

**FINAL SCOPE FOR THE
DRAFT ENVIRONMENTAL IMPACT
STATEMENT**

**94 DUNE ROAD HOLDING CORP.
PROPOSED CONDOMINIUM/TOWNHOUSE
DEVELOPMENT
94 DUNE ROAD
EAST QUOGUE, TOWN OF SOUTHAMPTON, NY
SCTM No.: DISTRICT 0900-385-1-37.3**

LEAD AGENCY: Southampton Town Planning Board

December 17, 2020

1.0 Introduction

This document is the Final Scope for the Draft Environmental Impact Statement (DEIS) for a Zoning Board of Appeals (ZBA) application that was referred to the Town of Southampton Planning Board (Planning Board) for a proposed change from one non-conforming use (office, restaurant/bar, marina with tennis courts, decks and parking) to another non-conforming (residential) use (proposed 25 condominium/townhouse units) on an 8.61-acre property. The subject property is situated in the R-80 Zoning District and located at 94 Dune Road in the hamlet of East Quogue, Town of Southampton, and is designated as Suffolk County Tax Map (SCTM) No. 900-385-1-37.3.

The proposed application was filed with the ZBA in September 2019 to allow for a change in one non-conforming use (office, restaurant/bar, marina with tennis courts, decks and parking) to another (multifamily residential [condominium/townhouse]). The ZBA conducted the New York State Environmental Quality Review Act (SEQRA) coordinated review process, during which the Planning Board responded that the proposed action met the criteria to be classified as “Type I” and would be subject to Chapter 157 (Environmental Quality Review) of the Town Code. By resolution dated September 10, 2020, the Planning Board declared lead agency status.

After review of the ZBA application, proposed site development plans, and the Part 1 of the Full Environmental Assessment Form (FEAF) with Project Narrative, the Planning Board prepared the Part 2 FEAF and Part 3 FEAF/Determination of Significance for the proposed application. The Parts 2 and 3/Determination of Significance identified one or more significant adverse impacts that may result from the proposed action and a Positive Declaration was issued by the Planning Board, as lead agency, on September 24, 2020.

To ensure that the DEIS will address all significant issues, in accordance with the SEQRA regulations set forth at 6 NYCRR §617.8, formal scoping is being undertaken. This scoping document provides a description of the proposed action and the proposed content for the DEIS, based upon the FEAF Part 2 and FEAF Part 3/Determination of Significance, and FEAF Part

3 Attachment, as prepared by the Planning Board dated September 24, 2020. This scope has been prepared in accordance with 6 NYCRR §617.8(e) and sets forth the following:

1. a brief description of the proposed action;
2. the potentially significant adverse impacts identified both in Part 3 of the environmental assessment from and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
3. the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
4. an initial identification of mitigation measures;
5. the reasonable alternatives to be considered;
6. an identification of the information or data that should be included in an appendix rather than the body of the draft EIS;
7. a brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

2.0 Brief Description of the Proposed Project

The subject property, which was originally purchased by the project sponsor in approximately 2000 as portions of four separate subdivision lots, is located on the north side of Dune Road in the hamlet of East Quogue and developed with an existing one-story frame building with second floor office, restaurant/bar, marina with tennis courts, decks and associated parking (pursuant to the Certificate of Occupancy No. C021964 dated April 11, 2003). As part of the proposed action, the existing structures would be demolished, and a new multifamily residential development would be constructed. The proposed development would include 25 condominium units in four (4) buildings and consist of 14 two-bedroom units and 11 four-bedroom units. Residential amenities would include a swimming pool with a wood deck, a 12-foot-by-20-foot cabana, and walking path to the existing floating docks, bulkhead and docking facilities.

The 8.61±-acre property consists of 3.3± acres of upland area, 3.9± acres of wetland area, and 1.4± acres of surface water area. The existing restaurant/bar and marina and associated parking areas are located in the upland area on approximately 2.2± acres of land area. The proposed action would be constructed in this upland area with less development footprint (1.96± acres) than that which currently exists. Approximately 40 percent of the upland area would remain in a natural state in addition to a proposed wetland restoration plan. Overall, upon implementation of the proposed action, impervious surface area would decrease by approximately 0.10± acre.

Access to the proposed community would be provided via the existing curb cut on Dune Road.

The proposed development would include 78 parking spaces with 50 spaces contained within unit

garages and 26 spaces available in the driveway of each unit for residents and guests. Two dedicated on-street parking spots for guests would also be provided. Pursuant to Section 330-94 of the Town Code, for multiple dwellings, the required parking is two (2) parking stalls per two-bedroom unit and 2.5 stalls per three-bedroom or more unit. Accordingly, the proposed 25 units would require a total of 56 parking spaces (i.e., 28 for the 14 two-bedroom and 27.5 for the 11 four-bedroom). It is noted that some of the additional parking is being provided for guests.

The subject property is located within Groundwater Management Zone IV, which has an allowable density sewage flow rate of 600 gallons per day (gpd) per acre pursuant to the regulations contained in Article 6 of the Suffolk County Sanitary Code (SCSC). The density sewage flow rate is based on adjusted gross land area and excludes wetlands and underwater lands. Accordingly, based on an upland area of 3.3 acres, the allowable sanitary density flow for the subject property is 1,980 gpd. Based on SCDHS design flow factors of 300 gpd/unit (for units with a gross floor area of greater than 1,200 square feet), the projected sanitary discharge from the proposed development would be approximately 7,500 gpd. As such, a sewage treatment plant (STP) is proposed for construction in the southwest corner of the subject property.

All stormwater generated on-site will be accommodated and recharged via an integrated system of recharge basin, drywells, pervious pavers and stone swales. The recharge basin and drywells have been designed to handle stormwater runoff for a three-inch rainfall over a 24-hour period event. All drywells would be sited a minimum of 75 feet landward of the tidal wetland boundary.

It is noted that the proposed site layout and design considers the site’s location within special flood hazard areas and would comply with relevant federal, state and local standards for development. The proposed development would be constructed in a single phase over a duration of 18 to 24 months.

