

APPENDIX C
SEQRA DOCUMENTS

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: BOA Riverside Revitalization Action Plan & Zoning Amendments		
Project Location (describe, and attach a general location map): 468 Acres in the Hamlet of Riverside in the Town of Southampton, see attached location map		
Brief Description of Proposed Action (include purpose or need): The Town of Southampton and the selected Master Developer (Renaissance Downtowns) are proposing the adoption of a new Overlay Zone and zoning code amendments based on a BOA Revitalization Action Plan for an approximately 468-acre area in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on State Route 24. The Riverside Overlay Zone is proposed as an optional overlay district, whereby landowners can choose to opt into development under the proposed Overlay Zone requirements. The intent of the Overlay District is to address the various challenges in Riverside and encourage development through the creation of a mixed-use district. The proposed Overlay Zone would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. The subject action seeks to create a distinct walkable hamlet center that will augment the community's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents. It will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and will stimulate additional economic activity.		
Name of Applicant/Sponsor: The Town of Southampton and Renaissance Downtowns	Telephone: 631-283-6000	E-Mail:
Address: 116 Hampton Road		
City/PO: Southampton	State: New York	Zip Code: 11968
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address: The project involves various municipal and privately owned parcels (see attached figure)		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Adoption of the Overlay Zone and BOA Revitalization Action Plan	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Future Planning Board Site Plan approvals	
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Future SCWA water connection authorization	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SC Planning Commission review; future SCDPW sewer/work permits & SCDHS sewer/water	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Central Pine Barrens Joint Planning & Policy Commission, consistency review	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Future NYSDOT SPDES sewer/stormwater permits, SWPPP, DEC wetlands, NYSDOS funding	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): <u>L.I. Central Pine Barrens Compatible Growth Area, Town Central Pine Barrens Overlay District, Town Aquifer Protection Overlay District, Central Suffolk Special Groundwater Protection Area (South)</u> _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): <u>Community Preservation Project Plan</u> _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
See attached figure listing all zoning districts within the proposed Overlay Zone.

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? Optional Overlay Zone is proposed.

C.4. Existing community services.

a. In what school district is the project site located? Riverhead Central School District

b. What police or other public protection forces serve the project site?
Town of Southampton Police Department

c. Which fire protection and emergency medical services serve the project site?
Riverhead Fire District, Flanders EMS

d. What parks serve the project site?
Grangabel Park, Peconic Riverfront Park, Ludlam Avenue Town Park, Red Creek Park, Cranberry Bog County Park, David Sarnoff State Preserve

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed _____
- expected acreage of aquatic vegetation proposed to be removed _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- ii. Describe types of new point sources. _____
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 - If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or an amount in underground storage)? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____	
<i>ii.</i> Source(s) of description or evaluation: _____	
<i>iii.</i> Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
<i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Michael Brusseau, AICP CEP, LEED AP, preparer Date August 20, 2015

Signature  Title Senior Environmental Planner/Project Coordinator

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project : Riverside Zoning Amendments/Action Plan
 Date : September 16, 2015

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>Demolition, redevelopment and revitalization of Hamlet</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ Zoning amendments in and possible future construction and disturbance of areas containing 100-year floodplains, including adjacent to the Peconic and Little Peconic Rivers	E2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: <u>N/A</u>	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: <u>N/A</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. Other impacts: <u>Zoning amendments and future development adjacent to the Peconic River and Environs CEA, tidal and freshwater wetlands, and small ponds and streams</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: <u>No known shortages of GW in area/past correspondences w/various water districts</u>	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>Rezoning, code amendments, and future development and redevelopment in Special Groundwater Protection Area, Aquifer Protection Overlay District and Central Pine Barrens Compatible Growth Area</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding.
 (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: <u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: <u>N/A</u> _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>N/A</u> _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>N/A</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: <u>New York State Cultural Resources Information System (CRIS) Database</u>	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: <u>N/A</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Yes”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: <u>A portion of the ROD is within a Wild, Scenic and Recreational Rivers Recreation Area</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Other impacts: <u>The Action is partly in an SGPA, Central Pine Barrens, Town APOD & CPBOD, & is adjacent to NYSDEC tidal wetlands & Peconic Estuary CEAs</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>N/A</u> _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

 NO YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: <u>N/A</u> _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

 NO YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>N/A</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: <u>N/A</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If “Yes”, answer questions a - h. If “No”, go to Section 18.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: <u>N/A</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>N/A</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Environmental Assessment Form Part 3 Addendum.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Environmental Assessment Form, Part 3 Addendum

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Southampton Town Board as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

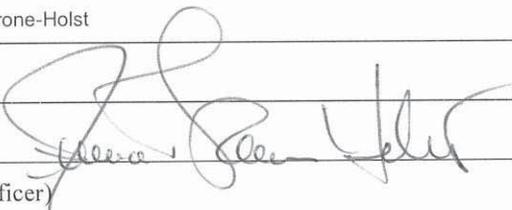
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Riverside BOA Revitalization Action Plan and Zoning Map and Code Amendments

Name of Lead Agency: Town of Southampton Town Board

Name of Responsible Officer in Lead Agency: Anna Throne-Holst

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: 

Date: 10/1/15

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Kyle Collins, Planning/Development Administrator

Address: Town of Southampton, Department of Land Management, 116 Hampton Road, Southampton, NY 11968

Telephone Number: (631) 702-1800

E-mail: kcollins@southamptontownny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**ENVIRONMENTAL ASSESSMENT FORM (EAF)
PART 3 ADDENDUM – REASONS SUPPORTING DETERMINATION OF
SIGNIFICANCE**

**Riverside BOA Revitalization Action Plan and
Zoning Map and Code Amendments**

1.0 Introduction

According to 6 NYCRR Part 617, State Environmental Quality Review (“SEQRA”) and the instructions provided on the Long Environmental Assessment Form (“EAF”), the purpose of completing an EAF Part 3 is to provide reasoned elaboration of those potentially significant environmental impacts that were identified while preparing an EAF Part II (attached) and to indicate why certain impacts are expected or are not considered small or insignificant. In order for the lead agency to ensure a full and thorough assessment of potential environmental impacts and provide the requisite “hard look” under SEQRA, this EAF Part 3 Attachment outlines each of the major topics listed in the EAF Part 2 regardless of anticipated magnitude, and indicates why the potential impacts may be significant or insignificant. Those aspects of the Proposed Action that have been identified in the EAF Part II as having a potential significant impact (i.e., moderate or large impacts) are of paramount importance. The EAF Part 3 provides the basis for the Lead Agency’s “Determination of Significance” and in cases where one or more significant impacts have been identified, provides preliminary guidance for the preparation and review of an Environmental Impact Statement (“EIS”).

