

Appendix A-2
Environmental Assessment Form, Part 1

NP&V, LLC

January 5, 2015

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

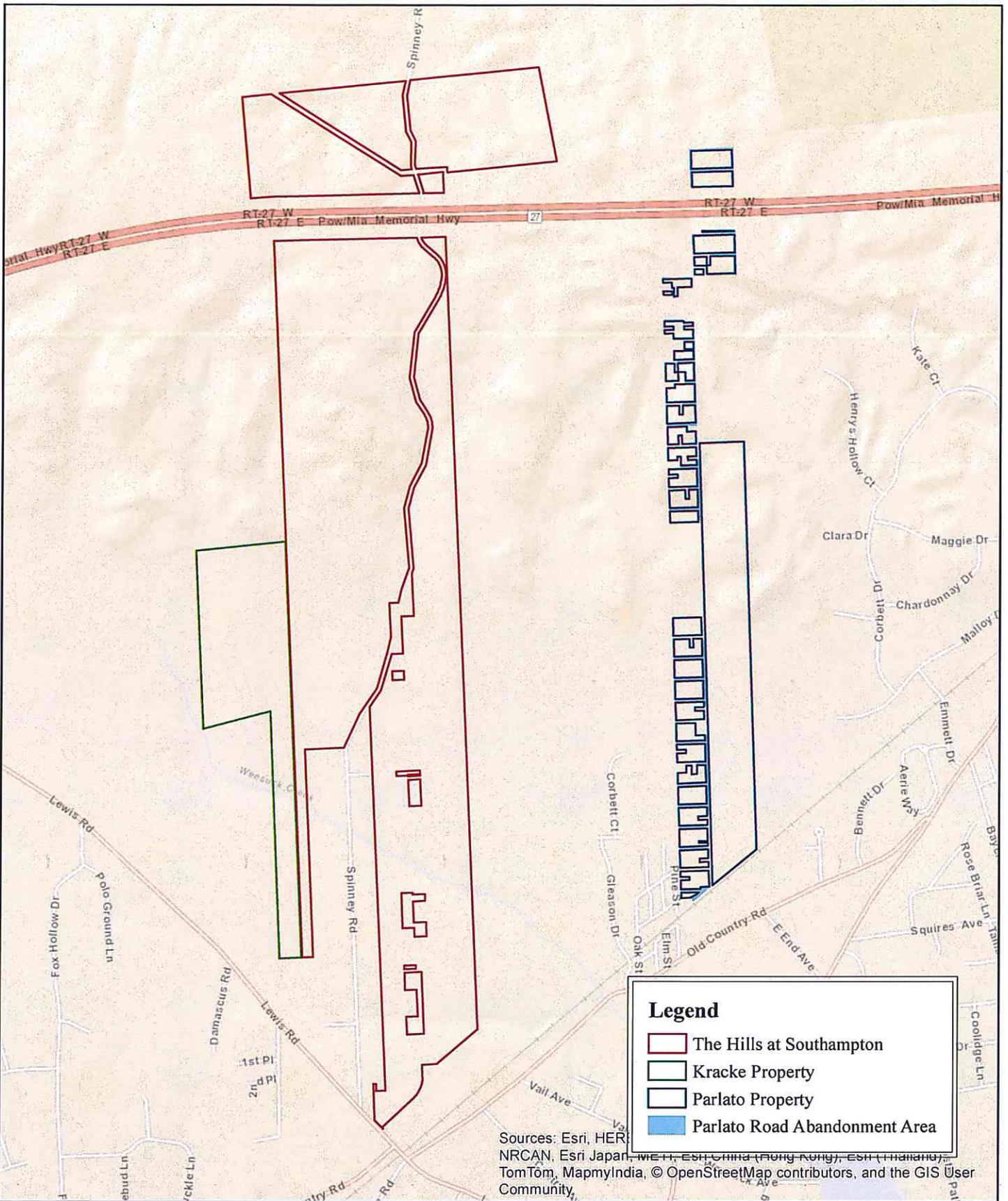
Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

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: The Hills at Southampton MUPDD		
Project Location (describe, and attach a general location map): Large assemblage of tax lots between LIRR and NYS Route 27, in East Quogue (totaling 594.48 acres)		
Brief Description of Proposed Action (include purpose or need): (See attached)		
Name of Applicant/Sponsor: (see attached)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): Wayne Bruyn, Esq.; O'Shea, Marcincuk & Bruyn		Telephone: (631) 283-7009
		E-Mail: wbruyn@omblaw.com
Address: 250 North Sea Road		
City/PO: Southampton	State: New York	Zip Code: 11968
Property Owner (if not same as sponsor): (see attached)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:



**FIGURE 1
LOCATION MAP**

Source: ESRI Web Mapping Service
Scale: 1 inch = 2,000 feet



**The Hills
at
Southampton**

PDD Application





Brief Description of Proposed Action

The project site is located generally north of Lewis Road in the vicinity of Spinney Road, East Quogue, and extends north to and beyond Sunrise Highway. The main property, known as The Hills Property, consists of 343.50 acres south of and 87.81 acres north of Sunrise Highway, for a total of 431.31 acres. The Applicant is in contract for a contiguous property to the west known as the Kracke Property which consists of 61.26 acres, as well as an assemblage of parcels to the east known as the Parlato Property which consists of 92.57 acres, plus proposed road abandonments of 9.34 acres for a total of 101.91 acres. The combined total acreage of the project site is 594.48 acres, of which 9.34 acres would be gained through road abandonments. The project will be clustered on 168.10 acres (28.28%)¹ on the south part of The Hills Property and the Kracke Property. The project will retain 426.38 acres (71.72%) of existing natural vegetation. The northern part of the Hills Property, as well as the Parlato Property will be retained as open space and offered for dedication to the Town (189.72 acres). Access will be gained from an existing mapped but not constructed road associated with the Subdivision Map of Kijowski Family Farm which is immediately west of and abuts the Kracke Property.

The proposed project involves development of 118 well-appointed seasonal residences, with a private 18-hole golf course and clubhouse to be used as an on-site recreational amenity for the residents. All development yields would be integrated into a unified plan where all proposed improvements would be clustered within a part of the two contiguous sites, leaving the two non-contiguous sites as permanent natural open space, and supplemented with additional significant retained open space within the two contiguous parcels as well. The project is designed to conform to the intent of the East Quogue Land Use Plan as well as the Town Central Pine Barrens (CPB) Overlay District.

The project will include significant Community Benefits which are required by the Town's PDD law to offset any increased density or intensity of land use of the proposed PDD over that of the site's existing zoning. However, the proposed project does not seek an increased yield over the existing yields of the sites under their existing. Nevertheless, significant and substantial Community Benefits are proposed.

Site coverages include the following: about 9.29 acres will be occupied by roadways and driveways; 26.77 acres will be devoted to the cleared area of 95 of the residences; 4.25 acres for the clubhouse area (with 13 Clubhouse Cabins and 10 Clubhouse Units and the Village Green); the golf course on 98.13 acres (including 92.13 acres for the golf course, a 4.60-acre pond/pond house and a 1.64-acre maintenance area); 4.60 acres of additional clearing (from project grading and the SCWA Well Site); and 25.06 acres of existing unused cleared area; this totals 168.10 acres of developed surfaces. Less the existing 25.06 acres of cleared area, there will be a total of 143.04 acres of new clearing for the new developed surfaces, or 24.06% of the site. The remaining 451.44 acres will be retained as natural space. Note that the new pond will perform a habitat function for wetland, bird and aquatic species.

The 98.13-acre golf course component is distributed over the central and southern portions of the contiguous properties. The course includes 78 acres of fertilized vegetation, which combined with an additional 11.07 acres (total of 89.07 acres) equals 14.98% of the site (where 15% fertilized vegetation is allowable under the CPB Overlay District. The course will incorporate the site's existing rolling topography as much as practicable, thereby minimizing the acreage of land clearing and volume of soil affected by grading. The majority of the site's natural vegetation will be retained, to act as a visual and noise buffer between fairways, and between the site and its neighbors; fairways are narrow, adjacent "rough" areas are limited, and greens and tees occupy small areas of the golf play area. There are areas

¹ Includes existing cleared areas that are not used for development.



where “playover” is a design feature of the course. These areas involve retaining existing topography and groundcover vegetation in the alignment of the ball track. In these areas, tall trees would be removed; however, natural habitat and topography would be retained. Any areas where existing vegetation is altered are not accounted for as natural vegetation. All efforts have been made to design the course such that it has the least environmental impact and the greatest habitat retention possible, not only by retaining the required natural area as required under the Town CPB Overlay District, but for other revegetated portions of the golf course as well.

The clubhouse would have a total floor area of about 155,760 SF, divided into 52,760 SF of clubhouse facilities, 14,000 SF in mechanical spaces, 65,000 SF in below-grade parking, and 24,000 SF in the 10 Clubhouse Units. This structure would have a complement of amenities typical of such a feature. The clubhouse will not be available for public use; its facilities will be reserved exclusively for the use of the residents of the project; however, the facility will be made available to the community for a limited number of special events.