In order to develop the site as proposed, the following approvals are required:

Agency	Permit/Approval
Town of Southampton Board of Zoning Appeals	Variance to Grant a Certificate of Occupancy for a Change in Nonconforming Use
Town of Southampton Planning Board	Site Plan Approval and Wetlands Permit
Town of Southampton Building Department	Building Permits
Suffolk County Water Authority	Water Connection/On-Site Improvements
Suffolk County Department of Health Services	Article 6 Permit Sanitary Disposal and Water Supply
Suffolk County Planning Commission	Referral under SCAC, §A14-23(A)(6)
New York State Department of State	Coastal Concurrence Determination
New York State Department of Environmental Conservation	Article 25 Tidal Wetlands Permit, Article 15 (Title 5) Protection of Water Permit, Section 401 Water Quality Certification, State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharge during Construction

Agency	Permit/Approval
	Activities GP-0-20-001
PSEG Long Island/National Grid	Electric and Natural Gas service connections

Any construction activities/changes to the existing use of the bulkhead and docks would require approval Board of Trustees of the Freeholders and Commonality of Southampton Town (Trustees) and the US Army Corp of Engineers.

3.0 **Potentially Significant Adverse Impacts**

The DEIS will be prepared in accordance with the Final Scope promulgated by the lead agency and in accordance with 6 NYCRR §617.9(b). Based upon review of the site, site plans and the Part 1 FEAF prepared by the Applicant, the Planning Board prepared Parts 2 and 3/Determination of Significance of the FEAF, for the proposed application which indicates that one or more significant adverse impacts may result from the proposed project. The Planning Board issued a Positive Declaration on September 24, 2020, specifically identifying as potential moderate to large impacts to Land, Surface Waters, Groundwater, Flooding, Plants and Animals, Open Space, Recreation, and Aesthetic Resources, Transportation, Human Health, and Visual Impacts and Community Character.

The DEIS will fully address the identified potential significant adverse impacts, as well as other relevant issues. Where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, the DEIS will set forth measures to mitigate those impacts. The following impact issues have been excerpted from the Positive Declaration and expanded upon based on comments received during the public scoping period:

Impacts on Land

- The subject property is located on a barrier island between Shinnecock Bay and the Atlantic Ocean. The project site contains expansive tidal wetlands and the depth to groundwater is shallow based upon test hole data provided. There are Federal, State and Town initiatives for development and infrastructure to retreat from the Atlantic Ocean and to comply with Coastal Erosion Hazard Areas requirements and to relocate development landward or away from these areas that are subject to hurricane storm damage and coastal flooding. This parcel is located in the NYS Slosh Zone and needs to incorporate information on future storm resiliency for the Planning Board to further evaluate.
- Given the extremely sensitive environmental conditions and constraints that exist at this site, the proposed density of 25 residential units on only 3.3± acres of upland area on a flood-prone property may be excessive. Compliance with the underlying zoning designation of R-80 would result in only one (1) lot (single-family dwelling unit) per 80,000 square feet of upland area resulting in a yield of only two (2) lots or single-family dwelling units. This concern is further exacerbated by the project failing to meet the residential density standards of the Suffolk County Department of Health Services, thereby necessitating the construction of a STP to obtain their approval.

- The construction details/timing for this project. Construction that takes more than a year or that has multiple phases can cause impacts related to, but not limited to: ongoing traffic disruptions, use of heavy equipment which may cause damage to the existing Town Road, and impact the adjacent residential community with high noise levels, stockpiles of soils and materials and other visual signs of construction that result in longer-term visual changes to the character of the area, or other ongoing noise or odor nuisances.
- The northern side of Dune Road is predominantly preserved by public and conservation entities. The current restaurant is a one story restaurant and the proposed condos are to be 2 stories in height, which is in vast contrast with the land uses immediately adjacent to the subject site and will impact residents, visitors and neighbors' enjoyment of this otherwise beautiful area.

Impacts to Surface Waters

- The intensity of proposed site redevelopment may have potentially significant impacts to surface waters, given the extensive network of tidal wetlands that extends well beyond the boundaries of the subject site, combined with the area being prone to flooding during rainstorms and ocean breakthrough during extreme storms such as Nor'easters and Hurricanes. Specifically, the construction of 25 residential units may be excessive for a nine (9) acre parcel, at a site where greater than half of the lot is encumbered by tidal wetlands, and falls far short of demonstrating that wetland impacts will be satisfactorily mitigated. Currently the applicant has not demonstrated overall compliance with Chapter 325 for wetland preservation, structure and sanitary disposal setbacks.
- Habitat and climate changes pose the potential for significant land use impacts, as sea level is expected to rise one to two (1-2) feet over the next 20 to 50 years. More frequent and intense downpours may threaten and degrade source water quality. A major storm event with significant flooding, as this region is prone to, can overwhelm the design capacity of the stormwater management and sewage disposal systems. When this occurs, the sewer system may discharge untreated or partially treated stormwater and sewage directly into nearby Shinnecock Bay, which is part of the larger state designated Long Island South Shore Estuary Reserve water bodies, resulting in human health and water quality threats. Any increased impacts on an already impaired water body needs to be further evaluated to ensure the most efficient and cutting edge technology is utilized to treat the sewage disposal generated by the subject use.
- The site plan calls for construction of the dwelling units and swimming pool at setbacks of 75 feet and 50 feet from wetlands, respectively, where 100 feet is required by Chapter 325 (Wetlands) of the Town Code. Construction of 25 residential units and accessory structures at less than the required setbacks is a great concern, as such action may have large adverse impacts to wetlands, marine and aquatic life, nearby fisheries, upland wildlife and habitat and surface water and groundwater quality.
- The Planning Board finds the project may require dewatering, particularly for swimming pool construction. There are a wide range of potential impacts from dewatering and

groundwater lowering, such as geotechnical impacts, contamination impacts, water dependent feature impacts and water resource impacts. Groundwater rise is a natural occurrence and when installing an in-ground swimming pool, groundwater rise can cause damage to the pool and result in unanticipated environmental impacts, such as pool chemicals and filtration systems leaching into the nearby wetlands and adjacent water bodies.