2.0 Description of Proposed Action

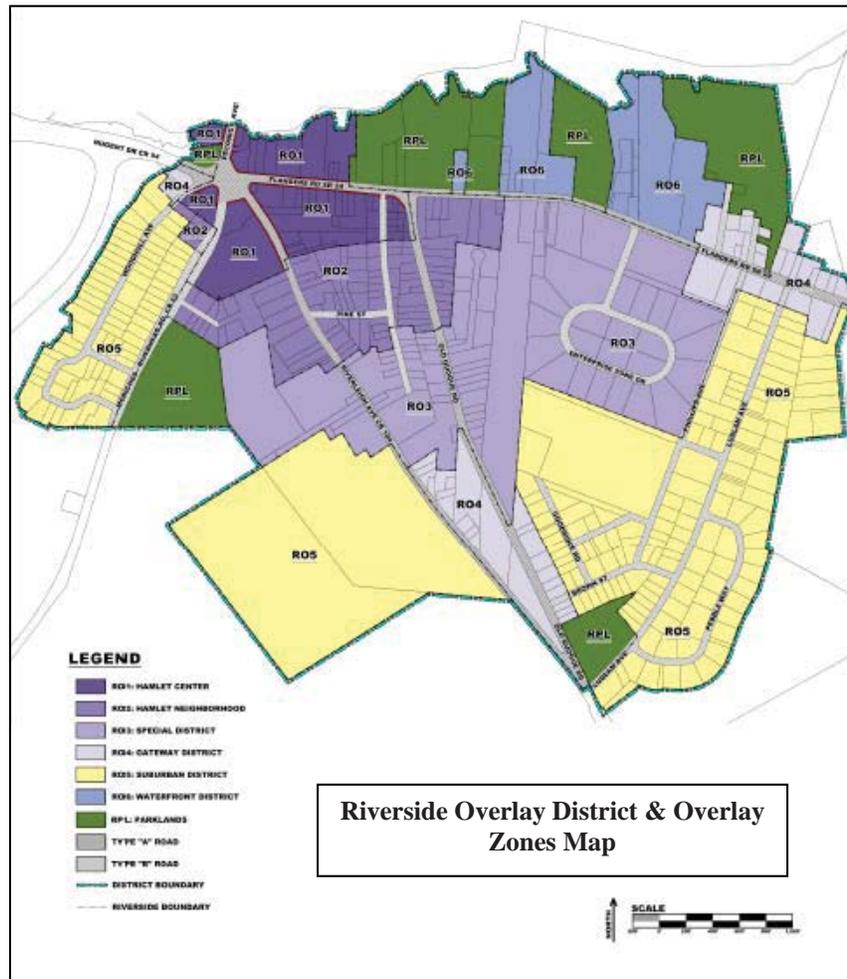
The Town of Southampton (“Town”) was awarded a grant through the New York State Department of State (“NYSDOS”) for the preparation of a Brownfield Opportunity Area (“BOA”) Step II Nomination Study for the Riverside Revitalization Plan. To facilitate implementation of many planning efforts that have been initiated by the Town in the past for the Riverside and nearby Flanders communities and the BOA Nomination Study, the Town entered into a Master Developer Agreement with Renaissance Downtowns (“RD”), to work with the Town in close partnership to develop plans, test market assumptions, obtain regulatory approvals, secure financing and successfully implement a multi-stage redevelopment program for Riverside. The Master Developer and the Town worked closely with the community to develop a Riverside Revitalization Action Plan (“RRAP”), completed in July 2015, which provides a comprehensive planning framework for redevelopment of the Hamlet. As recommended by the RRAP, amendments to the Town Zoning Code are proposed.

The Riverside Overlay District (“ROD”, “Overlay Zones” or “Zoning Amendments”) proposes seven separate Overlay Zones affecting 468 acres in the Hamlet of Riverside. The highest development density would be permitted in the RO-1 Zone (“Hamlet Center”), which is located around the Riverside traffic circle. Other mixed-use zones, which will allow other mixes of uses,

**Riverside BOA Revitalization Action Plan and
Zoning Amendments
EAF Part 3 Addendum**

at different densities, and building heights, and which will serve different purposes, include: the RO-2 (“Hamlet Neighborhood”), RO-3 (“Special”), RO-4 (“Gateway”), RO-5 (“Suburban”), RO-6 (“Waterfront”), and RO-7 (“Parkland”) Zones. The provisions in the Overlay District regulations would be optional for landowners, who would be permitted to develop and/or redevelop their properties pursuant to the standards and specifications of the existing “underlying” zone if they chose not to develop under the Overlay Zoning. The Proposed Action, however, includes incentives for additional density and building height to encourage landowners to explore redevelopment options under the proposed Overlay Zones which will be more consistent with the past long-term visioning and planning for area revitalization, rather than the underlying zoning which to date has not achieved the Community’s goals. The incentives also promote the assembly and consolidation of small or substandard sized lots to form larger development sites that can support greater density and coordinated planned developments. The intent of the Overlay Zones, therefore, is to address the various challenges in the Riverside community identified by past plans and studies and encourage economic land development through the creation of a mixed-use, master planned, form-based Hamlet revitalization district.

