

HAMPTON BAYS Corridor Strategic Plan GEIS and Cumulative Impact of Build-Out Study

PART V: RESOURCES & ATTACHMENTS

2. SEQRA Documentation

- Notice of Public Scoping
- Final Scoping Report
- Adoption of Final Scope

WHEREAS, in 1970, the Town Board of the Town of Southampton adopted a Master Plan, which states long-term planning objectives, establishes a general plan to guide both public and private development, addresses critical community planning issues, including protection of natural resources, the provision of affordable housing, forecasting the need for improved or additional municipal facilities, sustaining the local economy, and improving transportation management; and

WHEREAS, The 1999 Comprehensive Plan Update (Update) builds upon the 1970 Master Plan, both of which identify a number of significant land use, transportation, zoning, and capital improvement strategies. The Update further refines strategies for the hamlet business centers, recognizing that each Hamlet presents different challenges and opportunities, and recommends that additional studies be conducted. Specific proposals call for maintenance of community character, creation of central greens, adoption of traffic light and cross access agreements, and adoption of new hamlet-scaled zoning categories; and

WHEREAS, the Hampton Bays Hamlet Center Strategy, completed by Hutton Associates, Inc., and adopted as part of the Town's Comprehensive Town Update in 1999, focused on the following elements: an improved pedestrian-scaled environment for the existing eastern portion of the hamlet center, including design criteria for a new supermarket and associated shops and for associated streetscape opportunities; new land use/development options for that portion of the study area west of Route 24, including zoning/design guidelines for new roadside fast food restaurants and associated adjacent development; and integrated transportation planning and design improvements for Montauk Highway, Good Ground Road, and associated linkage roadways, including cross-access agreements through adjacent commercial properties. Extension of Good Ground Road was proposed to link to development west of Route 24 and north of Montauk Highway. In addition, new zoning overlay proposals for planned development districts in the east and west hamlet areas, and HO/HC hamlet-scaled categories along Montauk Highway were put forward; and

WHEREAS, in 2005, the Hampton Bays community expressed concern about the high level of growth and development that had occurred since the adoption of the 1999 Strategy, and the Town again retained Hutton Associates, Inc. to prepare an update to the 1999 Hampton Bays Hamlet Center Strategy. The study, known as the Hampton Bays Corridor Strategic Plan, is in the process of being completed; and

WHEREAS, currently there are multiple conceptual plans and pre-applications within the corridor area of Hampton Bays that will affect the entire Hamlet of Hampton Bays. In addition, there are inquiries and applications related to the possibility of increasing density on certain parcels vis a vis the creation of Planned Development Districts (PDD) and other recreational and commercial uses throughout the Hamlet. The potential for unprecedented and rapid growth might place significant adverse pressures on the Hamlet as the development proposals, when considered together, may have common and cumulative impacts on the groundwater/ watershed, wetlands, surface waters, agriculture, woodland habitat and wildlife species, as well as growth inducing impacts on the character of the area, infrastructure, transportation, schools, emergency services, and Town services that must be examined.

Although the Update recommends "intensifying development in the traditional hamlet center, including redevelopment and infill development, allowing mixed-use development of a variety of scales, in connection with either preservation of the existing residential and historic scale of development, and/or the provision of access and design improvements," it does not contemplate the cumulative environmental impacts that may occur from the build

out of highway business uses nor does it fully contemplate the use of incentive zoning techniques to create Planned Development Districts (PDD) and other transfer of development right scenarios which inevitably result in the intensification of development and density within and around the hamlet center.

Incentive zoning provisions are a crucial tool in accomplishing the Town's goals and objectives such as providing housing that is affordable to a range of incomes, preserving historic buildings and structures, conserving open space and natural resources, and creating greenbelts and parks that identify and define the Hampton Bays Corridor. However, they cumulatively create a demand on Town services and have a greater potential for environmental impacts that need to be examined in this uniquely sensitive Hamlet; and

WHEREAS, to respond to this need, land adjacent to Montauk Highway within the boundaries of Hampton Bays Corridor Study Area ("the Study Area") shall be analyzed through the Hampton Bays Corridor Strategic Plan and an accompanying Generic Environmental Impact Statement (GEIS).

WHEREAS, the Town Board finds that when considered cumulatively, the number of separate actions in this geographic area may have significant impacts; and

WHEREAS, the Town Board finds that conducting an analysis of potential land uses and impact thresholds in the Study Area to address a range of physical, natural, social, economic, fiscal, and regulatory issues including but not limited to geology and groundwater, wetlands and natural features, population and housing, infrastructure, Town services and the school district in the context of potential cumulative environmental impacts is necessary in order to support sound planning, zoning and public investment in Hampton Bays; and

WHEREAS, in connection with said Study, the preparation of a Generic Environmental Impact Statement (GEIS) pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing procedures (6 NYCRR Part 617) has been found to be the appropriate approach to facilitate a comprehensive evaluation of all land use proposals for the area; and

WHEREAS, based on the assessment of all cumulative associated impacts with potential build-out under current zoning, a consideration of alternatives, and presentation of mitigation measures; the GEIS may identify changes necessary to existing land use plans and zoning regulations; and

WHEREAS, pursuant to 6 NYCRR 617.10 (c), the GEIS and associated findings will also set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance; and

WHEREAS, for these reasons, and because public participation and input is a key consideration in this process, scoping for the Draft GEIS is found to be appropriate, as this process provides an opportunity to identify the issues to be considered and how they should be analyzed to ensure that the Draft GEIS is a concise, accurate, and comprehensive document that covers all concerns and issues for public and agency review in an appropriate method and level of detail.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Southampton as lead agency elects to have Scoping in connection with the preparation of a Draft Generic Environmental Impact Statement (DGEIS); and be it

RESOLVED, that the Town Board hereby directs that a public scoping session shall be held on June 20, 2008, at 1 p.m., at the Southampton Town Hall, 116 Hampton Road, in order to assist the Town Board as lead agency to identify the issues to be considered and methods for analysis in the preparation of a Draft Generic Environmental Impact Statement (DGEIS) within the boundaries of an identified Study Area in the Hamlet of Hampton Bays, in the Town of Southampton. The public meeting will provide the opportunity to accept public comments on the scope of the Draft GEIS, with a subsequent period for receiving written comments; and be it further

RESOLVED, that the Town Clerk is hereby authorized to publish the following Notice of Public Hearing:

NOTICE OF PUBLIC SCOPING

PLEASE TAKE NOTICE, that pursuant to the State Environmental Quality Review Act (SEQRA), a scoping session will be held by the Town Board of the Town of Southampton on June 20, 2008, at 1 p.m., at the Town Hall, 116 Hampton Road, Southampton, New York, in order to assist the Town Board as lead agency to identify the issues to be considered and methods for analysis in the preparation of a Draft Generic Environmental Impact Statement (DGEIS) within the boundaries of an identified Study Area in the Hamlet of Hampton Bays, in the Town of Southampton. The public meeting will provide the opportunity to present the proposed contents of the DGEIS and to accept public comments on the scope of the Draft GEIS, with a subsequent period for receiving written comments.