Impacts on Groundwater

- The project plans rely on outdated baseline groundwater data, as the test holes were completed in 2016. Based on meteorological data from Brookhaven National Laboratory, this data was collected during drought like conditions, which persisted for nearly a decade. As precipitation and groundwater levels have since begun to return to normal, the test hole data needs to be updated, and properly analyzed, to ensure the depth to groundwater is accurately reflected and that the project has been designed to minimize potential significant environmental impacts. It is recommended that the applicant provide multiple test holes in relation to the location of the proposed development and within close proximity to the regulated tidal wetlands, with accompanying data results, as the groundwater level and water table levels of this property need to be very carefully reviewed to analyze any future impacts.
- The planned creation of a storm water overflow drainage swale, approximately (5) feet from the wetlands along the easterly lot line is problematic as this will require significant excavation and re-grading and potentially create a direct impact on the regulated tidal wetlands. This action will result in a nearly direct conduit of water that will funnel contaminant-laden stormwater nearby or directly into the wetlands and surface waters, as the base of the proposed sandy drainage swale is less than two (2) feet above the groundwater table, as demonstrated by test holes completed in 2016.
- The project sponsor has not demonstrated that the proposed sewage treatment plant leaching structures will comply with the minimum two (2) foot separation to the groundwater table, as required by the Suffolk County Department of Health Services (SCDHS), nor does the site plan provide a cross section of the leaching field along with the required retaining walls and fill deposition calculations. Nevertheless, it is clear the water table is high and that a major storm event with significant flooding can overwhelm the design capacity of the stormwater management and sewage disposal systems resulting in untreated or partially treated stormwater and sewage feeding directly into the groundwater.

Impacts on Flooding

- The site plan fails to acknowledge the potential vulnerability of the site to flooding, as the lot is located within FEMA flood zones VE elevation 10, AE elevation 11 and AE elevation 12, as well as within the Limit of Moderate Wave Action (LiMWA). The proposed development will be situated within FEMA flood zone AE elevation 12, but is required to comply with VE building standards, inclusive of structural elevation on pilings.

- Critical lifelines—such as water supply, energy infrastructure, and evacuation routes—are increasingly vulnerable to higher sea levels and storm surges, inland flooding, erosion, and very heavy precipitation events. Significantly increasing the allowable residential density on a fragile barrier beach is inconsistent with Federal and FEMA guidelines of “strategic retreat” from flood prone and storm susceptible areas on a national level.
- The project sponsor has not provided a detailed analysis on how the proposed project will accommodate the necessary drainage capacity, and that the sewage treatment will be designed to not be impacted by future rising groundwater levels, daily high tides, and normal storm events; as the property’s location currently experiences a shallow depth to groundwater, may be severely impacted by heavy rain events, is subject to coastal flooding and hurricane wave action and surges. Cross sections showing the depth to groundwater and the soil/sand quality in locations where drainage or galley field are proposed is needed for further review.
- The National Oceanic and Atmospheric Administration (NOAA) and the Association of State Floodplain Managers recommend cities and communities take a “No Adverse Impact” (NAI) approach to floodplain management. The idea is to “do no harm” while mitigating coastal flood hazards.

Impacts on Plants and Animals

- Based on the information submitted by the applicant, significant natural communities have been documented at the project site or in its vicinity pursuant to a letter from the New York State Natural Heritage Program, including 1) low salt marsh; 2) marine back-barrier lagoon; and 3) marine eelgrass meadow.
- Based on the information submitted by the applicant, there are documented endangered species at the project site or in its vicinity pursuant to a letter from the New York State Natural Heritage Program, including 1) common tern; 2) least tern; and 3) piping plover.
- Coastal ecosystems provide valuable benefits, including potentially reducing the impacts from floods, some buffering from storm surge and waves, and providing nursery habitat for important fish and other species, water filtration, carbon storage, and opportunities for recreation and enjoyment. Given the extensive wetlands and associated coastal ecosystems extending well beyond the boundaries of the subject property, the construction of a high density, year-round residential development may result in further reduction or loss of the services that these ecosystems provide, including potentially irreversible impacts.

Impacts on Open Space, Recreation and Aesthetic Resources

- The subject re-development is proposed on properties with frontage on Dune Road in Hampton Bays, which is classified as a ‘Scenic Road’ in the 1999 Comprehensive Plan Update. This scenic road designation means the Town has reviewed and found that this specific section of road has an “*exceptional example(s) of historic, agricultural, natural and cultural features.*” It further states that the purpose of a scenic roadway is to “*protect*

the high quality of scenic characteristics in the Town.” Dune Road runs along the entirety of the barrier island from the Shinnecock Inlet leading westward all the way to Moriches Inlet. When residents or visitors travel down this stretch of road, the northern side provides an un-interrupted view of Shinnecock Bay with scattering of residences and Town facilities along the southern portion along the ocean. This roadway provides an important scenic resource and sense of place.

- With Dune Road having such exceptional scenic importance, it is integral the Planning Board be provided with more information on the visual impacts a 2 story residential condominium complex for persons traveling the roadway. Further, although insufficient information has been provided with respect to the proposed height and number of stories of the units, it appears that additional height variances may be required, as the units must be elevated at least seven (7) feet above the existing grade, potentially resulting in a three (3) story building.
- Further examination is also needed for the visual impacts that a 25-unit development with 2 story buildings will have on the communities and public view from north of Shinnecock Bay. The one story restaurant does not currently cause a disruption in the natural scenic landscape and blends in with the surrounding native vegetation and scale. Full visual assessments and renderings are needed from all directions, so that the Planning Board may fully review the possible overall visual and scenic impacts of this re-development.

Impact on Transportation

- The addition of 25 condominium units will add vehicular trips to the subject property on a year round basis. With an average of two cars per household, at least 50 trips in and out of the site may be anticipated. With the low lying elevation of the property it is important that line of sight be evaluated, as well as stopping distances for cars traveling on Dune Road. Dune Road is relatively flat but there are areas with limited line of sight and all safety standards and design and locations for ingress and egress should be explored for this site.

Impacts on Human Health

- Careful consideration needs to be given to a sewage treatment facility that may fail due to unanticipated storm and flooding events. When effluent enters the waterways, humans and animals health can be at risk.
- It should also be noted that the condominium shall have an evacuation route in place which informs residents of the best route to safety. With increasing storm events and powerful hurricanes residents who need to evacuate need to be aware of the possible risk if evacuation is not possible due to flooding or other unforeseen circumstances.

