montauk Highway approach at Central Avenue.
- The southbound Old Country Road approach at Montauk Highway.
- The southbound Emmett Drive approach at Montauk Highway.

Each development site would have its own access road. Several of the development sites are in close proximity to each other (specifically those north of the LIRR track) and would benefit from a shared east-west connecting road. Nonetheless, under this alternative, several traffic improvement measures would need to be implemented, including geometric roadway changes (widening, restriping), signal retimings and re-phasing, removal of on-street parking, and the installation of traffic signals at unsignalized intersections. There would also be a significant increase in construction activity along east Main Street (Montauk Highway).

UPZONING DENSITY ALTERNATIVE

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

The Upzoning Density Alternative would reduce the amount of land that could be residentially developed within the study area by increasing the minimum lot size requirement to 5 acres. Based on the Town Code, the maximum lot coverage for properties within the CR80 and CR120 zones is 10 percent whereas the maximum lot coverage for properties within the CR200 zone is 5 percent. Therefore, upzoning the 637 acres of land currently in the CR80, CR120, and LI200 zones to CR200 would reduce the lot clearing by about 50 percent (i.e., an estimated additional 32 acres). By upzoning the properties north of the LIRR track, this alternative would add more housing units and students to the study area over the Recommended Plan. However, while this alternative would reduce lot coverage, it would not provide the mix of uses recognized in the Recommended Plan.

Although clearing restrictions within the CR200 zoning district would help to preserve additional lands within the study area, there could be clearing impacts that would be subject to final design. In addition, lands along the east shoreline of Weesuck Creek would be developed where the Recommended Plan proposes to preserve these lands.

CLUSTER DEVELOPMENT ALTERNATIVE

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

With this alternative, approximately 770 additional acres would be preserved over the Zoning Build-Out Alternative due to clustering. Similar to the Recommended Plan, cluster developments are proposed north of the LIRR track where lands would be clustered south and away from the Central Pine Barrens Core Preservation Area. It is not expected that this alternative would significantly increase preserved lands over the Recommended Plan due to the similar cluster development proposed under the plan.

CLUSTER DEVELOPMENT WITH UPZONING ALTERNATIVE

Similar to the Cluster Development Alternative described above, this alternative would also cluster proposed residential units on lands upzoned north of the LIRR track away from the Central Pine Barrens Core Preservation Area and therefore limit residential development. However, with the upzoning, this alternative also preserves about 859 additional acres of natural lands and agricultural lands over the Upzoning Density Alternative and about 89 additional acres more than the Cluster Development Alternative.

WORKFORCE-SENIOR HOUSING ALTERNATIVE

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

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

With the enactment of the Long Island Workforce Housing Act expected to take effect on January 1, 2009, local government approved housing or mixed-use developments of five or more residential units made after this date will be eligible for a density bonus or another incentive pursuant to a written agreement between the applicant and the local government. In return for a density bonus, the local government would require a developer to either allocate 10 percent of the development to affordable workforce housing; provide the same number of units on another site within the same local government; or make a payment of a fee equal to two times the median income for a family of four under the Nassau-Suffolk Primary Metropolitan Area as defined by the Federal Department of Housing and Urban Development, for each additional unit which would have resulted from the density bonus.

The Workforce-Senior Housing Alternative is based on the Recommended Plan and would contribute the same population and housing as the plan, but it assumes 10 percent of the future housing stock to workforce housing and senior housing (the Recommended Plan limits affordable housing to about 6 units). Based on an assumption that workforce housing units would produce the same number of students as a single-family unit and that senior housing would not introduce student-age children, this alternative would add 111 new students in comparison to an additional 123 under the Recommended Plan, assuming that senior housing is developed. Workforce housing would have the same student generation as the Recommended Plan. However, the addition of senior living could also increase the burden on local emergency services.

PRESERVATION OF AGRICULTURAL LAND ALTERNATIVE

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

The preservation of agricultural land within the study area would secure the rural history of the hamlet and the scenic gateway to the study area. Under this alternative, the Town would need to use the Community Preservation Fund or other means to acquire these lands including Suffolk County through farmland funds and New York State through the Central Pine Barrens funds. Preservation of this amount of agricultural land under this alternative would be similar to the objectives and conditions under the Recommended Plan with respect to agricultural land preservation.

HAMLET TRANSFER OF DEVELOPMENT RIGHTS ALTERNATIVE

This Hamlet Transfer of Development Rights (TDR) Alternative examines the impacts from the Atlanticville application as currently proposed, but also assumes that all the development rights for the lands north of the LIRR track are transferred to this property. This alternative includes the transfer of residential development rights from Noble Farms, the Hills at Southampton, the Links, Rosko Farms, Lar Sal Realty, Gibbs, and the sand mining properties, which under current zoning has a preliminary estimated yield of 280 units. These units added to the yield allowed for properties owned by Atlanticville would permit a total of 360 units. It is also assumed that the Densieski Farm and other unprotected agricultural land would be preserved while Turtle Bay would be commercially developed.