The proposed Overlay Zones (RO-1, RO-2, RO-3, RO-4, RO-5, RO-6 and RO-7) will encourage a mix of retail stores, restaurants, offices, service-related businesses, hotels, light industries, cultural and recreational facilities, advanced care facilities, and diverse living options, and place significant emphasis on the form of the buildings, streets and civic spaces (form-based code). A form-based code prioritizes the proper form and placement of buildings to support the creation of vibrant places rather than the conventional overemphasis on the control of uses. The proposed Overlay Zones would also provide design guidelines for pedestrian areas, public green spaces, parking configurations, improved transportation



infrastructure, and access to the Peconic River. The Overlay Zones are intended to provide the flexibility to allow for varying uses, densities, building heights, and design options radiating out

from a central core that would eliminate blight and achieve desired redevelopment by encouraging and incentivizing a mix of land uses (e.g., commercial/retail and office uses with upper-level residential uses) on assembled properties or individual parcels. A key goal in the establishment of the proposed Overlay Zones is to provide a distinct walkable hamlet center that will augment the community’s sense of place, improve the aesthetic qualities of the built environment, enhance the overall quality of life of its residents, offer incentives for local investment, create new employment opportunities, provide a variety of goods and services to locals and visitors, expand and diversify the local housing stock, and stimulate additional economic activity and fiscal well-being. RO-7, the Riverside Parkland, identified areas of existing preserved green spaces and active parks, will remain for passive or active recreation as designated.

The Proposed Riverside Overlay District Map (see inset figure) and the draft zoning regulations provide the details of the proposed Action while the Riverside Revitalization Action Plan (RRAP) provided the basis for preparation of a Theoretical Development Scenario that will assist in the assessment of development potential and impacts under the proposed zoning. The Theoretical Development Scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners, assuming a ten year period. The development scenario would occur over time and would only be realized if the majority of parcels participate. To understand the implications of this potential development and address potential environmental impacts of the proposed Overlay Zones comprehensively, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

**THEORETICAL DEVELOPMENT SCENARIO
RIVERSIDE OVERLAY ZONES
(Zones RO-1 through RO-6)**

Land Use	Additional Square Feet, Rooms, and Dwelling Units
Retail	133,517 Square Feet
Office	62,000 Square Feet
Hotel	97 Hotel Rooms
Apartments	2,267 Dwelling Units
Adult Care/Nursing Home	63,910 Square Feet
Artisan Lofts/Production	30,900 Square Feet
Cultural	11,032 Square Feet
Parking Garage	550 Spaces
Surface Parking Lots	1,602 spaces
On-Street Parking Spaces	1,107 spaces
Indoor Ice Skating/Hockey Rink	100,000 Square Feet

The proposed RO-7 zone is a “Parks and Recreation” District which includes areas which have already been acquired by public agencies and could not be developed by a private property owner in the future.

3.0 Reasons Supporting Determination

The following discussion identifies anticipated or potential environmental impacts from the Proposed Action (the creation of the Riverside Overlay District and its standards and guidelines) as well as the implementation of the Proposed Action under the Theoretical Development Scenario.

Based on the responses contained in the EAF Part 2 (attached), a number of Potential Moderate or Large Impacts and Small Impacts were identified. The Proposed Action and Theoretical Development Program outlined above, have the potential to result in a substantial increase in the resident, worker, and visitor population in the Riverside Hamlet. This increase in development potential along with the corresponding increase in population has the potential to result in significant impacts to land use, infrastructure, surface waters and wetlands, groundwater resources, flood zones, ecological resources, open space and recreation, Critical Environmental Areas, transportation systems, public health, and community facilities and services, visual resources, energy demand, generation and disposal of solid waste, growth inducement, and community character. Specifically, EAF Part 2 identified potential moderate to large impacts that may result from adoption and implementation of the Proposed Action, which are described below:

3.1 Impact on Land

Potential Moderate to Large Impacts

Development in areas having shallow depth to groundwater: Depth to groundwater in some areas of the proposed Residential Overlay (Study Area) may be less than 3 feet; however, these areas are very limited and exist primarily along the banks of the Peconic River and Little Peconic River and not where the focus of development is expected. Depth to groundwater shall be evaluated relative to possible development under the Proposed Action and any potential for impacts shall be assessed and mitigated as necessary. Groundwater, surface waters, and wetlands that may be affected by development where the water table is high can adversely affect these resources and place constraints on development. Proper placement of structures, limitations on disturbance in these areas, adequate drainage control and use of sewage treatment plants are anticipated to partially address these concerns; however, further investigation is warranted.

The proposed action may result in may involve the excavation and removal of more than 1,000 tons of natural material and increased erosion whether from physical disturbance or vegetation removal: Disturbance of land from building demolition, site preparation, development and redevelopment has the potential may cumulatively result in excavations exceeding 1,000 tons of material and may cause erosion if not properly controlled. However, the area is largely disturbed and significant cut and fill is not anticipated since topography is generally flat to gently sloping. Disturbance will be required for the excavation and removal of subsurface infrastructure on currently developed sites, such as basements, foundations and footings, septic systems, drywells, stormwater catch basins, fuel storage tanks, etc., and construction of foundations, streets, parking lots and parking structures, and installation of stormwater leaching pools, sewer and water mains, and other utilities. Soil and slope conditions will be factors that must be further considered. Erosion and sedimentation control and stormwater management plans are expected. An assessment of erosion, sedimentation, and drainage issues shall be further evaluated.

The proposed action may involve construction that continues for more than one year or occurs in multiple phases: Implementation of the Proposed Action (development and redevelopment) will be ongoing as long as the proposed zoning amendments are in place. Development and redevelopment will occur over multiple phases and individual developments could take a year or more to complete. Noise, dust, erosion, truck traffic, and other construction related factors and the means by which to mitigate them shall be investigated further.

Potential Small Impacts or Other Impacts Requiring Additional Review

Zoning and Land Development Standards: The Proposed Action involves the creation of seven new overlay zones in the Riverside community that may be applied at the land owner/developer's discretion. Development under the new Overlay Zones will affect the types and mixes of land uses that may be provided, will increase overall development density, will modify dimensional/area/setback requirements, be consistent with new design standards, and ultimately positively or negatively affect community functions, character, quality of life and other aspects of the Hamlet in the future. The proposed Overlay Zones are expected to provide many benefits; however, a review of potential impacts from the new zoning standards shall be further discussed and evaluated.