Consistency with Community Plans

- The Planning Board finds the project is not consistent with the Southampton Town Coastal Resources and Water Protection Plan (2016) as it pertains to coastal waters and water-dependent uses and activities where such water-dependent and enhanced uses are generally preferred to other uses. The Plan seeks to manage development and redevelopment consistent with the vision of the Comprehensive Plan by adhering to “*the Town Zoning Law standards for uses, densities, and siting of development*. Further, the Plan seeks to “*minimize or avoid potential adverse land use, environmental, and economic impacts that would result from proposed development*.” As proposed, the project will result in density that far exceeds what is permitted under the Zoning Code, to be located on an environmentally sensitive property surrounded by wetlands. Further, the project will result in the loss of a water-dependent use (restaurant and marina), which currently provides access to the waterfront. No practical alternatives have been presented for the Town’s consideration.
- The Planning Board finds the project does not address the Town’s long range planning goals and objectives of addressing affordable housing. The applicant has not indicated how the project will conform to the Town’s affordable housing requirement as mandated by New York State. Absent providing affordable housing, the project is in direct conflict with both the State-adopted Long Island Workforce Housing Act and Town Code §216-9.
- One of the underlying goals of the Zoning Code is to bring non-conforming properties into compliance with the Town Code to the maximum extent possible. It is not clear how 25 units was determined to be appropriate for this site, particularly given the need for an STP system in order to accommodate the density per the Suffolk County Health Department regulations. With approximately 4 acres of upland area, the property would likely yield only 2 lots per the Town’s Zoning Code, which is far less than the 25 units proposed by the applicant. As such, the project does not comply with the density standards set forth in the Town Zoning Code.

Visual Impacts and Consistency with Community Character

- The applicant has not submitted any information regarding visual impacts nor have any elevations been provided. Further, insufficient information has been provided with respect to the proposed height and number of stories of the units, as the units must be elevated at least seven (7) feet above the existing grade, potentially resulting in a three (3) story building.
- The redevelopment of the subject site with 25 elevated condominium units and associated improvements covering an area approximately 1.5 acres in size will be visible from Dune Road. The surrounding properties on the north side of Dune Road are vacant and highly exposed, further reducing the ability to lessen the visual impacts of this project. Further, the Planning Board is concerned the project may result in a loss or significant reduction in open vistas that the community currently enjoys.

Public Controversy of Environmental Impacts

The Planning Board finds that there may be significant public controversy regarding the Proposed Action.

4.0 Organization and Content of the DEIS

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

COVER SHEET

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.0 Description of the Proposed Action

1.1 Background and History

1.2 Project Objectives and Benefits

1.3 Project Location and Site Conditions

1.4 Project Design and Layout

1.4.1 Overall Site Layout

1.4.2 Structures

1.4.3 Clearing, Grading and Drainage System

1.4.4 Vehicle Access, Internal Road System and Internal Circulation

1.4.5 Wastewater Disposal and Water Supply Systems

1.4.6 Site Landscaping, Lighting and Amenities

1.5 Construction and Operations

1.6 Required Permits and Approvals

2.0 Natural Environmental Resources

2.1 Soils and Topography

2.1.1 Existing Conditions

2.1.2 Potential Impacts

2.1.3 Proposed Mitigation

2.2 Water Resources

2.2.1 Existing Conditions

2.2.2 Potential Impacts

2.2.3 Proposed Mitigation

2.3 Ecological Resources

2.3.1 Existing Conditions

2.3.2 Potential Impacts

2.3.3 Proposed Mitigation

3.0 Human Environmental Resources

3.1 Land Use, Zoning and Plans

- 3.1.1 Existing Conditions
- 3.1.2 Potential Impacts
- 3.1.3 Proposed Mitigation

3.2 Transportation

- 3.2.1 Existing Conditions
- 3.2.2 Potential Impacts
- 3.2.3 Proposed Mitigation

3.3 Visual/Aesthetic Resources and Community Character

- 3.3.1 Existing Conditions
- 3.3.2 Potential Impacts
- 3.3.3 Proposed Mitigation

3.4 Human Health

- 3.4.1 Existing Conditions
- 3.4.2 Potential Impacts
- 3.4.3 Proposed Mitigation

4.0 Other Required Sections

- 4.1 Construction-Related Impacts
- 4.2 Cumulative Impacts
- 4.3 Unavoidable Adverse Effects
- 4.4 Irretrievable and Irreversible Commitment of Resources
- 4.5 Effects on the Use and Conservation of Energy Resources
- 4.6 Impact on Public Health
- 4.7 Growth-Inducing Impacts

5.0 Alternatives and Their Impacts

- 5.1 Alternative 1: No-Action Alternative
- 5.2 Alternative 2: Develop Per Current Zoning
- 5.3 Alternative 3: Reduced Density Alternative
- 5.4 Alternative 4: Town of Southampton Purchase of Subject Property
- 5.5 Alternative 5: Redevelopment of Property for Private Yacht Club

6.0 References

APPENDICES

5.0 Detailed DEIS Scope

As required under SEQRA, the DEIS should include “a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence”. Included in this evaluation will be short-term and long-

term impacts, as well as the level of analysis and the type of analysis expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section includes a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

Description of the Proposed Action

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description of the existing conditions on the 8.61±-acre subject property and the proposed action. The *Description of the Proposed Action* section of the DEIS will specifically include information relating to the following:

Background and History

- A brief description of the background and history of the subject site to include a full description of the existing non-conforming use and permits/approvals issued for development of the site, as well as a description of the current zoning at the site and the development potential under current zoning.

Project Need, Objectives and Benefits

- The need for the proposed action as well as the objectives of the project sponsor.
- Description on how the density of 25 dwelling units was determined to be appropriate for this site when compared to what is allowed under current zoning.
- Community benefits expected to accrue from the proposed project.

Project Location and Site Conditions

- Describe the location of the site, using appropriate mapping, aerials and/or tables in terms of adjacent/nearby significant properties, zoning, and planning.
- Summary of the surrounding land uses and zoning.
- Physical characteristics of the site, including property acreage, site cover types (e.g., impervious and pervious surface areas), upland and wetland areas, and existing structures.
- Describe the project's location in the FEMA Flood Zones, as well as the site's location within a National Oceanic and Atmospheric Administration (NOAA) Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Zone
- Utilize Federal, State, Regional and Local mapping resources to identify existing protected, unprotected and developed land, including anticipated future land use build-out patterns from the East Quogue GEIS.
- Provide the existing conditions of the site in terms of a site survey, vegetative cover and any environmental site assessment as an overall background of existing site conditions.

Project Design and Layout

- Include a brief description of the overall project layout; describe basis for site yield, location/distribution of proposed structures on the site, services, utilities, access points, road system including road clearing corridors, limits of site disturbance, drainage systems, etc., as well as areas to remain natural and open space/recreation areas clearly identified.