Copies of the proposed Scope, sponsored by the Town Board, are on file in the Town Clerk's Office, Monday through Friday, from 8:30 a.m. to 4:00 p.m. and available on the Town's website at www.town.southampton.ny.us

BY ORDER OF THE TOWN BOARD
TOWN OF SOUTHAMPTON, NEW YORK
SUNDY A. SCHERMEYER, TOWN CLERK

FINAL SCOPING DOCUMENT FOR THE HAMPTON BAYS CORRIDOR STRATEGIC PLAN & CUMULATIVE IMPACT OF BUILDOUT STUDY GENERIC ENVIRONMENTAL IMPACT STATEMENT

**TOWN OF SOUTHAMPTON, NY
JULY 2008**



Prepared for:

**Southampton Town Board
Town of Southampton
116 Hampton Road
Southampton, New York 11968**

Contact Person:

**Jefferson V. Murphree, AICP
Town Planning and Development Administrator
Town of Southampton
116 Hampton Road
Southampton, New York 11968
(631) 287-5707 (T)
(631) 287-0262 (F)**

Prepared By:

**Cashin Associates, PC
1200 Veterans Memorial Highway
Hauppauge, New York
(631) 348-7600 (P)
(631) 348-7601 (F)**

**FINAL SCOPING DOCUMENT FOR THE
HAMPTON BAYS CORRIDOR STRATEGIC PLAN &
CUMULATIVE IMPACT OF BUILDOUT STUDY
GENERIC ENVIRONMENTAL IMPACT STATEMENT**

TOWN OF SOUTHAMPTON, NY

JULY 2008



Prepared for:

Town of Southampton
116 Hampton Road
Southampton, New York

Contact Person:

Jefferson V. Murphree, AICP
Town Planning and Development Administrator
Town of Southampton
116 Hampton Road
Southampton, NY. 11968
(631) 287-5707 (T)
(631) 287-0262 (F)

Prepared by:

Cashin Associates, PC
1200 Veterans Memorial Highway
Hauppauge, NY

**FINAL SCOPING DOCUMENT FOR THE
HAMPTON BAYS CORRIDOR STRATEGIC PLAN AND
CUMULATIVE IMPACT OF BUILDOUT STUDY
GENERIC ENVIRONMENTAL IMPACT STATEMENT
TOWN OF SOUTHAMPTON, NY**

OVERVIEW

In accordance with the State Environmental Quality Review Act (SEQR) and its implementing regulations (6NYCRR Part 617), the Town of Southampton, as Lead Agency, has authorized the preparation of a Generic Environmental Impact Statement (GEIS) to evaluate the potential impacts of adopting and implementing the proposed Hampton Bays Corridor Strategic Plan. The Town has also requested that the area of study be expanded to include the entire geographic area of the Hamlet of Hampton Bays and that a number of additional planning analyses and investigations be undertaken and that applicable recommendations and strategies be formulated and evaluated. This scoping document identifies the issues and analyses that are to be addressed in the Draft GEIS/Cumulative Impact of Buildout Study.

As set forth in 6 NYCRR Part 617.8(a), the primary objectives of SEQR scoping are to:

- focus the GEIS on potentially significant adverse impacts; and
- eliminate consideration of those impacts that are irrelevant or nonsignificant.

Scoping also affords an opportunity for public and agency input to ensure that important environmental issues and factors are not overlooked. Section 617.8(d) specifically states that “[i]nvolved agencies should provide written comments reflecting their concerns, jurisdictions and information needs sufficient to ensure that the EIS will be adequate to support their SEQR findings.” The end product of scoping is a final written scope or “scoping document.” The final scoping document is essentially an outline of all issues that will be considered in the DGEIS.

As set forth in 6 NYCRR Part 617.8(f), the final written scope should include:

- “(1) a brief description of the proposed action;
- (2) the potentially significant adverse impacts identified both in the positive declaration and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
- (3) the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
- (4) an initial identification of mitigation measures;
- (5) the reasonable alternatives to be considered;

- (6) an identification of the information/data that should be included in an appendix rather than the body of the draft EIS; and
- (7) those prominent issues that were raised during scoping and determined to be not relevant or not environmentally significant or that have been adequately addressed in a prior environmental review.”

BRIEF DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the adoption of the proposed Hampton Bays Corridor Strategic Plan and the Hampton Bays Cumulative Impact of Buildout Study by the Southampton Town Board.

The proposed Hampton Bays Corridor Strategic Plan provides zoning, planning, and capital improvements recommendations to guide development along a portion of the Montauk Highway/Main Street corridor from Jones Road in West Tiana to Peconic Road in Shinnecock Hills.

The Cumulative Impact of buildout study component expands on the Hampton Bays Corridor Strategic Plan. The buildout study will involve a comprehensive assessment of conditions at buildout within the greater Hampton Bays community and will investigate a variety of additional planning and environmental issues. Topics to be addressed include, but are not limited to, demographics, land use and zoning, transportation, hamlet build-out, housing, condominium conversions, utilities and public services, historic and environmental resources, and recommendations and mitigations.

POTENTIALLY SIGNIFICANT IMPACTS

The strategic plan provides a set of recommendations and guidelines for addressing environmental and other concerns relating to future land development along Montauk Highway in Hampton Bays. Similarly, the expanded cumulative impact of buildout will culminate in expanded recommendations and mitigations. Determining the potential for and type and scale of impacts and developing mitigation strategies to avoid or alleviate such impacts are among the primary purposes of preparing the Hampton Bays Corridor Strategic Plan and Cumulative Impact of Buildout Study GEIS. Since the Town has chosen to go straight to the GEIS stage rather than first preparing an Environmental Assessment Form (EAF) as appropriate and permissible pursuant to SEQR §617.6(a)(4), this scoping document will consider all possible environmental impacts. Based on an initial review, it is believed that the following community and environmental resources could be affected by the Plan, Study, and pending and future development within the hamlet, and therefore, require further investigation in the GEIS.

- Surface waters
- Wetlands
- Groundwater
- Ecological Resources

- Critical Environmental Areas
- Community Character and Visual Resources
- Cultural, Historic, and Archaeological Resources
- Land, Land Use, and Zoning
- Community Facilities and Services
 - Police
 - Fire
 - Ambulance
 - Public Water
 - Wastewater
 - Drainage
 - Solid Waste
 - Parks and Open Space
 - Other Town Maintenance and Administration Facilities within the Hamlet
 - Public Schools
 - Libraries
 - Senior Services and Health Services
- Traffic and Transportation Systems
- Energy
- Economic and Fiscal Conditions

EXTENT AND QUALITY OF INFORMATION NEEDED TO ADEQUATELY ADDRESS EACH POTENTIAL IMPACT

Information needed to evaluate and address potential impacts include but are not necessarily limited to the following:

Surface Waters

- Most recent NYSDEC 305b Report
- NYSDEC Freshwater and Tidal Wetlands Maps
- Surface Waters map from Town GIS
- Long Island South Shore Estuary Reserve Comprehensive Management Plan
- Peconic Estuary Program Comprehensive Conservation and Management Plan
- Town Code Chapters 325, “Wetlands”, and 325A, “Wetlands, Freshwater”
- NYS Phase II Stormwater regulations and guidance
- 1975 United States Department of Agriculture Soil Survey of Suffolk County, New York (hydric soils, drainage patterns, water features)
- 1991 United States Geological Survey/New York State Department of Transportation Topographic Maps, Quogue, Mattituck, and Southampton quadrangles (topography, watersheds, and water features)
- Field investigations