Redevelopment of existing sites: The Proposed Action will provide the framework for future development including redevelopment of sites which may have existing environmental issues or conditions as a result of past or present use, the generation, handling, storage, or disposal of hazardous materials, or presence of infrastructure such as cesspools, drywells, floor drains, etc. that may contain contamination. A preliminary assessment of hazardous facilities and general conditions shall be performed to determine potential impacts from demolition and site preparation and the best approaches to address any identified concerns. The cleanup of Sites of Environmental Concern is expected to improve overall environmental quality in the area if done properly, thereby warranting a discussion of the approach for assessing issues and identification of necessary safeguards.

Past plan and study recommendations (see also Section 3.17): There have been several plans and land use studies, including the Town's Comprehensive Plan, that identify issues, discuss the overall vision for the Riverside community, set forth goals, and institute land use recommendations. Preliminary analysis of these plans suggest the Town and community have been working for an extended period of time on putting into place a redevelopment and revitalization plan that meets multiple land use objectives including the enhancement of economic growth, increasing business and housing options, catalyzing additional employment opportunities, providing aesthetic and community character improvements, enhancing hamlet sustainability and sense of place, and promoting environmental protection, to name a few. These studies and plans shall be viewed against the Proposed Action to determine relative consistency and to make certain that significant adverse impacts do not arise from the implementation of the Proposed Action.

3.2 Impact on Geological Resources

Potential Small Impacts or Other Impacts Requiring Additional Review

Floodways and Floodplains: There are no significant geological features, resources or landforms in the Study Area with the exception of floodways and/or the 100-year floodplain of the Peconic River and Little Peconic River. These landforms provide certain natural geologic and hydrogeologic functions and help to protect development from flooding, not to mention provide ecological benefits in undisturbed areas. Development or other disturbance in floodplains or floodways, should they occur under the proposed zoning and Theoretical Development Scenario could involve clearing, ground disturbance, paving, and construction in or near these areas which may affect these features, their buffering qualities, recharge, and storage benefits, and their overall function. (See also Section 3.5, “Impact on Flooding” below).

Soils and topography: Soils and topography shall be inventoried and assessed for their general suitability for development and the identification of potential impacts or development constraints.

3.3 Impacts on Surface Waters

Potential Moderate to Large Impacts

The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body: The proposed Overlay Zones and Code amendments and potential future development pursuant to them involve land that is adjacent to the Peconic River, Little Peconic River, and Black Creek Pond/White Brook. The ROD also contains three small freshwater ponds, freshwater wetlands, and tidal wetlands which could be affected if adequate separation is not maintained and future development impacts under the ROD are not properly controlled. The protection of these features shall be further evaluated to determine if impacts may occur.

The proposed action may lead to future erosion, sedimentation, and increased surface water turbidity during construction: Future land development under the proposed zoning may cause erosion and sedimentation temporarily increasing surface water turbidity and/or possibly affecting water quality. An assessment of erosion and sedimentation control techniques should be provided.

The proposed action may lead to additional stormwater generation that may affect water quality: The subject Action and resulting development may generate greater stormwater runoff that must be controlled to prevent poor drainage and flooding, siltation, pollutant loading, and direct runoff to surface waters and wetlands. Identification of drainage issues and possible mitigations should be provided.

The proposed action may affect the water quality of water bodies within or downstream of the site of the proposed action: Future development under the Proposed Action will involve clearing, soil disturbance, possible erosion and sedimentation, cleanup of contaminated sites, increased wastewater generation, and may involve the planting of materials that require fertilization. Potential water quality impacts shall be further assessed including but not limited to nitrogen loading that may lead to cultural eutrophication and the degradation of water quality.

The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities: The proposed zoning and code amendments will allow additional development density and this additional density will increase wastewater generation in the area that must be treated and properly disposed. Based on Suffolk County Department of Health Services

Groundwater Management Zone standards, full development under the proposed zoning would require the use of an approved Sewage Treatment Plant (“STP”). Additional examination of possible impacts on surface waters and wetlands from wastewater and available mitigations and standards must be identified.

3.4 Impact on Groundwater

Potential Moderate to Large Impacts

The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells: An increase in potable water demand might also occur in light of the potential for additional development density under the Proposed Action, including density incentive, which may place greater strain on the public water supply system. The availability of infrastructure and resources to serve the ROD and assessment of the ability of facilities to protect groundwater shall be inventoried and assessed and outreach to the Suffolk County Water Authority is necessary.

The proposed action may include or require wastewater be discharged to groundwater: Implementation of the Proposed Action may result in an increase in wastewater in an area that is currently not served by sewers, therefore requiring the expansion or construction of new facilities. New or expanded STPs will be required to accommodate the volume of wastewater flow envisioned by the density permitted in the proposed Overlay Zones. Future development may also increase the proportion of impervious ground cover and generate additional stormwater runoff. Increased wastewater flows and stormwater generation in the ROD must be properly controlled to protect groundwater resources in the area and ensure consistency to existing plans and policies protecting these resources.

Other Potential Moderate to Large Impacts: A portion of the ROD located south of State Route 24 is within the Central Suffolk Special Groundwater Protection Area, a Central Pine Barrens Compatible Growth Area, and the Town of Southampton’s Aquifer Protection Overlay District and Central Pine Barrens Overlay District. These resource protection areas or districts have been developed to protect important and sensitive groundwater resources which are presently considered relatively pristine with possible isolated areas of contamination. The Proposed Action could ultimately impact the high quality areas if the subject zoning and future development is not consistent with the policies and standards governing these districts or if suitable mitigations are not put into place to evade or offset them. Evaluation of potential district and resource protection plans, identification of inconsistencies, and the possibility for significant water quality and quantity impacts shall be further assessed.

Potential Small Impacts or Other Impacts Requiring Additional Review

Redevelopment of sites of environmental concern and proper removal or abandonment of site infrastructure: Existing hazardous or potentially hazardous site conditions will have to be addressed prior to redevelopment. This may include database reviews, site and infrastructure inspections, the cleanup and removal or in-place abandonment of existing septic systems, cesspools, drainage structures, floor drains, contaminated soils, and hazardous materials, and proper disposal at licensed disposal or recycling facilities.