- If the applicant is seeking to re-configure, re-classify; and/or expand the existing docks/boat slips, the DEIS needs to indicate such and provide an analysis of impacts associated with such action, inclusive of any proposed dredging. If the applicant does not intend to change the current configuration, classification, and/or number of docks/boat slips, the DEIS needs to explicitly state so.
- Solid waste generation and management, and the proposed plans for on-site minimization and recycling.
- Discuss the sizes, numbers, bedroom counts, heights, etc. of the residential and associated structures.
- Discuss the grading program and associated areas disturbed, along with areas to be cleared.
- Provide estimates of the volume of soil excavated, cut/filled, removed from site and the maximum depths of cut/fill.
- Provide information on site drainage, proposed drainage system, and capacity and function along with a discussion of conformance to NYSDEC SPDES stormwater and erosion control regulations for construction and post-construction conditions.
- Include a description of the water supply and proposed wastewater handling and corresponding use of water supply and sanitary design flow.
- Discuss conformance to applicable SCDHS regulations regarding water use and wastewater treatment system.
- Describe the design and effectiveness of the proposed sanitary wastewater treatment system.
- Describe the sizes and locations of all utilities and services, along with the status of future possible connection.
- Describe the Town's Dark Sky policy and how the proposed lighting plan meets these standards.
- Provide information on the type, amount and location of landscaping proposed as well as information on maintenance requirements such as irrigation and fertilization.
- Describe all groundwater-protective aspects of applications to establish a basis to conclude whether impacts to groundwater, surface water, or the public could occur.
- Describe management, maintenance and operation of the site.
- Describe any plans to re-configure, re-classify; and/or expand the existing docks/boat slips, and provide an analysis of impacts associated with such action, inclusive of any proposed dredging.

Construction and Operations

- Projected construction schedule.
- Site operations, including the proposed Homeowners Association and management of the community. Include a discussion of the process for establishing the Homeowner's Association in New York State and the legal framework by which they're created and operated. Applicant shall submit updates advising of the project's status/progress with the NYS Attorney General's Office as it relates to HOA approval, including plans and responsibilities for amenities and shared spaces.
- Discuss the anticipated construction process, methods, sequence and schedule.
- Describe the project phasing, with anticipated milestones that initiate/conclude each phase.
- Describe potential construction equipment storage/staging sites, delivery truck routes, hours of operations, workers' parking areas.

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

Required Permits and Approvals

- Provide narrative of remaining SEQRA review steps.
- Identify all the anticipated government and agency permits necessary to implement the project. Include a brief synopsis of anticipated application submissions and statutory timeframes

Natural Environmental Resources

Soils and Topography

This section of the DEIS will identify the existing soil type(s) on the subject property, based upon the *Suffolk County Soil Survey* and any available test hole data. Impact to soils will be discussed in terms of soil constraints pursuant to the *Suffolk County Soil Survey* based on the type of land use proposed and the constraints for each soil type. Corrective measures necessary to overcome soil limitations will be identified, if necessary. This section will also describe the actions that would be undertaken after soil sampling (to be performed prior to construction) should impacted soils be identified as present on-site. The grading program will also be discussed, based upon the required plans and data (e.g., estimates of volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill). The topographic conditions will be evaluated, and a topographic map will be provided.

Information/Sources to be Used and Summary of Analysis to be Provided:

- USDA, *Suffolk County Soil Survey*
- USGS Topographic Map
- Proposed Site Development Plans
- Preliminary Construction Schedule
- Construction Debris Estimates
- Proposed Erosion and Sediment Control Plan
- Cut/Fill Estimates
- Determine the topography of the site using site specific topographic surveys.
- Determine the existing soil types and the limitations/constraints on development of each pursuant to Suffolk County Soil Survey.
- Collect soil borings to determine subsurface soil quality and depth to groundwater (soil boring logs).
- Discuss information on soil and groundwater conditions.
- Evaluate potential constraints in the functionality of sanitary and drainage systems related to depth to groundwater.
- Estimate the quantity of cut/fill to be removed from or placed on the site, the necessary approvals for such import/export of material, and proposed changes to topographic

elevations.

- Describe the mitigation of any issues of erosion or retention of soils, and preventative measures to address any on-going impacts to soils and topography.
- Identify any corrective measures necessary to overcome soil limitations.

Water Resources

This section of the DEIS will describe the groundwater conditions, including depth to groundwater and groundwater quality beneath the subject property, based upon published documentation. The Groundwater Management Zone (as classified under Article 6 of the SCSC) within which the subject property is located, and site drainage characteristics will be described. Groundwater flow direction based upon published sources (United States Geological Survey [USGS] Groundwater Conditions Map [2016], and Suffolk County Groundwater Contour Maps [2015]) will be identified and an assessment of the potential impacts will be evaluated. The location of private and public supply wells will also be determined. The potential need and related impacts associated with dewatering will also be addressed. Additionally, as the subject property is within a Town-designated High Priority Water Quality Improvement Zone per the Southampton Town Community Preservation Fund (CPF) Water Quality Improvement Project Plan, the proposed action's compliance therewith will be included.

Groundwater quantity (i.e., water usage) will also be evaluated. The existing and projected potable water usage for consumption and for irrigation supply will be provided. This section will also include calculations of projected sanitary flow and consistency with the SCSC. The proposed STP, including the facility design, effluent quality, system operation, and conformance with the SCDHS-mandated setback distances and local floodplain development standards would be included. The relevant plans and information relating to potable water use and sanitary waste generation and disposal will also be discussed.

The existing and post-development stormwater management plan will also be described. Drainage and post-development stormwater management will also be discussed and evaluated in accordance with the relevant standards. Erosion and sedimentation controls to reduce potential impacts will also be included and evaluated for consistency with State and Town requirements, including the New York Standards and Specifications for Erosion and Sediment Control (NYSDEC, 2016) and the New York State Stormwater Management Design Manual (NYSDEC, 2015).

This section will include a discussion and evaluation of the potential impacts to surface waters and wetlands, including the South Shore Estuary Reserve (which includes Shinnecock Bay directly north of the subject property). This section will also evaluate the project's compliance with Chapter 325 (Wetlands) of the Town Code. Finally, the effects of climate change as it relates to sea level rise and flooding will be addressed. As the subject property is mapped within several Federal Emergency Management Agency (FEMA) flood management zones, the potential impacts associated with flooding would be evaluated. The risk and resiliency to inundation during future storms will also be assessed.