Wetlands

- NYSDEC Freshwater and Tidal Wetlands maps
- NYSDEC Part 661, “Tidal Wetlands–Land use Regulations” and Part 663, “Freshwater Wetlands Permit Requirements”
- Surface Waters and Wetlands from Town GIS data
- Town Code Chapters 325, “Wetlands”, and 325A, “Wetlands, Freshwater”
- 1975 United States Department of Agriculture Soil Survey of Suffolk County, New York (hydric soils identification, drainage patterns, and wetland features)
- 2002 Ecological Communities of New York State (Edinger, *et al.*) (marine, estuarine, riverine, lacustrine, and palustrine systems)
- Long Island South Shore Estuary Reserve Comprehensive Management Plan
- Peconic Estuary Program Comprehensive Conservation and Management Plan
- NYS Phase II Stormwater regulations and guidance reports
- Field guides
- Field surveys

Groundwater

- 1991 United States Geological Survey/New York State Department of Transportation Topographic Maps, Quogue, Mattituck, and Southampton quadrangles
- 1992 Long Island Regional Planning Board Special Groundwater Protection Area Plan
- 1996 Central Pine Barrens Comprehensive Land Use Plan
- 2002 Suffolk County Department of Health Services Groundwater Table Map
- 2004 Suffolk County Department of Health Services Groundwater Management Areas Map
- NYSDEC Groundwater Study
- Suffolk County Department of Health Services Sanitary Code, as periodically amended
- United States Geological Survey/Geological and Hydrogeological Reports
- Correspondence with Hampton Bays Water District

Ecological Resources

- 1996 Central Pine Barrens Comprehensive Land Use Plan
- 2002 Ecological Communities of New York State (Edinger, *et al.*)
- Long Island South Shore Estuary Reserve Comprehensive Management Plan
- Peconic Estuary Program Comprehensive Conservation and Management Plan
- Most recent NYSDEC Endangered, Threatened and Special Concern Species Lists
- New York State Breeding Bird Atlas
- Response to Letters to New York State Department of Environmental Conservation Natural Heritage Program
- New York State Department of State Significant Fish and Wildlife Habitat data

- Ecological Communities mapping from Town GIS data
- Field guides
- Field surveys

Critical Environmental Areas

- 6 NYCRR Part 617, SEQR
- Southampton Town Code, Chapter 157, as amended periodically
- 1996 Central Pine Barrens Comprehensive Land Use Plan
- Peconic Estuary Program Comprehensive Conservation and Management Plan
- New York State Department of State Significant Fish and Wildlife Habitat data
- 1992 Long Island Regional Planning Board Special Groundwater Protection Area Plan
- Town GIS Data for Town Aquifer Protection Overlay District & Central Pine Barrens Overlay District
- NYSDEC Website, Listing of CEAs
- NYSDEC Wetlands Maps
- NYSOPRHP/Town GIS Historic and Archaeological Resources Data

Community Character and Visual Resources

- 1970 Master Plan
- 1997 Shinnecock Canal Public Access and Maritime Planned Development District Plan
- 1999 Comprehensive Plan Update
- 1999 Hampton Bays Hamlet Center Strategy
- 2002 Hamlet Mixed-Use Planned Development District Study
- 2008 Hampton Bays Corridor Strategic Plan
- Field surveys
- Photographs

Historic and Archaeological Resources

- Town GIS Data
- New York State Historic Preservation Office National Register of Historic Places GIS Database (Historic and Archaeological databases)
- Hampton Bays Hamlet Heritage Report
- Town of Southampton Landmarks and Historic Districts Board
- Hampton Bays Historical Society
- Town Historian
- Moeller Historic Preservation Document
- 2005 Community Preservation Fund Community Preservation Project Plan
- 1999 Comprehensive Plan Update
- Photographs, Aerial Photographs if Available

Land Use and Zoning

- 1970 Town of Southampton Master Plan
- 1980's Hampton Bays Commercial Corridor Plan
- 1983 Town of Southampton Master Plan Update Report #2: Recommendations to Establish an Optimum Balance Between Population and Water Supply With Incentives to Produce Affordable Housing
- 1984 Town of Southampton Master Plan Update
- 1996 Central Pine Barrens Comprehensive Land Use Plan
- 1997 Shinnecock Canal Public Access and Maritime Planned Development District Plan
- 1999 Town of Southampton Comprehensive Plan Update
- 1999 Hampton Bays Hamlet Center Strategy
- 2002 Hamlet Mixed-Use Planned Development District Study
- 2003 Town of Southampton Night Club Planning Study
- 2005 Town of Southampton Community Preservation Fund Community Preservation Project Plan
- 2008 Hampton Bays Corridor Strategic Plan
- Town of Southampton Motel/Condo Conversions Study
- Town of Southampton Resort Waterfront Business (RWB) and Motel Business (MTL) Study for Hampton Bays
- Town of Southampton Local Waterfront Revitalization program (LWRP) (Shinnecock Canal/Hampton Bays)
- Southampton Town Code, as periodically amended
- Town of Southampton Code Enforcement Office
- 2007 Rutgers University, Center for Urban Policy Research, Suffolk County Workforce Housing Needs Assessment and Responses
- 2007 U.S. Green Building Council Version 2.2 New Construction Reference Guide
- Site plans, subdivision maps, environmental assessment forms, EAFs, zoning petitions for pending and recently approved development within the study area
- County tax map data
- Property ownership information (tax Assessor or GIS)
- Aerial photographs
- Ground-based photographs
- Study area map Town GIS data
- Existing land use Town GIS data
- Existing zoning Town GIS data
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs)
- American Planning Association Publications Such as "Zoning Practice"

Community Services and Facilities

- Most recent New York State Department of Education School District Reports
- Most recent property tax data relating to the Hampton Bays Union Free School District (Tax Assessor)
- Hampton Bays Water District Master Plan for Infrastructure Improvements
- Annual Hampton Bays Water District Drinking Water Quality Reports
- Town GIS data: Water Mains, Hampton Bays Water District
- Draft 2003 Town of Southampton Recreation Plan
- Town GIS data: Land Use
- 1983 Town of Southampton Master Plan Update Report #2: Recommendations to Establish an Optimum Balance Between Population and Water Supply With Incentives to produce Affordable Housing
- 2007 U.S. Green Building Council Version 2.2 New Construction Reference Guide
- Responses to Letters from:
 - Hampton Bays Fire Department
 - Town of Southampton Police Department
 - Hampton Bays Ambulance Corps
 - Hampton Bays School District
 - Hampton Bays Water District
 - Town of Southampton Housing and Community Development Offices
 - Town Tax Assessor

Traffic and Transportation

- Suffolk County Department of Public Works Traffic Studies, Data, and Input
- Traffic Reports and Data for Recently Approved and Pending Development Applications
- Town of Southampton 2004 Comprehensive Plan Update Transportation Element
- New York State Department of Transportation Highway Design Manual
- American Association of State Highway and Transportation Officials design standards
- Institute of Transportation Engineers Trip Generation Manual, 7th Edition
- 2000 Highway Capacity Manual
- Federal and State Manual of Uniform Traffic Control Devices
- HCM 2000 Software
- Accident Data
- Sustainable East End Development Strategies Study
- Aerial Photographs
- Field Surveys and Data