3.5 Impact on Flooding

Potential Moderate to Large Impacts

The proposed action may result in development within a 100-year or 500-year flood plain: The Proposed ROD affects in area that contains 100-year and 500-year FEMA designated floodplains; particularly, along and in proximity to the Peconic River, which may be affected by future development as a result of clearing, soil disturbance, grading, increased development density and construction of impervious ground surfaces. Many of these areas that are not already preserved are currently developed. Review of potential impacts to flood zones shall be considered.

Additional development and development density may result in alterations to drainage patterns: Additional clearing, development, increased impervious surfaces and grading will alter drainage patterns, therefore, impacts to drainage patterns shall be further evaluated. Investigation into possible stormwater/civil engineering controls and the need for State Pollution Discharge Elimination System General (Stormwater) Permits, Stormwater Pollution Prevention Plans (“SWPPPs”), and Erosion and Control Plans shall also be considered.

3.6 Impact on Air

No significant air resource impacts were identified. Heavy industrial uses will not be permitted and the types of light industrial uses permitted by the new Overlay Zones would not be expected to generate significant air pollution. No new highways will be constructed. Additional traffic would be generated but much of this traffic would be residents, locals or pass-by traffic. The Study area is located in proximity to train, bus, and pedestrian and bicycle facilities. The transit oriented development that would be created by the Proposed Action would mitigate impacts and the compact nature, mixed land uses including work/live arrangements and availability of goods, services, and employment opportunities in the area should help to further mitigate transportation related impacts. Preliminary baseline air quality data and evaluation will be provided to ensure that no impacts are expected.

3.7 Impact on Plants and Animals

Potential Moderate to Large Impacts

The proposed action takes place in or adjacent to an area of ecological sensitivity containing various surface waterbodies (i.e., Peconic River, Little Peconic River, Peconic Estuary, small freshwater ponds, and fresh and tidal wetlands) which are all part of a larger regional ecosystem. A portion of the ROD is also located within a Central Pine Barrens Compatible Growth Area and is adjacent to a Core Preservation Area and dedicated wildlife preserve containing abundant ecological resources. The Peconic Estuary and Environs, the Central Pine Barrens and NYSDEC have been declared “Critical Environmental Areas” (CEAs), in part, due to their ecological qualities.

The proposed action may result in a reduction or degradation of habitat that may be used by rare, threatened or endangered species, as listed by New York State or the federal government due to increased clearing, disturbance and development.

The proposed action may result in a reduction in species populations or loss of individuals identified as species of special concern or that may be in need of conservation, as listed by New York State or the Federal government, that use the area, or are found on, over, or near the area.

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

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

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

Based on the foregoing, an evaluation and identification of rare, threatened and endangered species and critical habits must be performed and impacts and mitigations further considered.

3.8 Impact on Agricultural Resources

The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System: Soils identified in the ROD that are classified as Soil Group 3 or 4 include: “Carver and Plymouth sands, 0 to 3 percent slopes” (CpA), “Plymouth loamy sand, 0 to 3 percent slopes” (PIA), “Plymouth loamy sand, 8 to 15 percent slopes” (PIB), and “Deerfield sand” (De). Most of the area contains urban soils or fill which is not likely to be conducive to agriculture and some soils are classified as “hydric” as they are permanently or seasonally saturated by water, including wetlands, resulting in anaerobic conditions.

There are currently no agricultural or horticultural uses in the area. Although the Proposed Action will permit agricultural uses to be established, it is highly unlikely due to limited land and small lot sizes, the value and suitability of the land for other uses, past planning studies that envisioned and promoted more of an urban hamlet center than an agricultural center, restrictions on fertilizer dependent vegetation in the Central Pine Barrens CGA, and despite the soil group classifications (Groups 3 and 4), the soils are not considered as highly suited for typical agricultural activities as Group 1 and 2 soils. Moreover, the area is not within any State, County or Town agricultural districts.

3.9 Impact on Aesthetic Resources

Potential Small Impacts or Other Impacts Requiring Additional Review

Future development under the proposed action will be visible to the public from various vantage points: The affected area and future development and redevelopment of the ROD under the Proposed Action will be visible from various public vantage points. This includes visibility from many streets and highways, Downtown Riverhead, which is an established Historic District that contains historic landmarks, from perspective of the river and possibly the bay, and potentially from adjacent parklands. Aesthetic qualities and community character will be affected by future redevelopment. Some if not all future development will take place in accordance with the proposed zoning and design standards which have been developed to enhance the aesthetic qualities of the built environment while eliminating blight through redevelopment. Site plan review, including architectural, sign and landscaping reviews will help mitigate impacts and enhance the community. Retaining natural areas to the extent practicable and visual screening are other possible options. The zoning and design standards shall be evaluated to ensure that they will promote a positive aesthetic quality and enhance community character without significantly conflicting with or detracting from existing natural and historic features.

Designated scenic and visual resources: There are currently no designated scenic or visual resources in the area. Nevertheless, the identification and review of aesthetic resources shall be conducted to further investigate potential impacts and ensure that the proposed action will be one that enhances and not degrades aesthetic qualities. Preserved parklands and surface waters, including the Peconic River and adjacent Central Pine Barrens, are natural features that may be considered by many to be aesthetic resources. Incongruent development and design, improper landscaping or retention of natural areas could detract from the aesthetic qualities of the area if not properly planned and mitigated. For these reasons, impacts to aesthetic qualities will be assessed.

3.10 Impact on Historic and Archaeological Resources

Potential Small Impacts or Other Impacts Requiring Additional Review

The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places: There are no State or National Register landmarks, features, sites or districts within the ROD and no municipally designated cultural districts or landmarks. However, Downtown Riverhead is a designated Historic District containing historic landmarks. Riverside and Downtown Riverhead are separated by the Peconic River but the line between the two communities remains blurred. Further investigation into the presence of historic features and potential effects on these features shall be performed.

The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory: Portions of the ROD are within areas designated by NYS SHPO as “archaeologically sensitive”; however, there are no documented occurrences of

archaeological sites within the ROD. The areas identified as being sensitive have been highly disturbed by past development, have been filled or used for dredge spoil disposal, or contain wetlands. Additional investigation, is however, warranted to further assess the impacts or determine if mitigations are necessary.