Mitigation measures which may reduce potential water quality or quantity impacts, surface water, and flooding will also be identified, as necessary.

Information/Sources to be Used and Summary of Analysis to be Provided:

- USGS Groundwater Conditions Map, 2016
- Suffolk County Groundwater Contour Map, 2015
- Soil Boring Logs
- Published groundwater investigation data from local, state and/or federal regulatory agencies.
- Relevant plans, standards and regulations, including the SCDHS Suffolk County Sanitary Code, *New York Standards and Specifications for Erosion and Sediment Control*, *New York State Stormwater Management Design Manual*, Town of Southampton Town Code (Chapters 123, 285, and 325), *Southampton Town Coastal Resources and Water Protection Plan 2016*, *Suffolk County Comprehensive Water Resources Management Plan*, and the *Southampton Town CPF Water Quality Improvement Project Plan*.
- Consultations with Suffolk County Water Authority
- NYSDEC Freshwater and Tidal Wetland maps
- U.S. Fish and Wildlife Service – National Wetlands Inventory
- FEMA Flood Insurance Rate Map
- NOAA SLOSH Zone Model
- NYSERDA Coastal New York Future Floodplain Mapper
- Describe the existing groundwater, surface water, and drainage conditions on the site, including a discussion of the groundwater and surface water conditions and trends.
- Describe any existing surface water systems on the project site or nearby receiving waters.
- Discuss current water quality conditions and trends in these water bodies.
- As climate change and sea level rise will likely increase the extent, frequency, and duration of coastal flooding that is considered “frequent,” the project must take into consideration all current flood-producing events. Categories of impacts to consider include infrastructure, loss of land, marsh migration, flooding impacts on land and infrastructure, social and economic impacts, saltwater intrusion, bank and bluff failure, and coastal erosion.
- Discuss the potential vulnerability of the site to flooding, as the lot is located within FEMA flood zones VE elevation 10, AE elevation 11 and AE elevation 12, as well as within the Limit of Moderate Wave Action (LiMWA). The proposed development will be situated within FEMA flood zone AE elevation 12, but is required to comply with VE building standards, inclusive of structural elevation on pilings.
- Detailed analysis on how the proposed project will accommodate the necessary drainage capacity, and that the sewage treatment will be designed to not be impacted by future rising groundwater levels, daily high tides, and normal storm events. Cross sections showing the depth to groundwater and the soil/sand quality in locations where drainage or galley field are proposed is needed.
- Discuss the existing impacts on surface water quality from the project site.
- Determine the elevation of the water table beneath the site will be through a literature review, environmental site assessment and on-site soil borings.
- Identify the expected direction of groundwater flow based on hydrologic interpolation and a literature review.
- Discuss any existing impacts on groundwater quality from the project site, potential discharge rates and the systems that would be used to handle groundwater discharges.
- Discuss the anticipated impact of the project on sanitary discharge compliance, wastewater

treatment system operation and conformance to regulatory requirements.

- Discuss the anticipated pollutant loadings and impacts on surface water quality from the project with a focus on nearby wetlands and surface water bodies.
- Evaluate post-development stormwater management conditions. This evaluation will include: a description of the changes in land cover and their effect on runoff patterns; estimates of stormwater volumes to be generated, details of the proposed collection and management systems, system capacity, future maintenance practices for stormwater collection and leaching structures, and an analysis of how the proposed stormwater management system will comply with applicable regulatory requirements.
- Identify mitigation measures that may reduce potential water quality impacts.

Ecology

This section of the DEIS would address the existing ecological resources on the subject property. As part of the DEIS, the previously filed studies prepared by Land Use Ecological Services, Inc. will be expanded to document the vegetation, wildlife, and general habitat character of the subject property. An inventory of flora and fauna, as observed, will be included in this section of the DEIS, and an assessment of the species that could be expected to utilize the subject site will be performed.

Protected native plants; plant and animal species listed as endangered, threatened, and special concern (or with other protective status), will also be identified. Consultations with the New York Natural Heritage Program will be undertaken for site information related to habitats, plant and animal species. This section of the DEIS will include the quantitative impacts to habitats as well as a qualitative assessment of the impacts to plants and animal species. Also, the proposed wetland restoration plan will be discussed, and the potential benefits associated with the restoration will be assessed.

Information/Sources to be Used and Summary of Analysis to be Provided:

- Contact the NHP for site file information concerning habitats, plant and animal species, for field surveys and investigations of the property.
- Analyze all of the existing natural communities in order to describe, map, classify, and rank them with respect to state and global rarity of the community type, consistent with the New York Natural Heritage Program's (NHP) natural community classification database.
- Inventory, document, and map existing coastal/wetlands ecosystems and habitats through aerial photography and an inspection of the site by a qualified biologist/ecologist.
- Create this inventory to track the vegetation and wildlife habitats, concentrations of species, and general habitat characteristics throughout the subject site.
- Submit technical data collection/inventory methodology (e.g., dates and locations of field work, data collection methods, species targeted, etc.).
- Provide an inventory of flora and fauna, both observed and expected of these habitats.
- Identify and inventory potential impacts, as well as mitigation measures, from the proposed project on protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site.
- Analyze impacts to vegetation, wildlife habitats, individuals and migratory patterns both quantitatively and qualitatively. Include any direct impacts due to change in habitat cover

or indirect impacts on human activities, such as the use of pesticides and fertilizers on public health.

- Identify the potential for any potential direct or indirect impacts on rare, threatened, or otherwise protected plant and animal species and their habitats.
- Identify mitigation measures which may reduce potential ecological impacts.

Human Resources

Land Use, Zoning and Plans

This section of the DEIS will describe the existing land uses and zoning of the subject property, as well as a description of the uses and zoning in the surrounding area within 1,000 feet of the subject property. Photographs of the site and surrounding properties, as well as land use and zoning maps, will also be included. A description of the prevailing zoning, including the bulk and dimensional standards, and supplementary guidelines for development, and consistency therewith will also be included. All proposed principal and accessory uses will be described. The land use assessment will also describe existing open space and recreational areas on and off-site, and the potential impacts will also be assessed.