Energy

- 2007 U.S. Green Building Council Version 2.2 New Construction Reference Guide and Website
- Smart Growth
- U.S. Environmental Protection Agency (EPA)
- U.S. Department of Energy (DOE)
- Illuminating Engineering Society of North America (IESNA)

Social, Economic and Fiscal Conditions

- 1990 and 2000 United States Census Bureau Housing and Population Statistics
- Annual LIPA Population Surveys
- 2007 Van Buskirk, Ryffel and Associates, Inc. Population Model to Forecast Population growth, Its Characteristics and Employment Base for the Town of Southampton, New York, Over Time, To Build-out
- Previous Land Use Plans
- Tax Assessor Data
- 2007 Rutgers Center for Urban Policy Research Suffolk County Workforce Housing Needs Assessment and Responses
- Department of Education School District reports and data
- Town of Southampton Department of Human Services
- HUD/Social Services
- Hampton Bays Chamber of Commerce
- Town of Southampton Departments of Housing and Community Development

Miscellaneous Information that Will Assist in the Preparation of the GEIS and in Determining Existing Conditions and Identifying Impacts, and Mitigations

- 6 NYCRR Part 617 State Environmental Quality Review (SEQR)
- SEQR Handbook
- 1991 United States Geological Survey/New York State Department of Transportation Topographic Maps, Quogue, Mattituck, and Southampton Quadrangles
- United States Geological Survey Reports
- 1975 United States Department of Agriculture Soil Survey of Suffolk County, New York
- 1975 United States Department of Agriculture Soil Associations Map
- Soils from Town GIS Data
- 2006 U.S. Green Building Council LEED Reference Guide
- NYSDEC Air Quality Data
- Housing Data/Reports
- American Planning Association Publications
- Other Environmental Review Guidance Documents as Warranted

INITIAL IDENTIFICATION OF PROPOSED OR POSSIBLE MITIGATION MEASURES

Surface Waters

- Open space acquisition
- Zone changes/overlay districts
- Adequate buffers and setbacks, conservation easements for future development
- Town and State wetlands permits for future development, as necessary
- Stormwater State Pollution Discharge Elimination System (SPDES) permits and Stormwater Pollution Prevention Plans (SWPPP), as necessary
- Conventional and innovative stormwater, erosion, and sedimentation controls for future plan-based development, including structural and nonstructural stormwater control facilities
- Surface water quality protection techniques and best management practices
- Limit clearing to what is necessary near critical environmental resources
- Limit fertilizer dependent vegetation near surface waters
- Avoid future pesticide and heavy fertilizer use
- Limit impervious groundcover to what is necessary near surface waters, use pervious pavement
- Adequate wastewater treatment and disposal practices and facilities
- Ensure and improve public access to shoreline
- Consistency with Peconic Estuary and South Shore Estuary Reserve resource protection plans
- Input from NYSDEC and Town Conservation Department as applicable
- Input from New York State Department of State regarding Significant Fish and Wildlife Habitats
- Input from community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

Wetlands

- Open space acquisition
- Adequate buffers, setbacks, conservation easements for future development and improvements
- Wetlands permits as necessary
- Restore wetlands, if applicable
- Stormwater SPDES permits and Stormwater Pollution Prevention Plans, as necessary
- Conventional and innovative stormwater, erosion and sedimentation controls for future plan-based development including structural and nonstructural facilities
- Limit clearing and other disturbance to what is necessary near critical environmental resources

- Limit fertilizer dependent vegetation near surface waters
- Limit impervious groundcover to what is necessary near surface waters, use pervious pavement
- Avoid pesticides use in future
- Input from NYSDEC and Town Conservation Department as applicable
- Input from community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

Groundwater

- Open space acquisition
- Limit clearing to what is necessary near critical environmental resources
- Limit fertilizer dependent vegetation near surface waters
- Avoid the use of pesticides
- Incorporate water conservation techniques in future plan-based developments
- Connection to public water supplies for future development
- Compliance with Suffolk County Sanitary Code
- Consideration of areas having shallow depths to groundwater or propensity to saltwater intrusion
- Consistency with Central Pine Barrens Comprehensive Land Use Plan
- Consistency with The Long Island Comprehensive Special Groundwater Protection Area Plan
- Input from Central Pine Barrens Joint Planning and Policy Commission
- Input from Suffolk County Department of Health Services for future development
- Input from community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

Ecological Resources

- Open space acquisition, transfer of development rights, conservation easements
- Wetlands permits, as necessary
- Limit clearing to what is necessary near critical environmental resources
- Restore vegetation in disturbed areas, use native plant species for landscaping, preserve mature and rare species, provide shade and reduce heat island effect on commercial development sites
- Avoid development in areas having rare, threatened, and endangered species or ensure protection by suitably mitigating impacts to species
- Protect areas identified as Significant Fish and Wildlife habitat by New York State Department of State
- Limit fertilizer dependent vegetation near surface waters

- Avoid pesticides use
- Consistency with Central Pine Barrens Comprehensive Land Use Plan
Consistency with The Long Island Comprehensive Special Groundwater Protection Area Plan
- Input from NYSDEC Natural Heritage Program
- Input from New York State Department of State regarding Significant Fish and Wildlife Habitats
- Input from Central Pine Barrens Joint Planning and Policy Commission
- Input from Town Conservation Board
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

Critical Environmental Areas

- Open space acquisition
- Wetlands permits as necessary
- Health Department approvals for future sanitary systems
- Limit clearing to what is necessary near critical environmental resources
- Restore native vegetation in disturbed areas
- Use native plant species for landscaping
- Input from Central Pine Barrens Joint Planning and Policy Commission
- Consistency with Central Pine Barrens Comprehensive Land Use Plan
- Input from Town Conservation Board
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Consistency with resource protection plans
- Others to be determined

Community Character and Visual Resources

- Rezoning to address land use and dimensional standards (e.g., density, setbacks, height)
- Community design and character improvements through the use of development design standards and special overlay districts
- Vegetated buffers and screening
- Preserve existing green space along highway corridors
- Streetscaping
- Landscaping
- Use native plant species for landscaping where practical
- Limit clearing to what is necessary near critical environmental resources
- Improve scenic qualities and foster sense of place of corridor gateways

- Identify land that should be preserved and acquire open space, use conservation easements, and/or transfer of development rights
- Preserve and protect historic structures and resources
- Redevelopment and/or enhancement of blighted properties
- Site parking lots behind buildings
- Provide park improvements
- Protect views of Sears Bellows Pond County Park and Munn's Pond
- Signage controls
- Input from Town Architectural Review Board
- Input from Town Landmarks and Historic District Board
- Input from Town Board and Planning Board
- Input and from and partnerships with local civic groups
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

