

**APPENDIX - V
COMMUNITY BENEFITS**

Benefit	Description of Community Benefit	Implementation	Estimated Benefit Value	
			One-Time	Annual
<i>East Quogue UFSD Benefits</i>				
1	No enrollment impact for EQ UFSD, ensured through restrictive covenant	This benefit would go into effect immediately; simply put, there would be no increase in district enrollment from the residences on the project site. This would be enforced by the project's covenant.	-	-
2	Increased school district taxes generated by the project site	The increase in school district taxes would, due to the 2% tax cap, result in a reduction of the school district tax rate for district taxpayers	-	\$3,431,031
3	Use of the site for EQ UFSD educational programs	The use of the site for school district educational programs would commence at the time the project receives full and final approval from the various Town and County reviewing entities (tentatively expected in June of 2017), acknowledging that such access would be compromised in areas when heavy construction occurs in them. However, this should not affect any activity in preserved areas.	-	\$75,000
4	Allow Westhampton Beach High School golf teams to practice at the golf course	The access to the golf course for the Westhampton Beach High School golf teams would commence immediately upon completion and opening of the golf course, anticipating a 24-month construction period for this feature. Tentatively, the golf course is estimated to be completed and opened in June 2019, after a construction start date of June 2017.	-	\$26,880
5	Annual EQ UFSD charity outing (based on cost for facility) ⁽¹⁾	The first charity outing for the East Quogue UFSD will take place in the fall of 2019 and will take place every year thereafter.	-	\$72,000
6	Fund two college scholarships for graduates of EQ UFSD, awarded for 10 years	The scholarship program will be funded immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2018. Awarding of scholarships will commence in the following year, for the benefit of the senior class in the school year of 2018-2019.	\$200,000	-
7	Contribution to EQ UFSD Capitol Improvement Fund	The contribution to the East Quogue UFSD Capitol Improvement Fund will occur immediately on full approval and will be paid in full. DLC will be responsible for the construction the playground, which would occur in the summer of 2017.	\$500,000	-
	Improvements to EQ Elementary School Playground		\$200,000	-
	Total EQ Elementary School improvements:		\$700,000	-
Total Dollar Value of EQ UFSD Benefits			\$900,000	\$3,604,911
<i>Water Resources-Related Community Benefits</i>				
1	Annual charity outing for water quality communal fund (based on cost for facility) ⁽¹⁾	The first charity outing for the water quality communal fund will take place in the fall of 2019 and will take place every year thereafter.	-	\$72,000
2	Discovery Foundation fund-raiser for Shinnecock Bay Restoration (after 5 years)	The Discovery Foundation fundraiser will take place in the summer of 2024.	\$350,000	-
3	Facilitate off-site wastewater treatment and/or contribute to fund to subsidize septic system upgrades for EQ residents ⁽²⁾	This \$1 million contribution will be paid in full by DLC, and will occur immediately upon the receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017, in order to ensure that the money is spent as soon as possible. The name of this fund and the mechanisms for paying it need to be specified by the Town.	\$1,000,000	-
4	Restoration of impacted eelgrass	The funds for eelgrass restoration, clam racks and upwellers, and shellfish seeding will be made available by DLC immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017. The Town will specify the entity that will administer these funds and determine in what proportions this money will be spent. The Applicant suggests that this function be performed by a combination of SUNY/Stony Brook and the Town Trustees.	align="right">\$350,000 ⁽³⁾	align="center">-
5	Participate in funding restoration of Bay by seeding filter-feeding bivalves			
6	Install clam racks & upwellers			
7	Dedicate 4 acres of land to SCWA for a new wellfield	The Applicant will dedicate the four acres of land to the SCWA immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017.	\$220,000	-
8	Participate in funding natural resources research and education	DLC will provide funds for natural resources research and education will be made available on full and final approval of the project. The Town will specify the entity that will administer these funds and determine in what proportions this money will be spent. The Applicant suggests that this function be performed by a combination of SUNY/Stony Brook and the Shinnecock Bay Restoration Project.	\$150,000	-
9	Participate in funding comprehensive study of nitrogen in Shinnecock Bay	DLC will provide funds for the comprehensive nitrogen study of Shinnecock Bay at the time the project receives full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017. The Town will specify the entity that will administer these funds. The Applicant suggests that this function be performed by SUNY/Stony Brook.	\$50,000	-
10	Contribute to funding clean-up of storm drains in East Quogue	DLC will provide funds for the clean-up of storm drains in East Quogue immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017, and will continue annually thereafter. The Town will specify the entity that will administer these funds.	-	\$25,000
11	Maintain database quantifying watershed nitrogen reduction due to project	DLC will fund the creation of a watershed database immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017. The Town will specify the entity that will administer these funds. The maintenance costs of the database will commence at that time, and DLC will continue to fund maintenance costs on an annual basis.	\$50,000	\$5,000
12	Purchase & "sterilization" of 33± acres of vacant land in Core	DLC will purchase 33± acres of vacant land in East Quogue from the Parlato family that are currently the subject of a 29-lot subdivision	\$6,000,000	---