Land use and community plans that pertain to the project site and relevant to the proposed land use will be described, including the *1999 Comprehensive Plan for Town of Southampton* and *Town of Southampton Coastal Resources and Water Protection Plan 2016*. Consistency analyses with said plans will also be included. The NYSDOS Coastal Zone Management Program and relevant policies will be discussed, and consistency therewith will also be included. The site's location within a National Oceanic and Atmospheric Administration (NOAA) Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Zone will be summarized and the potential land use impacts from the proposed residential use as it relates to vulnerability to inundation from coastal storms will be discussed. Finally, the proposed action's consistency with Chapter 216-9 (Long Island Workforce Housing Program) of the Town Code will be included.

Measures which may be used to mitigate potential impacts will be identified, as appropriate.

Information/Sources to be Used and Summary of Analysis to be Provided:

- Analyze the land use and zoning pattern relationship between the site, immediately adjoining properties and the surrounding neighborhood.
- Provide the existing zoning regulations applicable to the project site, including a discussion of the non-conforming lots/uses provisions of the Town Code.
- Present Town and County land use plans applicable to the project site and any recommendations pertinent to the proposed project site.
- Describe how the project is consistent with the Town Coastal Resources and Water Protection Plan (2016) as it pertains to coastal waters and water-dependent uses and activities where such water-dependent and enhanced uses are generally preferred to other uses. The Plan seeks to manage development and redevelopment consistent with the vision of the Comprehensive Plan by adhering to “*the Town Zoning Law standards for uses, densities, and siting of development*.” Further, the Plan seeks to “*minimize or avoid potential adverse land use, environmental, and economic impacts that would result from proposed development.*”

- A discussion and evaluation on the merits of directing high density residential development onto the fragile barrier beach. How does this interact with Federal and FEMA guidelines of “strategic retreat” from flood prone and storm susceptible areas on a national level? Include a discussion of the NYS “buy-out” program underway in the wake of superstorm Sandy.
- Assess the compatibility of the project with area land uses, the impacts of the proposed project on land use and zoning patterns, and conformance to zoning regulations.
- Describe how the project will conform to the Town’s affordable housing requirement as mandated by New York State’s Long Island Workforce Housing Act, pursuant to §216-9 of the Town Code.
- Describe any coastal zone policies that may apply to the proposed project site including flood hazard areas and applicable coastal consistency regulations.
- Provide measures which may be used to mitigate potential impacts to land use, zoning or recommendations of land use plans.

Transportation

This section of the DEIS will describe the existing traffic conditions and evaluate the effects of the proposed action on the surrounding area roadways and parking. The line of sight and stopping distances for cars traveling on Dune Road as well as the additional vehicular trips to the subject property on a year-round basis will also be assessed. Manual turning movement traffic counts will be conducted at the intersections of Dune Road and Post Lane, Dune Road and Beach Lane, Dune Road and Jessup Lane, and Dune Road and the Ponquogue Bridge, for use in a Level of Service (LOS)/Capacity analysis. Additionally, a motor vehicle collision analysis will be conducted at the aforementioned intersection and along Dune Road between the intersections. The proposed parking supply and access management will also be evaluated. A complete Traffic Impact Study (TIS) will be prepared and appended to the DEIS and summarized in the body of the text. Measures which may be used to mitigate any potential impacts will be identified, as appropriate.

Information/Sources to be Used and Summary of Analysis to be Provided:

- A detailed field inventory of the study intersections, recording geometry, signal timings, traffic signage, pavement markings and parking restrictions, as applicable.
- Manual traffic counts during weekday AM and PM and Saturday AM and PM peak periods at Dune Road & Post Lane, Dune Road and Beach Lane, Dune Road and Jessup Lane and Dune Road & CR 32 (Ponquogue Bridge).
- Most-recent three-year accident data from Suffolk County Department of Public Works (SCDPW) and NYSDOT for the Dune Road corridor from Jessup Lane to CR 32 (Ponquogue Bridge).
- The Institute of Transportation Engineers, Trip Generation Manual, 10th Edition.
- The Institute of Transportation Engineers, Parking Generation Manual, 5th Edition
- Highway Capacity Manual, latest edition.
- Consultations and/or review of available information from the Southampton Town Highway.
- Adjusted existing traffic volumes to reflect seasonal fluctuations that occur during the peak summer months.
- A seasonal adjustment factor will be obtained from the New York State Department of Transportation (NYSDOT).

- A discussion of other developments in the nearby area that may affect the study intersections.
- Include an analysis of traffic impacts associated with construction during the summer season.
- Discussion of the evacuation plans of the barrier beach in anticipation of a major storm event.

Community Facilities and Services

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

- Public schools
 - Police services
 - Fire and ambulance services
 - Water supply
 - Solid waste handling
 - Energy supply
 - Parks and Recreation services
- A discussion of the above-listed community services available to and/or utilized by the subject project.
 - A description of the anticipated demands on each of the above services from the proposed project both qualitatively (and quantitatively, where possible).
 - An impact analysis will include consultations with service providers regarding existing demand for services and capacity.
 - In consultation with the Town Tax Assessor, a projection of the assessed valuation (estimate assessed valuation based upon construction, land acquisition and development costs, associated with the proposed project.); and the projected taxes to be generated after the completion of the proposed project utilizing the appropriate approach “income approach” vs. “highest and best use” based on the components of the subject project as determined by the Town Tax Assessor.
 - A projection of fiscal impacts (apply assessed valuation to current tax and equalization rates to project annual property tax revenue generation upon full build-out of the proposed project; provide discussion of the fiscal impacts to accrue from the proposed project; project distribution of tax ratables to the Town of Southampton, Suffolk County, the School District, and special taxing jurisdictions) and the net fiscal impact with any associated project cost related to provide municipal services.
 - Mitigation measures that will or may be provided will be described and discussed for each of the above services.

Visual/Aesthetic Resources and Community Character

This section of the DEIS will describe the existing viewshed and general consistency or compatibility of the proposed action with existing elements of the community will be described. As Dune Road is identified as a “Scenic Road” in the *1999 Comprehensive Plan for Town of*

Southampton, an assessment of the visual impacts of the proposed residential community on the existing viewshed, particularly the public view from north of Shinnecock Bay and for persons traveling along Dune Road, will be performed. Full renderings with elevations of the proposed action and resulting viewshed will accompany these assessments. The potential impacts to the visual/aesthetic resources, including the proposed architecture, landscaping, lighting, and signage will be included. Also, the potential impacts to community character will be assessed. The proposed lighting plan and consistency with the Town Code (Chapter 301) would also be included.