Cultural, Historic, and Archaeological Resources

- Rezoning to address land use and dimensional standards
- Avoidance of development of sites containing historic and archaeological resources and preserve and protect historic resources
- Historic building façade easements
- Community design and character improvements through development standards
- Ensure compatibility of adjacent land uses
- Input from New York State Historic Preservation Office
- Input from Town Architectural Review Board for future development
- Input from Town Landmarks and Historic District Board
- Input from Town Planning Board for future development
- Input from community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

Land Use and Zoning

- Consistency with existing adopted plans and policies
- Rezoning to address land use and dimensional standards, appropriate land development patterns
- Overlay districts
- Transportation oriented development
- Planned developments
- Design standards and guidelines, performance standards
- Good Ground Park improvements
- Open space acquisition

- Suitable signage
- Appropriate parking and permeable surfaces
- Appropriate parking for future development
- Site sustainability, energy conservation techniques, including but not limited to possible future implementation of Green Building Council Leadership in Energy and Environmental Design (LEED) standards
- Recommendations relating to hotel to condominium conversions and conversions of small homes or cottages on small lots to large homes on small lots (“McMansions”)
- Code enforcement, including illegal housing/illegal conversions enforcement
- Housing standards
- Affordable housing set asides
- Redevelopment and revitalization of blighted properties
- Focused assessment, recommendations, and mitigations at key sites and areas
- Improved access to the canal
- Input from Town Board and Planning Board
- Input from Town Architectural Review Board
- Input from Suffolk County Planning Commission
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

Community Facilities and Services

- Good Ground Park improvements
- Identify properties suitable for acquisition for open space and recreational facilities
- Public facility improvements
- Coordination with community services agencies
- Traffic and access improvements to facilitate emergency services access
- Consider site sustainability and energy conservation techniques, including but not limited to possible future implementation of Green Building Council Leadership in Energy and Environmental Design (LEED) standards or other similar standards
- Water conservation techniques
- Future SEQR reviews for plan implementation, as applicable
- Input from Community
- Other to be determined

Traffic and Transportation Systems

- Road improvements
- Drainage improvements
- Pavement and pavement markings
- Lane widths and usage designations

- Traffic control signing
- On and off-street parking facilities
- Alternative transportation
- Street lighting needs
- Cross accesses agreements
- Adequate parking, including Americans With Disabilities Act (ADA) accessibility
- Shared street accesses/limit curb cuts, shared parking arrangements
- Ensure maximal sight distance
- Traffic signal optimization
- Intersection controls – signalization, rotary, stop/yield
- Pedestrian and bicycle facilities
- Promote ride sharing and alternative, inter-modal, and mass transportation
- Transportation Oriented Development strategies
- Improved access to the canal
- Input from Suffolk County Department of Public Works
- Input from New York State Department of Transportation
- Input from Town Board
- Input from Intermodal Transportation Division
- Input from Ad Hoc Advisory Committee
- Input from Town Highway Department
- Future SEQR reviews for plan implementation as applicable
- Input from Community
- Others to be determined

Energy

- Transportation oriented development strategies
- Mass and alternative transportation
- Smart growth principles
- U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) principles
- LEED Certification for future projects
- Consistency with Dark Skies and IESNA exterior lighting policies

Economic and Fiscal Conditions

- Community design and character improvements through development standards
- Improve business vitality and bolster property values
- Business and tax ratable development, properly balance commercial zoning/land uses with family residential uses
- Programs to assist seniors and other residents with tax burdens
- Input from residents and business community

- Future SEQR reviews considering economic and fiscal issues for plan implementation, as applicable
- Others to be determined

REASONABLE ALTERNATIVES

SEQR requires that reasonable project alternatives be assessed in light of the objectives and capabilities of the project sponsor. The DGEIS will review two project alternatives as follows:

No-Action Alternative

This investigation will involve an assessment of the potential affects, conditions, and impacts of future build-out within the study area if the proposed action (adoption and implementation of the 2008 Hampton Bays Corridor Strategic Plan and Cumulative Impact of Buildout Study) are not undertaken.

Modified Plan Alternative

This investigation will involve an assessment of the potential affects, conditions, and impacts associated with a modified plan. The exact nature of the modified plan may include but not necessarily be limited to changes to recommended land uses, zoning, design standards, traffic and infrastructure improvements, environmental and cultural resources protection, energy conservation techniques, and the like. These modifications will be determined based on a thorough evaluation of the plan, findings of the build-out study, and determinations and feedback from the GEIS and study process.

INFORMATION TO BE INCLUDED IN APPENDICES

The appendices of the DGEIS will include but not necessarily be limited to the following:

- Final Scoping Document
- Traffic Report
- Traffic data
- Letters of response from applicable utilities, public services providers, government offices and agencies
- Other as applicable

PROMINENT ISSUES RAISED AND DETERMINED TO BE IRRELEVANT, ENVIRONMENTALLY SIGNIFICANT, OR ALREADY ADEQUATELY ADDRESSED

No issues were determined to be irrelevant, environmentally insignificant, or have already been adequately addressed.

PUBLIC COMMENTS ON THE DRAFT SCOPE

The Town Board held a public scoping session on June 20, 2008. Thirteen individuals from the public spoke and provided ideas for expanding the scope of the study. The comments addressed a number of topics ranging from expanding the geographic boundaries of the study area to requests for several additional analyses. The Town provided a ten-day written comment period after the close of the scoping session. This final scoping document has been modified to address comments from the scoping session.

CONTENTS OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)

- i. Cover Page
 - Title of Action and Type of EIS (i.e., “Draft Generic”)
 - Project Location
 - Volume Number (if applicable)
 - Date
 - Entity GEIS/Cumulative Impact of Buildout Study Prepared for and Their Address
 - Entity GEIS/Cumulative Impact of Buildout Study Prepared by and Their Address, Phone, and Fax
 - Contact Person, Address, Phone, and Fax
- ii. Inside Cover Page
 - Title of Action and Type of EIS (i.e., Draft Generic)
 - Project Location
 - Date
 - Volume Number (if applicable)
 - Lead Agency and Address
 - Contact Person, Address, Phone and Fax
 - Preparer and Address
 - Date Submitted
 - Date Accepted by Lead Agency (To be filled in by Lead Agency)
 - Date Written Comment Period ends (To be filled in by Lead Agency)
- iii. Acknowledgment (if applicable)
- iv. Table of Contents
 - Body of DGEIS/Cumulative Impact of Buildout Study
 - List of Tables
 - List of Figures
 - Appendices
- I. Executive Summary
 - A. Introduction/Overview
 - B. Purpose, Need, and Benefit
 - C. Impacts, Including:
 - 1. Short-term

2. Long-term
 3. Cumulative (Including recently approved and significant pending development in the study area)
 4. Unavoidable
 5. Those that can not be fully mitigated
 6. Growth-inducing aspects
 7. Irreversible and irretrievable commitments of environmental resources
 8. All others listed under 6 NYCRR, Part 617.9(b)(5)
- D. Recommendations and Mitigations
1. Mitigations inherent in the Hampton Bays Corridor Strategic Plan and Cumulative Impact of Buildout Study
 2. Mitigation determined as part of the environmental review (DGEIS)
 3. Mitigation anticipated from other agency requirements, permits, reviews, and enforcement
- E. Alternatives
1. No Action Build-Out Alternative
 2. Modified Plan (Possible land use, zoning, design standards, administrative procedures, energy conservation strategies, traffic and infrastructure improvements — to be determined from the review)
- F. Matters to be Decided and Required Permits and Approvals