	Preservation Area; no yield to be taken for this land	application. Following this purchase, this land will remain undeveloped and in a natural condition; the potential yield of this land will never be realized.		
13	Purchase & redemption of 30 Pine Barrens Credits	DLC will purchase 30 PBCs, a number equivalent to the yield of the project's golf course component, but will not increase the proposed yield of the project.	\$2,700,000	---
14	Installation of I/A OWTS for the EQ UFSD	DLC will offer to install two (2) Innovative/Alternative On-site Wastewater Treatment Systems (I/A OWTS) for the East Quogue Elementary School. If the school district is not inclined to have these systems installed, the equivalent value of this benefit will be added to the Sanitary System Upgrade fund (Item #3 above) for upgrade of sanitary systems in the East Quogue area.	\$25,000	---
Total Dollar Value of Water Resources-Related Community Benefits			\$10,895,000	\$102,000
<i>General Community Benefits</i>				
1	Charity outings (3/year, including one for EQFD; based on cost for facility) ⁽¹⁾	The first charity outing for the EQFD and the two outings for the Town will take place in the fall of 2019 and will take place every year thereafter.	-	\$216,000
2	Fund purchase of land for new EQFD facility	DLC will fund the acquisition of land for the EQFD immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017.	\$412,500	-
3	Provide additional parking for downtown East Quogue	DLC will fund the acquisition and construction of the municipal parking lot in the East Quogue hamlet center immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017.	\$650,000	-
4	Restore habitat on the Hills South Parcel and the Kracke and Parlato Properties	DLC will fund the habitat restoration, which is anticipated to take place over a two-year period, commencing immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017.	\$663,400	-
5	Creation of new permanent seasonal operational jobs in the area, per Town Code Section 330-245I.(2)(f):	DLC anticipates that the jobs created by the project will be filled over the four-year period 2017-2021.	-	-
	<i>Direct jobs (101.8 FTE)</i>		-	\$6,615,409
	<i>Indirect jobs (18.7 FTE)</i>		-	\$1,005,603
	<i>Induced jobs (34.1 FTE)</i>		-	\$1,860,451
	Total income of new permanent seasonal operational jobs		-	\$9,481,463
6	Donation to facilitate East Quogue Renaissance	DLC will provide funds for the East Quogue Renaissance immediately upon receipt of full and final approval from the various Town and County reviewing entities, tentatively expected in June of 2017.	\$100,000	-
7	East Quogue signage (3 signs)	DLC would fund and install the noted signage.	\$2,390	-
8	Annual event; one-day public access to golf course; maximum of 120 players ⁽¹⁾	The first public golf event/charity outing will take place when the course has been completed, which is anticipated in the fall of 2019, and will take place every year thereafter. All proceeds will be donated to a local charity, to be determined by the host entity.	-	\$9,000
Total Dollar Value of General Community Benefits			\$1,828,290	\$9,706,463
TOTAL DOLLAR VALUE OF ALL COMMUNITY BENEFITS			\$13,623,290	\$13,413,374

(1) Total of 6 charity events annually; no other large special events proposed.

(2) To be prioritized based on maximum nitrogen reduction and availability of receptive residences and commercial/institutional establishments. And, will install septic systems using the best available technology on the project site.

(3) Does not include the value of the ecological services to be provided by the eelgrass, bivalves and clams.

East Quogue UFSD Benefits

1. Benefit to be realized in the form of an adverse impact (an enrollment increase) that will not occur. This impact elimination means that there will be no increased school district expenditures necessary as a result of the project.
2. School taxes.
3. Based on direct value to EQ UFSD; includes transportation (\$25,000) and program value (\$50,000).
4. Based on 16 players twice weekly over 28-week season, greens fee of \$30/player /round (fee for Suffolk County Parks Dept. courses).
5. Based on 72 participants, at \$1,000 each.
6. Donation of funds.
7. Donation of funds.

Water Resources-Related Community Benefits

1. Based on 72 participants, at \$1,000 each.
2. Donation of funds.
3. Assuming \$60/gallon, 41,814 gpd; to be applied so as to benefit water quality of western Shinnecock Bay.
- 4-6. Donation of funds; to be applied under oversight of Town Trustees.
7. Based on estimate of current value of raw land of \$55,000/acre.
- 8-10. Donation of funds.
11. To be made available to the public, possibly on project website, in GIS format.
12. SCTM# 0900-316-1-30.
13. Assuming \$90,000 per PBC; source: WJF Realty & Reed Rubin, Credit Numbers 900-195 through 900-200.

General Community Benefits

1. Based on 72 participants, at \$1,000 each.
2. Value of donated land based on estimate of current value of raw land.
3. Donation of funds; see DEIS Figure 1-6 for location and configuration of this parking lot.
4. Based on estimate of cost of restoration of \$20,000/acre, for 33.17 acres of impacted land
5. Based on review of specific jobs and salaries of similar facilities, per applicant. Additional \$182,120,000 in 1,578.6 FTE Direct, Indirect & Induced construction jobs (temporary duration).
- 6-7. Donation of funds.
8. Based on estimated \$75 difference between greens fees for project site and typical greens fee at comparable area course; golf cart fee not included. All proceeds to be donated to a local charity.