3.11 Impact on Open Space and Recreation

Potential Moderate to Large Impacts

A portion of the ROD is within a New York State Wild, Scenic and Recreational Rivers (“WSRR”) “Recreational Area.” Some future land uses permitted by the Proposed Action may be inconsistent with WSRR regulations and could necessitate variances from the State or would be denied. Further assessment is warranted to determine the extent of impacts, if any, and if mitigations are necessary and available.

Potential Small Impacts or Other Impacts Requiring Additional Review

Increased demand for parks and recreational services: There may be increased demand for parks, open space and recreational facilities under the Proposed Action as increased development density would be permitted and the population and visitation is likely to increase accordingly. There is an abundance (thousands of acres) of open space and parklands in the area to serve a growing community.

Effects on “natural functions” or “ecosystem services”: Future development could have a small effect on natural functions or ecosystem services in the area simply due to its adjacency to large open spaces and parklands. Based on the significant numbers and sizes of preserved open spaces and wildlife preserves in the area, a significant impact is not anticipated.

Several large lots or tracts of land in the ROD have also been acquired by public agencies and are preserved or dedicated for public use. Ludlam Avenue Park is an existing active Town recreational facility in the ROD that may receive increased usership.

The Theoretical Development Scenario includes the construction of an approximately 100,000 SF hockey/skating rink which will offset anticipated increased demands for active recreational facilities upon redevelopment of the area under the Proposed Action.

Based on the preceding preliminary review, significant impacts to open space and recreational facilities are not anticipated but will be further evaluated to confirm this contention.

3.12 Impact on Critical Environmental Resources

Potential Moderate to Large Impacts

The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA: The ROD contains or is adjacent to several Critical Environmental Resources (“CEAs”) including the Central Suffolk Special Groundwater Protection Area (South), Town of Southampton Aquifer Protection Overlay District, and Long Island Central Pine Barrens Compatible Growth Area. The ROD also contains NYSDEC tidal wetlands which are considered by the Town to be a CEA and is adjacent to the “Peconic Estuary

and Environs” CEA. Development or activities under the Proposed Action could affect the integrity of these CEAs in terms of quantity (volume of water, buffers to wetlands, reduction of ecological resources, etc.) therefore necessitating an examination of these areas for potential impacts.

The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA: The ROD contains or is adjacent to several CEAs including the Central Suffolk Special Groundwater Protection Area (South), Town of Southampton Aquifer Protection Overlay District, and Long Island Central Pine Barrens Compatible Growth Area. The ROD also contains tidal wetlands which are considered by the Town to be a CEA and is adjacent to the Peconic Estuary and Environs CEA. Development under the Proposed Action could affect the integrity of these CEAs in terms of quality (ground and surface water qualities; size, fragmentation or quality of wildlife habitats; encroachment into wetlands buffers, reduction in wetland water quality, etc.) and therefore necessitates an examination of these areas for potential impacts. SEQRA also requires that impacts to CEAs be considered as part of environmental reviews. The Proposed Action must be assessed against the standards and regulations set forth for these CEAs.

SEQRA also requires that impacts to CEAs be considered as part of environmental reviews. The Proposed Action must be assessed against the standards and regulations set forth for these CEAs.

3.13 Impact on Transportation

Potential Moderate to Large Impacts

Future traffic generation may exceed the capacity of the existing road network: The Proposed Action and its implementation may result in an increase in traffic in the area that may the levels of service in the area and therefore could affect access, circulation, and public safety. A full Traffic Impact Study shall be prepared for the ROD to assess potential impacts from traffic and to the local transportation system. Consideration will be made of any currently planned or necessary road improvements, including those slated to improve flow through the traffic circle.

The proposed action may result in the construction of paved parking areas for 500 or more vehicles. Additional development and increased density will also require additional parking for businesses and residents. The Theoretical Development Scenario Program envisions a total of 1,602 off-street surface parking spaces, 1,107 on-street parking stalls, and 550 parking garage spaces, as well as unspecified parking for a proposed 100,000 SF hockey rink. Development under the Proposed Action is expected to be transit-oriented with convenient or relatively convenient access to train, bus, cab, and automobile transportation. The community will be compact, composed of mixed uses, will provide essential goods and services and employment opportunities and therefore will be more pedestrian and bicycle-friendly and will offer potential live/work arrangements to future residents, artists and entrepreneurs. Additional demand on alternative or multimodal transportation can be expected. A parking analysis shall be prepared and a discussion of alternative transportation should be provided.

3.14 Impact on Energy

Potential Small Impacts or Other Impacts Requiring Additional Review

The proposed action will require a new, or an upgrade to an existing, substation: Electrical utilities are available throughout the area; however, it is unknown at this time whether any substations will have to be constructed or upgraded to serve future development under the Proposed Action. The subject action involves the creation of 7 Overlay Zones, 6 of which have the potential to require greater electricity consumption than currently necessary for existing conditions or buildout under existing zoning. Even though future development could use a considerable quantity of electricity, development under the Proposed Zoning Amendments will occur on a project by project basis over many years. In addition, the replacement of old buildings with new buildings that will be furnished with new systems, appliances, and equipment, will tend to be more energy efficient than those from years past, thereby providing some mitigation in total electricity consumption. In the past, electrical utilities have had no issues or concerns with providing the required power to serve development and routinely indicate in correspondences with NP&V that they will furnish the necessary power in accordance with their tariff schedule. A letter shall be sent to PSEG to determine if it has any concerns with regard to supplying electricity to future development in the area.

The proposed action may utilize more than 2,500 MWhrs per year of electricity: See previous response.

The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed: Development that is consistent with the Proposed Zoning Amendments will require additional energy to heat and cool buildings and electrical service to power buildings. Some projects such as the proposed 100,000 SF hockey rink and other larger developments will involve total/combined building areas of 100,000 SF or more. Again, new construction is expected to be more energy-efficient than existing development. The proposed zoning amendments include standards that help to mitigate the “urban heat island effect”¹ which can help to decrease summer cooling loads. Energy suppliers including National Grid and PSEG will be contacted to ascertain the availability of energy resources to the ROD.