II. Introduction

- A. Description of Proposed Action
- B. Plan/Study Area Location and Description
 1. Plan/Study Area Location Map/Aerial Photograph (Entire corridor and West, Central, and Eastern Sections)
- C. Purpose, Need, and Benefit
- D. Project History and Background, Previous Town Plans and Studies
 1. 1970 Master Plan
 2. 1980s Hampton Bays Commercial Corridor Plan
 3. 1984 Master Plan Update
 4. 1997 Shinnecock Canal Public Access and Maritime Planned Development District Plan
 5. 1999 Comprehensive Plan Update
 6. 1999 Hampton Bays Hamlet Center Strategy
 7. 2002 Hamlet Mixed-Use Planned Development District Study
 8. 2003 Draft Town of Southampton Recreation Plan
 9. 2005 Town of Southampton Community Preservation Fund Community Preservation Project Plan
 10. 2008 Hampton Bays Corridor Strategic Plan
 11. Town of Southampton Motel/Condo Conversions Study
 12. Town of Southampton Resort Waterfront Business (RWB) and Motel Business (MTL) Study for Hampton Bays
 13. Town of Southampton Local Waterfront Revitalization Program (LWRP) (Shinnecock Canal/Hampton Bays)
- E. Recently Approved and Pending Development Applications

1. Stop & Shop Commercial-Industrial Planned Development District
 2. Town of Southampton Facilities Jackson Avenue Complex and Temporary Annex
 3. Arborview at Tiana
 4. Residences at Canoe Place Planned Development District
 5. Tiana Commons Planned Development District
 6. Other Significant Developments
 7. Map of Locations of Recently Approved and Pending Development Applications
- F. Involved Agencies, Permits and Approvals
1. Town Board
- G. Project Schedule

III. Existing Conditions

- A. Introduction/Overview/Purpose
- B. Geology
 1. Description of Local Geology
- C. Topography
 1. Description of Local Topography, Elevations, and Significant Landforms
 - a. Topographic Map
- D. Soils
 1. Soils Association Descriptions
 - a. Soils Map
- E. Water Resources
 1. Surface Waters
 - a. Tiana Bay
 - b. Munn's Pond/Sears Bellows ponds
 - c. Shinnecock Canal
 - d. Shinnecock Bay, Tidal Creeks and Tidal Ponds
 - e. Great Peconic Bay, Tidal Creeks and Tidal Ponds
 - f. Atlantic Ocean
 2. Wetlands
 - a. Tiana Bay/Sears Bellows
 - b. Shinnecock Bay, Shinnecock Canal, and Great Peconic Bay Areas
 - i. Surface Waters and Wetlands Map
 - d. Flood Zones
 - i. FEMA Flood Zones Map
 3. Groundwater
 - a. Aquifer Descriptions
 - b. General Depth to Groundwater
 - c. Groundwater Divide/General Direction of Groundwater Flow
 - d. Groundwater Quality
 - i. General area groundwater quality
 - ii. Local groundwater contamination, hazardous materials plumes, spill sites, leaking underground storage tanks, etc.
 - o Map depicting locations of hazardous materials plumes,

- spill sites, leaking underground storage tanks, etc
 - iii. Wastewater issues
 - iv. Salt water intrusion
 - e. General Groundwater Quantity
 - f. Town Aquifer Protection Overlay District
 - g. Central Suffolk Special Groundwater Protection Area-South (SGPA)
 - h. SCDHS Groundwater Management Zones
 - i. SCDHS wastewater controls and standards, including density standards, sanitary system setbacks, soil/groundwater level conditions, systems design, alternative systems and treatment facilities
 - j. Central Pine Barrens and Central Pine Barrens Comprehensive Land Use Plan
- F. Ecological Resources
- 1. Central Pine Barrens and Central Pine Barrens Comprehensive Land Use Plan
 - 2. Flora
 - 3. Fauna
 - 4. Ecological Communities and Habitats
 - 5. Significant Fish and Wildlife Habitats
 - a. Ecological Communities/Significant Fish and Wildlife Habitats Map
 - 6. Threatened and Endangered Species and Rare Ecological Communities
- G. Critical Environmental Areas (as designated)
- 1. Town Aquifer Protection Overlay District
 - 2. Central Pine Barrens and Town Pine Barrens Overlay District
 - 3. Central Suffolk Special Groundwater Protection Area
 - 4. NYSDEC Freshwater Wetlands
 - 5. Peconic Estuary and Environs
 - 6. Critical Environmental Areas Map
- H. Community Character and Visual Resources
- 1. Residential Areas
 - a. Character
 - b. Visual Resources
 - 2. Business District
 - a. Character
 - b. Visual Resources
 - 3. Natural and Coastal Areas
 - a. Character
 - b. Visual Resources
 - 4. Scenic Roadways
 - a. Character
 - b. Visual Resources
 - 5. Hamlet Gateways
 - a. Character
 - b. Visual Resources

- I. Cultural, Historical and Archaeological Resources
 - 1. History of Good Ground and Hampton Bays
 - 2. Identification of Cultural, Historic, and Archaeological Resources
Cultural, Historical and Archaeological Resources Map
- J. Demographics
 - 1. Population and Population Characteristics (1990, 2000, 2010) (County vs. Town vs. Hamlet, as available and applicable)
 - a. Total Population
 - b. Population Density (per square mile)
 - c. Senior Population (55 and older)
 - d. School-aged Population
 - e. Median Age
 - f. Race
 - g. Ethnicity
 - 2. Housing (1990, 2000, projected 2010) (County vs. Town vs. Hamlet, as available and applicable)
 - a. Total Housing Units
 - b. Housing Density (dwelling units per square mile)
 - c. Total Vacant Units
 - d. Seasonal or Part-time Units
 - e. Hotel Units (potential condo conversions)
 - f. Total Owner-occupied units
 - g. Total Renter-occupied units
 - h. Total Single-family vs. Multi-family Units (if data are available)
 - i. Average Household Size
 - j. Median Household Value
 - k. Median Rent
 - 3. Socioeconomic (1990, 2000, 2010) (County vs. Town vs. Hamlet, as available and applicable)
 - a. Median Annual Household Income
 - b. Education Attainment
 - c. Total Workforce
 - d. Employed
 - e. Unemployed
 - 4. Census Area Map (Hampton Bays Census Designated Place)
- K. Land Development
 - 1. Land Use
 - a. Land Use (by standard land use categories and total acreage and percent area per category) for high-, medium- and low-density residential, commercial, industrial, institutional, utilities, transportation, open space & recreation, waste management and handling, vacant and preserved land, and surface waters. Will also include PDDs, motels, and accessory apartments, if information is available from the Town)
 - b. Identification of Transfer of Development Rights Sending and Receiving Areas