Measures to mitigate potential impacts to visual or aesthetic resources, and/or community character will be identified, as appropriate.

Information/Sources to be Used and Summary of Analysis to be Provided:

- Depict the existing visual quality of the surrounding environment, include photo simulations and other visualization exhibits that illustrate and evaluate the expected visual change caused by the project, assess public reaction to the expected change, identify visual impacts, and recommend measures to avoid, minimize or mitigate adverse visual impacts.
- Description of natural area of significant scenic value.
- Lighting plan designed pursuant to Chapter 330 Article XXIX (Outdoor Lighting) of the Town of Southampton Town Code
- Existing lighting in surrounding area
- Existing regulations and Dark Sky requirements
- Architectural floor plans and elevations
- Full color renderings
- Site and area inspections
- Site development plans

Human Health

This section of the DEIS will evaluate the proposed STP and the site's vulnerability to flooding inundation. Also, evacuation routes will be identified and discussed.

Information/Sources to be Used and Summary of Analysis to be Provided:

- As the project is located within the FIMP Proactive Breach Response Area, discuss impacts to the life, safety and welfare of residents of the condominium complex during any required storm evacuation, storm events, and/or in the event of barrier island breach at or near the project site.
- The subject property is partially located within US Fish and Wildlife Services Coastal Barrier Resources System (CBRS) Unit No. F-13. Pursuant to the Coastal Barrier Resources Act (CBRA), federal funding, inclusive of FEMA Flood Insurance, cannot be expended within the System Units for structures that are built or substantially improved after October 1, 1983. As such, discuss the project's eligibility for FEMA Flood Insurance and, if not eligible, the potential adverse impacts to human resources and any mitigation measures.
- Town of Southampton EVAC Zones Locator Tool
- STP Design Report

6.0 Other Required Sections

In addition to the key resources identified in the Positive Declaration, SEQRA identifies other required sections for a complete DEIS as included in 6NYCRR Part 617.9 (b)(3). Mitigation measures will be in the DEIS.

Construction-Related Impacts

Describe the impacts related to construction noise, air quality and dust, erosion and sedimentation, area receptors, applicable nuisance regulations, applicable agency oversight and safeguards, phasing of the project, staging areas, parking areas, operation areas, duration, hours, and related mitigation measures to reduce construction impacts.

Cumulative Impacts

Describe other pending projects in vicinity, determine potential for impacts due to implementation of proposed project in combination with others and discuss/analyze potential cumulative impacts the natural and social environments.

Adverse Impacts That Cannot Be Avoided

Provide a brief listing of those short and long term adverse environmental impacts described/discussed previously that are anticipated to occur, which cannot be completely mitigated.

Irreversible and Irretrievable Commitment of Resources

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

Effects on the Use and Conservation of Energy Resources

This section will describe the effects on the use and conservation of energy resources by providing a discussion on those aspects of the proposed project which would contribute to an increase in energy as well as potential options for conservation.

Impact on Public Health

Provide a brief discussion of the potential impacts of the development on public health.

Growth-Inducing Aspects

The potential growth-inducing aspects of the project will be presented in this section.

7.0 Reasonable Alternatives to Be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action that are feasible, considering the objectives and capabilities of the project sponsor. As noted in SEQRA, “*the description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.*” This DEIS will analyze the impacts of the following alternatives and compare (quantitatively and qualitatively) these impacts to those associated with implementation of the proposed action, based upon the specific issues outlined above:

5.1 Alternative 1: No-Action Alternative

5.2 Alternative 2: Develop Per Current Zoning

5.3 Alternative 3: Reduced Density Alternative

5.4 Alternative 4: Town of Southampton Purchase of Subject Property

5.5 Alternative 5: Redevelopment of Property for Private Yacht Club

- No-Action Alternative – This alternative would include the SEQR-mandated No-Action alternative with the site remaining as it currently exists.
- Development per Current Zoning (R-80) and all Regulatory Controls
- Reduced Density Alternative
- Town of Southampton Purchase of Subject Property – This alternative would detail steps to be taken by the Town of Southampton to acquire the subject property with improvements and associated business from the Applicant at a fair market value.
- Redevelopment of Property for Private Yacht Club – This alternative would include the redevelopment of the subject property for a private yacht club, which is a special exception use in the R-80 zoning district. The alternate plan for a private yacht club would utilize the existing marina and include implementation of all marina-related improvements approved by the Town and affirmed in a Supreme Court decision (Round Dune, Inc. v. Zoning Board of Appeals of the Town of Southampton and 94 Dune Road Holding Corp. a/k/a Dockers Waterside Restaurant and Marina, Index No. 26133/04).

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

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

All graphics, text, tables and analytical data for the alternatives will be formatted in the same way for ease of comparison among scenarios. The alternatives section should also include a comparative impact and mitigation assessment that allows a reviewer to see how the applicant's proposal compares to other required alternatives in terms of short and long term environmental impacts, mitigation measures and conformity with all relevant planning, zoning and environmental protection requirements.

7.0 Initial Identification of Mitigation Measures

As the DEIS analyses have not yet been conducted, specific mitigation measures have not yet been developed for all potential significant adverse impacts. As noted in the ecology section above, a wetlands restoration plan with native plantings has been formulated. Nonetheless, where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, the DEIS will set forth measures to mitigate those impacts within the topic sections, as presented herein.

8.0 Appendices to Accompany DEIS

Studies, documents, investigations, or other information that are anticipated to be discussed and subsequently included as appendices to the Draft EIS may include, but are not limited to, the following:

- Positive Declaration and Final Scope Documents
- All Application Documents and Plans
- Relevant Maps and Figures
- Relevant Correspondences
- Stormwater Pollution Prevention Plan
- Relevant Hydrogeologic Data
- Wetland Delineation and Watershed Assessment Data
- Ecological Species Inventory (database inquiries and results)
- Traffic Impact Study/Analysis
- Conceptual Alternative Development Plan(s).

9.0 Additional Prominent Issues Considered

No other prominent environmental issues were identified during the review of the environmental assessment form or raised during scoping, or both. Such issues, such as Agricultural and Historic and Archaeological impacts, for example, were determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review. As such, they were not included in the final scope.

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