3.15 Impacts from Noise, Odor, Light

Potential Small Impacts or Other Impacts Requiring Additional Review

Noise: Noise will be generated during the construction process of the various building and infrastructure projects but these impacts would be temporary. Construction activities will conform to Town Code Chapter 235 “Noise” regulations, including conformance to the maximum prescribed sound pressure levels at the property line for activities occurring in commercial districts between the hours of 7:00AM and 7:00 PM. None of the uses that would be permitted under the

¹ An urbanized area metropolitan area that is significantly warmer than its surrounding rural areas due to human activities.

Proposed Action are expected to produce significant sound levels. Anticipated noise would include typical outdoor maintenance equipment, human activity, and vehicle and truck traffic.

Future uses under the proposed Overlay Zones are not expected to produce odors and are not considered an issue. Outdoor lighting could have a small effect as additional lighting may be required if not properly designed, sited and controlled in the future. The Town regulates lighting through Article XXIX, “Outdoor Lighting,” Section 330 Attachment 12, “Town Illumination Limits,” of the Town Code and the Site Plan approval process, including standards to address sky glow, excessive lighting, light trespass, and glare, and these concerns will be addressed at that time.

3.16 Impact on Human Health

Potential Moderate to Large Impacts

The proposed action may result in an increase in the rate of disposal, or processing, of solid waste: Implementation of the Proposed Action will likely increase development density and therefore is expected to increase overall solid waste generation in the Hamlet. Commercial, industrial and multifamily residential uses must contract with a private solid waste handler for trash collection and disposal. Solid waste that is picked-up in the Town is then carted to a licensed disposal and/or recycling facility outside of the Town. Individual residents are permitted to bring trash to any one of the Town’s four transfer stations at which time a small fee is paid by the resident for management, shipping and disposal. Anticipated levels of garbage generation shall be projected and any potential impacts assessed and mitigated as necessary and possible. Input shall be requested from the Town’s Waste Management Division.

The site of the proposed action is currently undergoing remediation; There is a completed emergency spill remediation or a completed environmental site remediation on, or adjacent to, the site of the proposed action: Preliminary hazardous site database reviews and a field survey indicate that there are as many as 17 “Sites of Environmental Concern” in the ROD. Given the age and historic development in the area and the findings of the inventory of “Sites of Environmental Concern” conducted by NP&V for the BOA and this Generic DEIS, some soil contamination may be present. In order to ensure safe and healthy redevelopment sites and to remediate any significant environmental issues or risks during demolition, some soil may have to be removed. This will require Phase I Environmental Site Assessments (ESAs) (and Phase II ESAs as necessary) to fully identify and rectify hazardous conditions such as soil contamination from floor drains, fuel storage tanks, past outdoor leaks, storage or spill locations, drywells and other drainage structures that may have received pollutants, and septic systems and cesspools. Assessments of the potential for asbestos containing materials (ACM) may also be necessary at some sites depending on the age of the buildings and materials used in the construction. The potential impacts from sites of environmental concern, as well as normal demolition activities have mainly to do with the management of potentially hazardous materials and demolition debris so that they are properly handled and disposed and not released to the environment. Further investigation into hazardous conditions shall be conducted.

Potential Small Impacts or Other Impacts Requiring Additional Review

The proposed action is located within 1,500 feet of a school: An existing elementary school and Head Start are located in the ROD. These facilities may be impacted due to future increases in enrollment. The impacts on the school district shall be assessed and land use compatibility will be considered. The underlying zoning allows more intensive uses (but at less density) than the underlying LI-40 zone that currently abuts these facilities. Noise and other nuisance activities or conditions would also not be expected to be of significant concern under the Proposed Action.

3.17 Consistency with Community Plans

Potential Moderate to Large Impacts

The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure: Development under the Proposed Action may increase development density necessitating road improvements, construction or expansion of sewage treatment plants, new stormwater control facilities, etc. The availability and need for adequate infrastructure shall be further addressed.

The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure: Development under the Proposed Action may increase development density in an area that current has moderate density, necessitating road improvements, construction or expansion of sewage treatment plants, new stormwater control facilities, etc. The availability and need for adequate infrastructure shall be further addressed.

Potential Small Impacts or Other Impacts Requiring Additional Review

Several community plans and studies have been prepared for the area. The Proposed Action shall be evaluated for consistency with the recommendations of these documents. Several regional plans also contain recommendations that must be applied to the ROD. These regional plans primarily focus on the protection of environmental resources in the area (Long Island Special Groundwater Protection Area Plan, Central Pine Barrens Comprehensive Land Use Plan, Peconic Estuary Comprehensive Conservation and Management Plan, etc.). These documents shall be reviewed and the Proposed Action's consistency with these plans will be assessed in accordance with other sections discussed in this Attachment.

3.18 Consistency with Community Character

Potential Moderate to Large Impacts

The proposed action may create a demand for additional community services (e.g. schools, police and fire): Additional community resources and services will likely be required to serve future development under the Proposed Action. Possible impacts or the need for additional community services and infrastructure, including a new or expanded sewage treatment plant, road improvements (including traffic circle improvements), possible new public wells, depending on future demand projections, as well as possible additional strain on schools, emergency service providers (fire, ambulance and police), and utilities may be expected. Outreach to community

services providers and local utilities shall be conducted to identify possible issues and concerns and available capacities for serving future development under the Proposed Action.

The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing: Future development could result in the displacement of low income persons currently living in the Riverside community. Twenty percent of the new dwelling units would be marketed toward workforce income level households. Socioeconomic, fiscal and economic analyses should be provided including possible effects on low-income housing.

The proposed action is inconsistent with the predominant architectural scale and character: The Proposed Action will affect the predominant architectural scale and character of development in the area by allowing greater building height, increased development density and requiring compliance to certain dimensional requirements and design standards. It is expected that these standards and guidelines will provide an overall benefit to the community and improve community character and appearance and instilling civic pride. All site plans will be reviewed by the Town Architectural Review Board. The Proposed Action will also incentivize the elimination of blight in the area. The effects of architectural scale and character will be further evaluated.

Potential Small Impacts or Other Impacts Requiring Additional Review

There are no structures, facilities or sites of historic significance in the ROD that would be removed or affected by the implementation of the Proposed Action; however, nearby Downtown Riverhead has a historic district, historic landmarks, and its own specific character. Proposed design standards would create more of a “downtown” mixed use business district that will be more consistent with this adjacent community.