- c. Identification of CPF Properties, How Much CPFs Collected and Spent in Hampton Bays, if data available
 - d. Identification of Brownfields
 - e. Land Use Patterns
 - f. Existing Land Use Map (including vacant land and preserved land, PDDs, etc.)
 - 2. Zoning
 - a. Zoning (by district and total acreage and percent)
 - b. Existing Zoning Map
 - 3. Existing Plans and Public Policies
- L. Community Services and Facilities
 - 1. Police
 - a. Location, Service Area, Personnel, Training, Facilities, and Equipment
 - 2. Fire
 - a. Location, Service Area, Personnel, Training, Facilities and Equipment
 - 3. Ambulance
 - a. Location, Service Area, Personnel, Training, Facilities, and Equipment
 - 4. Public Water
 - a. Location, Service Area, Personnel, Facilities, and Land
 - b. Number Wells and of Service Connections, Volume of Storage
 - c. Demand/Volume of Water Delivered (including changes overtime and number of households/businesses in district that are not connected, if information is available)
 - d. System Capacity and Adequacy
 - e. General Water Quality
 - f. Treatment Capabilities
 - 5. Wastewater
 - a. Public vs. Private Facilities (methods of disposal)
 - 6. Drainage Facilities
 - 7. Solid Waste Management
 - a. Transfer Station Location
 - b. Method/Procedures for Disposal/Recycling
 - c. Facility Capacity
 - 8. Parks and Open Space (including cemeteries, regional and neighborhood parks, playing fields, playgrounds, beaches, pocket parks and hamlet greens, and trail systems), Parks administration and maintenance facilities at Jackson Avenue Complex
 - a. Demand, Findings, Level of Service for Population Served, Based on Draft Town of Southampton Recreation Plan
 - b. Map of Parks and Open Space in Hamlet
 - c. Proposed Park Improvements
 - 9. Other Town Maintenance and Administration Facilities in Hampton Bays
 - a. Existing Conditions

- b. Interim Plan for Town’s Jackson Avenue Complex
 - 10. Public Schools
 - a. Description of School District and Schools
 - b. Student Population
 - c. School Capacity
 - d. Number of Teachers and Staff
 - e. Ratio of Teachers to Students
 - 11. Libraries
 - a. Location, Service Area, and Services Provided
 - 12. Senior Services and Health Services
 - a. Location and Services Provided
 - 13. Community Facilities Map (all facilities and special districts within the Hamlet)
 - M. Traffic and Transportation
 - 1. Summary of existing traffic and transportation conditions based on the traffic report to be provided in the Appendices (See Section VII, “Appendices”, below)
 - N. Air Quality
 - 1. Regulatory Framework
 - 2. Ambient Air Quality Conditions
 - O. Energy
 - 1. Existing Energy Policies and Practices
 - P. Economic and Fiscal Considerations
 - 1. Tax Structure
 - a. Assessed Land Value
 - b. Assessed Value of Improvements
 - c. Total Assessed Value
 - d. Taxes Collected
 - 2. Local Businesses
 - 3. Tourism/Seasonal Activity/Influx
 - 4. School District
 - a. Cost Per Student Per Year
 - b. Taxes Paid to School District
 - 5. Tax Ratable Development
- IV. Build-out Projections (Based on existing zoning, considers with and without motel conversions to condominiums, includes build-out of pending development applications)
 - A. Introduction
 - B. Methodology
 - C. Analysis
 - D. Table Containing Results of Analysis
 - 1. Projected Population
 - 2. Projected Number of Additional Housing Units
 - 3. Projected Number of School-aged Children
 - 4. Projected Number of Senior Citizens
 - 5. Projected Additional Water Demand

- 6. Projected Additional Public Service Demands
- 7. Projected Traffic

- V. Impacts, Recommendations, and Mitigations
 - A. Introduction/Overview/Purpose
 - B. Geology, Soils, and Topography
 - 1. Impacts
 - 2. Mitigation
 - C. Water Resources
 - 1. Surface Waters
 - a. Impacts
 - b. Mitigation
 - 2. Wetlands
 - a. Impacts
 - b. Mitigation
 - 3. Groundwater
 - a. Impacts
 - b. Mitigation
 - C. Ecological Resources
 - 1. Impacts
 - 2. Mitigation
 - D. Critical Environmental Areas
 - 1. Impacts
 - 2. Mitigation
 - E. Community Character and Visual Resources
 - 1. Impacts
 - 2. Mitigation
 - F. Cultural, Historical and Archaeological Resources
 - 1. Impacts
 - 2. Mitigation
 - G. Community Services and Facilities
 - 1. Police
 - a. Impacts
 - b. Mitigation
 - 2. Fire
 - a. Impacts
 - b. Mitigation
 - 3. Ambulance
 - a. Impacts
 - b. Mitigation
 - 4. Public Water
 - a. Impacts
 - b. Mitigation
 - 5. Wastewater
 - a. Impacts
 - b. Mitigation

- 6. Solid Waste Management
 - a. Impacts
 - b. Mitigation
- 7. Parks and Open Space
 - a. Impacts
 - b. Mitigation
- 8. Public Schools
 - a. Impacts
 - b. Mitigation
- 9. Other Town Maintenance and Administration Facilities in Hampton Bays
 - a. Impacts
 - b. Mitigation
- 10. Libraries
 - a. Impacts
 - b. Mitigation
- 11. Senior Services and Health Services
 - a. Location and Services
- 12. Community Facilities Map (All Facilities and Special Districts within the Hamlet)
- H. Demographics (Population, Housing, and Socioeconomics)
 - 1. Impacts
 - 2. Mitigation
- I. Land Use, Zoning, and Plan and Policy Consistency
 - 1. Impacts
 - 2. Mitigation
- J. Traffic and Transportation
 - 1. Impacts (Summary based on traffic report provided in appendices. See Section VII, "Appendices", below)
 - 2. Mitigation (Summary based on traffic report provided in appendices. See Section VII, "Appendices", below)
- K. Air Quality
 - 1. Impacts
 - 2. Mitigation
- L. Energy
 - 1. Impacts
 - 2. Mitigation
- M. Economic and Fiscal Considerations
 - 1. Impacts
 - 2. Mitigation
- N. Growth Inducing Impacts
 - 1. Impacts
 - 2. Mitigation

VI. Alternatives

- A. Introduction/Overview/Purpose
- B. No-Action Alternative
- C. Modified Plan, Recommendations, and Mitigations (Land Use, Zoning, Overlay Districts, Administrative Procedures, Design Standards, energy conservation strategies, Traffic and Infrastructure Improvements – to be determined)

VII. References

VIII. Appendices

- A. Final Scoping Document
- B. Traffic Report
 - 1. Existing Conditions
 - a. Physical inventory of Corridor roadway network and general street system
 - b. Quantify traffic volumes (AADTs, peak hour movements, seasonal adjustments along major highways)
 - c. Speed studies
 - d. Accident analyses
 - 2. Intersection Capacity Analysis
 - a. East Tiana Road/Bellows Pond Road/Montauk Highway
 - b. Riverhead-Hampton Bays Road (SR 24)/Montauk Highway
 - c. Springville Road/Cemetery Road/Montauk Highway
 - d. Squiretown Road/Ponquogue Avenue/Montauk Highway
 - e. Old Riverhead Road/Montauk Highway
 - f. Canoe Place Road/Montauk Highway
 - g. Newtown Road/Montauk Highway
 - h. North Shore Road (CR 39A)/Montauk Highway
 - 3. Projection of Future Conditions at Buildout
 - 4. Assessment of Each Study Location
 - 5. Alternative Transportation
 - a. Bus, Jitney, Shuttle Service
 - b. Train
 - c. Bicycle
 - d. Pedestrian
 - 6. Parking in Montauk Highway Business District Corridor
 - 7. Mitigations
 - a. Recommendations
 - b. Project and Assess Impacts of Mitigations
 - 8. Summation
- C. Traffic Data
 - 1. Volume and speed studies
 - 2. Accident data
 - 3. Highway Capacity Manual Analyses
- D. Applicable Agency/Utilities Correspondences
- E. Other