The Hamlet TDR Alternative would decrease the build-out of residential development within the study area by increasing the density of residential units allowed south of Old Country Road and preserving infill and old filed map lands north of the LIRR track. Under this alternative, approximately 42 acres of underdeveloped parcels located south of the LIRR track would be converted to a high density residential development similar to the Atlanticville proposal. However, this alternative would significantly increase preserved open space and preserve all unprotected agricultural land. It would also increase the flow of sanitary wastewater and require a local sewage treatment plant at the location of the proposed residential development. This alternative would also affect local traffic patterns by concentrating development along Main Street (Montauk Highway) and significantly impacting nearby intersections. Proposed is also a train station as a facility for an alternative mode of travel; however, this would require substantial coordination and agreements with the LIRR.

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

The Hamlet TDR Alternative would increase the study area's housing stock and school-aged children. As a result, the demand on community facilities and services would increase, but this alternative would also provide land for expansion of such services. As part of this alternative, approximately 20 acres would be dedicated to the EQUFSD. However, the district would be

responsible for the construction and operation of any school buildings on the site and the dedicated land would be north of the LIRR track, which poses a significant constraint on access to the school. The Hamlet TDR Alternative would burden the school district, but would provide for a mix of housing types that may not all generate school age children and thus, this mix of uses could also generate ratables without producing school age children and off setting the financial impact to the school district.

The Hamlet TDR Alternative would preserve the greatest amount of open space of all alternatives under consideration and provide the greatest benefit to natural resources by limiting the amount of land in the study area that would be cleared for residential development. Thus, prime natural habitats would be preserved in their current state, maintaining their natural integrity, and providing large contiguous blocks of preserved lands.

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

Water usage for the new housing units would be about 135,000 gpd. This alternative would also require the addition of new Suffolk County Water Authority wells and land would have to be allocated for such use.

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

With respect to traffic, the Hamlet TDR Alternative would add about 308 AM peak hour trips and 585 PM peak hour trips to the study area traffic network. Mitigation would likely be required to ensure that the study area roadways operate at an acceptable level of service under this alternative. However, this alternative would concentrate development along Montauk Highway with limited access routes and is therefore likely to result in traffic impacts and congestion at the intersections along Montauk Highway and Main Street. In addition, parking needs would have to be met on-site, which is a potential site design constraint. Even with the increase in traffic, it is not expected that this alternative would have a significant adverse impact on air quality impacts. It would, however, require substantial construction in the hamlet proper for an extended period with the associated construction period impacts such as traffic and noise.

HAMLET TRANSFER OF DEVELOPMENT RIGHTS UPZONING DENSITY ALTERNATIVE

This alternative maintains the same assumptions as the Hamlet TDR, but also upzones the property that would be sending areas to the Atlanticville project, thus reducing the total number of residential units.

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The Hamlet TDR Upzoning Density Alternative would have the same land use conditions as the Hamlet TDR Alternative; however, the density of development would be reduced. Assuming that the developable land north of the LIRR track is upzoned in much the same way as the upzoning alternative (see that description above), this alternative would reduce the number of units that could be transferred by an estimated 69 units, adding 291 units to the study area as compared to 360 with the Hamlet TDR Alternative discussed above.

This alternative, with the exception of population, student generation and therefore the fiscal burden on the school district, which would be reduced, would maintain the same order of magnitude of impacts as the Hamlet TDR Alternative.

RECOMMENDED PLAN WITHOUT GOLF COURSE ALTERNATIVE

This alternative assumes the same land use pattern as the Recommended Plan with the exception of those uses proposed in Recommendation Area 7. In this area, this alternative assumes no golf course and accessory uses. The land use pattern for this alternative would thus be similar to the Recommended Plan with an increase of single-family residential units, limited resort/recreation uses in support of the residential uses, but with the elimination of the golf course.

As compared to the Recommended Plan, this alternative would not cause a material change to impacts on police and fire services. Similar to the Recommended Plan, with the understanding that land needs to be dedicated to the East Quogue Fire District to service calls north of the LIRR track, the additional residential units would not be expected to cause a significant increase to demand on police and fire services within the study area.

This alternative would add about 35 new housing units and 20 additional school-aged students to the study area over the Recommended Plan. It would also modify the character and design of the development in Recommendation Area 7 such that the resulting fiscal impact on the local school district is increased over the Recommended Plan.

This alternative would not materially change the allocation of land to open space, although it would remove some private correctional uses. In addition, impacts to natural and water resources with this alternative would be similar to those identified under the Recommended Plan. Thus, no significant adverse impacts to natural or water resources would be expected from this alternative.

As compared to the Recommended Plan, water usage with this alternative would be 90,000 gpd, a decrease of 60,000 gpd. Similar to the Recommended Plan, this alternative would allocate land for the addition of a SCWA well field.

This alternative would have somewhat less traffic than the Recommended Plan. However, like the Recommended Plan, some form of traffic mitigation would be expected to ensure that under this alternative the study area roadways operate at an acceptable level of service. *