There are a total of 118 residential units proposed for the site, of which 95 are second-home residences and 23 are associated with temporary use by golf course enthusiasts who seek to own a golf-related unit (as 13 Clubhouse Cabins and 10 Clubhouse Units). All 118 residences will be sold for use by their owners; no rental units are proposed. Using standard per-unit multipliers, if the dwellings were occupied on a year-round basis, a total of 295 occupants would be anticipated, of which 82 would be expected to be between the ages of 5 and 17 years. However, given the second-home nature of these residences, and the proposed covenants and restrictions, no children from this resort community would attend the East Quogue UFSD. The Hills North Parcel lies within the Riverhead CSD; however, as this parcel will not be developed, it would not send any school-age children to the Riverhead CSD. Thus, the proposed project would not impact school enrollment or expenditure patterns of the Riverhead CSD.

All 118 residences will be sold for use by their owners; no rental units are proposed. Using standard per-unit multipliers, if the dwellings were occupied on a year-round basis, 295 occupants would be anticipated, of which 82 would be between the ages of 5 and 17 years. However, given the second-home nature of these residences, and the proposed covenants and restrictions, no children from this resort community would attend the East Quogue UFSD.

The northern part of the Hills Property (87.81 acres), the entire Parlato Property (101.91 acres) and 43.09 acres of the southern part of the Hills Property (in the Core Preservation Area of the CPB), totaling 232.81 acres, will be retained as natural open space. An additional 193.57 acres of natural space within the developed portions of the properties will also remain undisturbed, to be permanently protected from development by appropriate covenants, conservation easements and/or site plan approval restrictions. Thus, a total of 426.38 acres (71.72% of the project site) will be permanently protected natural open space. The proposed project will also revegetate all of the 17.62 acres of farmed land (on portions of the Kracke and Parlato Properties) and the 25.06 acres of existing cleared areas that will not be developed back to a natural state.

Based on the prior zonings of the project sites, a total of 168.20 acres may be cleared, which represents 28.29% of the site. The project’s anticipated clearing is 168.10 acres or 28.28% of the site and thus the project conforms to the vegetation clearance limits of the Town CPB Overlay District.



Applicants/Property Owners

DLV Quogue, LLC (*Hills Property*)
14605 North 73rd Street
Scottsdale, Arizona 85260
Contact: Joey Arenson
(310) 859-0700
jarenson@discoverylandco.com

Discovery Land Company (*Hills Property*)
14605 North 73rd Street
Scottsdale, Arizona 85260
Contact: Mark Hissey
(631) 335-1003
mhissey@discoverylandco.com

John Kracke (*Kracke Property*)
c/o Gibert Flanagan
Bourke, Flanagan & Asato, P.C.
21 South Main Street
Southampton, New York 11968
(631) 283-0046

Carolyn S. Parlato (*Parlato Property*)
c/o Randall C. Weichbrodt
436 Montauk Highway
East Quogue, New York 11942
(631) 653-6603

Existing Land Uses

- to the north: vacant and wooded (abutting); vacant and wooded (more distant)
- to the east: public open space (Town-owned), vacant and wooded (abutting); vacant and wooded; public open space; multi-family residence (mobile home park); residential; utility (antenna) (more distant)
- to the south: agricultural; vacant and wooded (abutting); transportation (LIRR); residential; institutional; agricultural preserve; agriculture; vacant; neighborhood business (more distant)
- to the west: agriculture and agricultural preserve (Noble farms); industrial (sand mine); residential (along Spinney Road); utility (SCWA wellfield); cemetery; vacant and wooded (abutting); agriculture and agricultural preserve; residential; public open spaces (Town and NYSDEC); institutional; utility (more distant)

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	SEQRA Review & MUPDD Approval	Pending
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval	Pending
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 <i>Town Highway Dept.</i>	Road Access Permit	Pending
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS- Articles 4 and 6 Permits	Pending
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>SCWA</i>	Water Supply Connection	Pending
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>NYSDEC</i>	SPDES , SWPPP, Mining (pond, if required), Pond Stocking & LI Well	Pending
h. Federal agencies <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input 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? <i>Project consistent with the East Quogue Land Use Plan</i>	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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?
CR-200; Aquifer Protection Overlay District (Town)

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? Mixed Use Planned Development District (MUPDD)

C.4. Existing community services.

a. In what school district is the project site located? East Quogue UFSD & Riverhead CSD

b. What police or other public protection forces serve the project site?
Town Police Dept. & SCPD

c. Which fire protection and emergency medical services serve the project site?
East Quogue Fire Department

d. What parks serve the project site?
N/A

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)? Residential

b. a. Total acreage of the site of the proposed action? 594.48 acres
 b. Total acreage to be physically disturbed? 168.10 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 594.48 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 *unknown at present time _____
 • Anticipated commencement date of phase 1 (including demolition) Spring month 2016 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: _____
Golf course development expected over 2 years; clubhouse construction over 3 years; residential construction phased with sales