WHEREAS, in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR Part 617), the Town Board of the Town of Southampton, as Lead Agency, has authorized the preparation of a Generic Environmental Impact Statement (GEIS) to evaluate the potential impacts of adopting and implementing the proposed Hampton Bays Corridor Strategic Plan; and

WHEREAS, by resolution 2008-857, the Town Board imposed a twelve (12) month moratorium affecting certain properties zoned residential, commercial, and industrial within the hamlet of Hampton Bays; and

WHEREAS, in response to concerns expressed about the intensity and rapid pace of growth and development outside of the corridor and the potential influence the development of the Corridor may have on the rest of the Hamlet, after a public hearing was held on August 12, 2008, the Town Board by resolution 2008-1208 expanded the boundary of the Hampton Bays moratorium to include certain resort waterfront business (RWB) and Motel (MTL) zoning districts as described in said resolution and depicted by map prepared by the Town of Southampton GIS Department dated July 8, 2008 and filed in the Office of the Town Clerk; and

WHEREAS, in connection with said expansion of the moratorium boundary area, the Town Board finds it appropriate for the GEIS to conduct an analysis of potential land uses and impact thresholds within a larger area of the Hamlet of Hampton Bays, which will aid in the analysis of physical, natural, social, economic, fiscal, and regulatory issues including but not limited to geology and groundwater, ecology, wetlands and natural features, population and housing growth, infrastructure, Town services, fire and ambulance services, school districts, transportation resources, and cumulative environmental impact; and

WHEREAS, with community input and consideration, the GEIS will further analyze potential land use alternatives in the context of the environmental impacts that could occur as a result of projected land use development based on current practices; and

WHEREAS, based on the assessment of all cumulative associated impacts with potential build-out under current zoning, a consideration of alternatives, and presentation of mitigation measures; the GEIS may serve as the basis for public policy and land-use decision-making by identifying recommended changes and alternatives to existing land use plans and zoning regulations; and

WHEREAS, pursuant to 6 NYCRR 617.10 (c), the GEIS and associated findings will also set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance; and

WHEREAS, pursuant to the State Environmental Quality Review Act (SEQRA), a scoping session was held by the Town Board of the Town of Southampton on June 20, 2008 at 1:00 p.m. at the Town Hall, 116 Hampton Road, Southampton, New York, in order to assist the Town Board as Lead Agency to identify the issues to be considered and methods for analysis in the preparation of the subject Generic Environmental Impact Statement (GEIS); and

WHEREAS, the public meeting provided the opportunity to present the draft scope prepared by the Town's consultant Cashin Associates, PC and to accept public comments on same; and

WHEREAS, a subsequent period of 12 days after the scoping meeting for receiving written comments provided further opportunity to identify the issues to be considered and how they should be analyzed to ensure that the Draft GEIS is a concise, accurate, and comprehensive

document that covers all concerns and issues for public and agency review in an appropriate method and level of detail; and

WHEREAS, in accordance with the comments received, Cashin Associates, P.C. submitted a final scope that includes additional analysis as per the expansion of Chapter 315 identified in resolution 2008-1208 adopted August 12, 2008; and

WHEREAS, Staff of the Department of Land Management reviewed the final scope submitted by Cashin Associates, PC and recommends adoption by the Town Board.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Southampton as Lead Agency hereby adopts the Final Scoping document prepared by Cashin Associates, PC dated July 2008 for the Draft Generic Environmental Impact Statement (DGEIS) on the Hampton Bays Corridor Strategic Plan and the cumulative impact analysis of build out of Hampton Bays to include the expanded moratorium boundaries; and

BE IT FURTHER RESOLVED, that the Town Board directs the Town Clerk to maintain a copy of said final scope to the Town Clerk' s Annex in Hampton Bays and forward a copy to the Hampton Bays Library; and

BE IT FURTHER RESOLVED, the Town Clerk is directed to provide a copy of the final written scope to the following involved agencies:

1. Town of Southampton Planning Board, Dennis Finnerty, Chairman
2. Central Pine Barrens Joint Planning & Policy Commission
3525 Sunrise Highway - P.O. Box 587
Great River, New York 11739
3. New York State Department of Environmental Conservation,
Region I- Peter Scully, Director
SUNY Building 40 Stony Brook, NY 11790
4. New York State Department of Transportation, Region 10
Subimal Chakraborti, P.E., Regional Director
250 Veterans Highway, Hauppauge, NY 11788
5. Suffolk County Department of Health Services
c/o Kimberly Shaw, Office of Ecology
360 Yaphank Avenue Suite 2 B
Yaphank NY 11980
6. Hampton Bays Water District
Robert King, Superintendent
P.O. Box 1013, Hampton Bays, NY 11946
7. Hampton Bays Fire District
Gerard Buckley, Chairman of the Board
PO Drawer 800, Hampton Bays, NY 11946

and the following interested agencies:

1. Suffolk County Planning Commission,

c/o Thomas Isles, Director
P.O. Box 6100, Hauppauge, NY 11788-0099

2. Hampton Bays Unified School District
Joanne S. Loewenthal, Superintendent
86 East Argonne Road
Hampton Bays, NY 11946
3. Hampton Bays Historical & Preservation Society
Barbara M. Moeller, President
P.O. Box 588, Hampton Bays, NY 11946
4. Hampton Bays Citizen Advisory Committee
John Zuccarelli, Chair
6 Bettina Court, Hampton Bays, NY 11946
5. Hampton Bays Civic Association
Bob McAlevy, President
P.O. Box 734, Hampton Bays, NY 11946-0607
6. Hampton Bays Beautification Association
Maud Kramer, President
P.O. Box 682, Hampton Bays, NY 11946
7. Hampton Bays Volunteer Ambulance
PO Drawer 997
Hampton Bays, NY 11946

;and

BE IT FURTHER RESOLVED, Pursuant to §617.8 (f), the Town Clerk shall additionally provide a copy to any individual who has expressed an interest in writing to the Lead Agency within 60 days of its receipt of a draft scope.

Copies of the Final Scope of Work for the Draft Generic Environmental Impact Statement, (DGEIS) Hampton Bays, sponsored by the Town Board, are on file in the Town Clerk's Office, Monday through Friday, from 8:30 a.m. to 4:00 p.m.; at the Town Clerk Annex in Hampton Bays from 8:30 a.m. to 4:00 p.m., at the Hampton Bays Library, and on the Town's website under SEQRA at <http://www.southamptontownny.gov>

BY ORDER OF THE TOWN BOARD
TOWN OF SOUTHAMPTON, NEW YORK
SUNDY A. SCHERMEYER, TOWN CLERK