4.0 Findings in Support of Determination of Significance

Based on the preceding assessment, the Town finds that:

- 1) The proposed Action is a Type I Action.
- 2) One or more significant (moderate or large) environmental impacts may occur from the adoption and ultimate implementation of the Proposed Action.
- 3) A Positive Declaration under SEQRA must be filed.
- 4) Based on the scope, scale, long-term phasing, and geographic area affected by the Proposed Action, as well as its overall general nature, a Generic Environmental Impact Statement must be prepared to further assess the potential impacts of the Proposed Action.
- 5) The Generic Environmental Impact Statement shall provide focus on the investigation of potential moderate or large impacts identified herein and how to avoid or alleviate any impacts identified to the maximum extent practicable. This includes any potential impacts associated with: land development, surface waters and wetlands, groundwater resources, flood zones, ecological resources, open space and recreation, Critical Environmental Areas, transportation systems, public health, and community facilities and services.
- 6) Other considerations shall include aesthetic resources, historic and archaeological resources, energy, noise, and consistency with community character and community plans.

**Riverside BOA Revitalization Action Plan and
Zoning Amendments
EAF Part 3 Addendum**

- 7) The Generic EIS should contain the sections, materials and analyses required by SEQRA, including a list of future mitigations or actions to ensure that the proper array of reviews, analyses, procedures, and safeguards are followed and implemented upon future site disturbance and development under the Proposed Overlay Zoning.



Southampton Town Board
116 Hampton Road
Southampton, NY 11968

Meeting: 09/24/15 12:00 PM
Department: Long Range Planning
Category: SEQRA
Prepared By: David Wilcox
Initiator: David Wilcox
Sponsors: Throne-Holst, Scalera, Bender, Fleming, Glinka
DOC ID: 23190

ADOPTED

TOWN BOARD RESOLUTION 2015-946

Assume Lead Agency for the Purpose of SEQRA Review and Issue Positive Declaration for the Brownfield Opportunity Area Step Two Nomination Strategy - Riverside Revitalization Action Plan and Proposed Zoning Amendments in the Hamlet of Riverside

WHEREAS, Town Board of the Town of Southampton commissioned the preparation of a Riverside Revitalization Action Plan (RRAP), dated July 2015 as a component of Brownfield Opportunity Area (BOA) Step Two Nomination Strategy for a portion of the Hamlet of Riverside; and

WHEREAS, the RRAP, with proposed optional zoning overlay districts, is intended as a guide to implement long-standing Town planning initiatives and community efforts to revitalize the Hamlet of Riverside; and

WHEREAS the adoption of the RRAP and proposed zoning amendments is an action that is subject to environmental review pursuant to 6 NYCRR 617 (State Environmental Quality Review Act - SEQRA) of the New York State Environmental Conservation Law and Chapter 157 (Environmental Quality Review) of the Code of the Town of Southampton; and

WHEREAS, on August 25, 2015, by resolution number 2015-866, the Town Board commenced the SEQRA review on the RRAP, classified the project as a Type I Action and Coordinated for Lead Agency Designation with the following Involved Agencies:

1. Suffolk County Department of Public Works
Attn: Daniel Dresch Jr., Director of Traffic Safety
335 Yaphank Avenue
Yaphank, New York 11980
2. Suffolk County Department of Health Services
Suffolk County Sewer Agency
Attn: Gilbert Anderson, P.E., Commissioner of Public Works
and Sewer Agency Chair
335 Yaphank Avenue
Yaphank, New York 11980
3. Suffolk County Department of Health Services
Office of Wastewater Management
Attn: Walter Hilbert, P.E., Principal Public Health Engineer
360 Yaphank Avenue, Suite 2C
Yaphank, New York 11980
4. New York State Department of Environmental Conservation-Region 1
Attn: Ajay Shah, P.E.
50 Circle Road
Stony Brook, New York 11790

5. New York State Department of Transportation, Region 10
Attn: Mr. Tariq Melik, Regional Permit Coordinator
250 Veterans Memorial Highway
Hauppauge, New York 11788
6. Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978
7. NYS Department of State
Office of Planning and Development
Attn: David Ashton
99 Washington Ave., Suite 1010
Albany, NY 12231

WHEREAS, the New York State Department of Environmental Conservation formally declined Lead Agency status and no responses were received from the other involved agencies within the 30 day prescribed time period; and

WHEREAS, the following agencies have been identified as interested agencies:

1. Suffolk County Planning Commission
2. Town of Southampton Planning Board
3. Town of Riverhead
4. Town of Southampton Board of Trustees
5. Riverhead Central School District
6. New York State Police
7. Town of Southampton Police
8. Riverhead Fire District
9. Flanders/Northampton Volunteer Ambulance
10. US Army Corps of Engineers
11. National Grid
12. PSEG - Long Island
13. Suffolk County Water Authority
14. Town of Southampton Conservation Board
15. Town of Southampton Department of Municipal Works
16. Town of Southampton Parks Department
17. Flanders/Riverside/Northampton Civic Association

WHEREAS, the Town's consultant, Nelson, Pope and Voorhis, LLC., has prepared Environmental Assessment Forms (EAFs) on behalf of the Town that identify and evaluate potential impacts of the proposed action; and

WHEREAS, the magnitude and importance of each impact has been considered and the Town Board finds that the project may result in large and important impact(s) and, therefore, may have a significant adverse impact on the environment; NOW THEREFORE BE IT

RESOLVED, that the Town Board of the Town of Southampton hereby assumes SEQRA Lead

Agency status; and

BE IT FURTHER RESOLVED, that the Town Board, as Lead Agency, hereby adopts a Positive Declaration pursuant to the State Environmental Quality Review Act and Chapter 157 of the Town Code; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to file and publish the Positive Declaration pursuant to 6 NYCRR Section 617.12(c) and distribute copies to all involved and interested agencies identified herein, pursuant to 6 NYCRR Section 617.12(b).

Financial Impact

None

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Anna Throne-Holst, Supervisor
SECONDER:	Stan Glinka, Councilman
AYES:	Throne-Holst, Bender, Scalera, Fleming, Glinka