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	unknown			
At completion				
of all phases	118			

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

i. Total number of structures 2 (golf clubhouse & golf course)

ii. Dimensions (in feet) of largest proposed structure: 3 stories height; 350± width; and 200± length

iii. Approximate extent of building space to be heated or cooled: 76,760 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: Pond for Stormwater runoff control and irrigation

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

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 *unknown at present time

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: _____ 65,214* 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: SCWA
- 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: _____
Supply line from existing Spinney Road wellfield, or from new SCWA wellfield within site
- Source(s) of supply for the district: Groundwater

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: _____ 41,814* 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): Sanitary wastewater- enhanced treatment to be provided

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) **unknown at present, but will be less <28.28% 168.10 acres*
 _____ Square feet or 594.48 acres (parcel size)

ii. Describe types of new point sources. Stormwater runoff

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)?
On-site stormwater system

- 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)
Truck equipment exhausts

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

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Heating systems; power source not yet known

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? *TIS to be prepared.* 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 *N/A*

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.

i. During Construction:		ii. During Operations:	
• Monday - Friday: _____	8AM-5PM	• Monday - Friday: _____	24 hours daily
• Saturday: _____	N/A	• Saturday: _____	24 hours daily
• Sunday: _____	N/A	• Sunday: _____	24 hours daily
• Holiday: _____	N/A	• Holiday: _____	24 hours daily

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:
Anticipate lighting along internal roadways and parking areas, along sidewalks (low, ballard fixtures) and wall-mounted safety/security lighting.

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
N/A

If Yes:

i. Describe proposed treatment(s):
Golf course will use Integrated Pest Management (IPM) Program as outlined in an Integrated Turf Health Management Plan (ITHM) prepared for the use.

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
N/A

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
N/A

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:
(see attached)

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces All developed surfaces, less fertilized landscape	0	79.03	+79.03
• Forested	576.86*	426.38	-168.10
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	---	---	---
• Agricultural (includes active orchards, field, greenhouse etc.)	17.62**	0	-17.62
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	---	---	---
• Non-vegetated (bare rock, earth or fill)	---	---	---
• Other Describe: fertilized landscaped	0	89.07	+89.07

*Includes Red Maple Hardwood Swamp, Successional Southern Hardwoods, Successional Shrublands, Brushy cleared areas, Successional Old Field, unvegetated Pitch Pine Oak Forest.

**To be revegetated to natural condition.

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: unauthorized ATV usage, dumping of debris, hiking/walking trails

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
Phase I ESAs have been prepared for all site components
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? _____ 1,100± 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: CpC, CpE, CuB, Su, PIC, HaA, HaB, _____ %
 RdB, Gp PIA _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 20 feet (minimum)

e. Drainage status of project site soils: Well Drained: _____ 94 % of site
 Moderately Well Drained: _____ <1 % of site varies with soil type
 Poorly Drained _____ 5 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 72.7 % of site
 10-15%: _____ 15.5 % of site
 15% or greater: _____ 11.9 % 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? *Two wetlands on Hills North Parcel anticipated to be Town-regulated Yes No

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

- Streams: Name N/A Classification _____
- Lakes or Ponds: Name N/A Classification _____
- Wetlands: Name N/A Approximate Size ±4.44 acres
- 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: Upper Glacial & Magothy

m. Identify the predominant wildlife species that occupy or use the project site: _____
Birds, mammals, wetland species _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • 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? Yes No
Correspondence with NYS NHP indicates presence of: One Special Concern Moth, One Threatened dragonfly, Three Rare dragonflies, Two Uncommon Communities, Two Rare Communities, One Endangered plant, and One Threatened plant.

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? Yes No
 (see above)

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____
Site currently experience unauthorized public use for hunting, ATV use and dumping. Project will halt the activities.

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? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. 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? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. 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? Yes No
 If Yes:
 i. CEA name: Central Pine Barrens, Town APOD
 ii. Basis for designation: ecology & water resources
 iii. Designating agency and date: NYSDEC and Town

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 checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. 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 checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. 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 checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. 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 checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

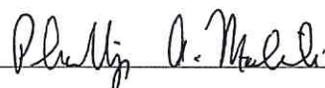
Attach any additional information which may be needed to clarify your project.

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 Phil Malicki, CEP, AICP, LEED AP (NP&V, LLC) Date January 5, 2015

Signature  Title Senior Environmental Planner