LEAD AGENCY FINDINGS STATEMENT – NOVEMBER 14, 2008
STATE ENVIRONMENTAL QUALITY REVIEW ACT

This Findings Statement has been prepared in accordance with Article 8 of the Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA), and its implementing regulations set forth at 6 NYCRR Part 617.

Lead Agency: Town of Southampton Town Board (Town Board)

Address: 116 Hampton Road

Southampton, New York 11968

Name of Action: East Quogue Generic Environmental Impact Statement (GEIS)

Description of Action: The Town Board has prepared a GEIS that examines a Recommended Plan as well as cumulative and site specific impacts of land use alternatives for the East Quogue study area. The GEIS analyzes these potential land use alternatives in the context of the environmental impacts that could occur as a result of land use changes that are under consideration for the study area. The GEIS provides important environmental documentation that serves as the basis for public policy and land use decision-making for East Quogue, including zoning amendments as well as site-specific development review.

Location: The study area, located in the hamlet of East Quogue, is bordered to the north by Sunrise Highway, to the south by Shinnecock Bay (including Weesuck and Daves Creeks), to the west by Riverhead-Quogue Road (County Road 104), and the east boundary is generally defined by The Pines subdivision, north of Old Country Road and Landing Lane, south of Montauk Highway.

Date Final Generic Environmental Impact Statement (FGEIS) filed: August 15, 2008

Date FGEIS accepted: August 26, 2008

A. INTRODUCTION

This Findings Statement for the East Quogue GEIS provides the Town Board's rationale, as the SEQRA lead agency, for its decision to approve the Recommended Plan, drawing upon information in the FGEIS prepared by the Town as well as related documents and public comments received on the Draft GEIS (DGEIS) dated March 6, 2008.

This Findings Statement also certifies that the Town Board, as lead agency, has met the applicable requirements of SEQRA and its implementing regulations at 6 NYCRR Part 617 in assessing the potential environmental impacts of the Recommended Plan, including but not limited to:

- Establishing the Town Board as the lead agency;
- Issuing a determination of significance;

- Preparing a Draft Scope of Work for the DGEIS for public review and comment;
- Holding a public meeting and receiving written and oral comments on the Draft Scope of Work;
- Preparing a Final Scope of Work for the DGEIS;
- Causing the preparation of the DGEIS by expert consultants retained by the Town;
- Holding four public hearing on the DGEIS;
- Receiving public comments on the DGEIS within the prescribed period after the close of the public hearing;
- Causing the preparation of the FGEIS; and
- Reviewing the FGEIS for adequacy and completeness, issuing a notice of completion, and circulating the FGEIS for public review.

This Findings Statement is the final step in the SEQRA process for the GEIS.

PROJECT PURPOSE AND NEED

The Town of Southampton initiated the preparation of the GEIS for the purposes of understanding the cumulative environmental and social impacts of land use alternatives for the East Quogue study area. Like much of the Town of Southampton, the hamlet of East Quogue is experiencing strong development pressure. However, the potential impacts of this development are magnified in East Quogue since the hamlet has about 800 acres of large, undeveloped tracts of land where significant potential development could occur on about 21 percent of the study area land, which is currently vacant or underutilized. The majority of these lands are located north of the Long Island Rail Road (LIRR) track and east of Lewis Road, although there are some coastal woodlands fronting on Weesuck Creek. The majority of the hamlet north of the LIRR track and east of Lewis Road contains large vacant or underutilized parcels and is therefore potentially developable. In addition, there are agricultural lands that are not preserved and potentially developable, as well as coastal woodlands on Weesuck Creek that are vacant, non-protected lands. Future use of all these lands is important to the community for the purposes of preserving farmland, historic community character, and the undeveloped woodlands that provide both ecological and scenic benefits.

Consistent with the Western GEIS that recognized the importance of protecting the area from development to preserve its unique biodiversity while accepting the need for economic growth by permitting residential and recreational developments within designated areas west of the Shinnecock Canal, it is the objective of the Recommended Plan to protect environmental resources while also recognizing that future development should occur in the hamlet, focusing on the potential to create more diversified land patterns, with uses that provide economic growth and minimize fiscal impacts, with preservation and recreational opportunities through smart growth principles and land use management approaches that direct development away from environmentally sensitive areas and towards appropriate receiving areas. Through the Recommended Plan, it is the Town's objective to maintain the attractiveness of East Quogue as a place to live, work, and recreate, and to limit adverse development impacts that would detract from the local quality of life. In the absence of the Recommended Plan and related planning measures, unmanaged future growth would cumulatively impact ecological habitats, groundwater and surface water quality, and adversely impact existing and potential open spaces and community facilities and services.

DESCRIPTION OF THE PROJECT

In March 2006, the Southampton Town Board adopted a resolution acknowledging that each of the Town's hamlets are faced with unique challenges and opportunities and should be analyzed further in separate studies. As such, the Town Board decided a GEIS should be prepared for the East Quogue study area. Recognizing that more than 1,000 acres of land were under consideration for development in East Quogue, the resolution allowed the Town to evaluate land use alternatives for the study area in the context of potential cumulative and site specific environmental impacts. Based on this assessment of cumulative impacts and a consideration of alternatives and mitigation measures, a Recommended Plan was developed and was analyzed in the GEIS. Based on the Recommended Plan, the GEIS has identified recommendations for changes to existing land use patterns and zoning regulations (including upzoning, change of zone, and Planned Development Districts [PDD]), initiation of land acquisition, and implementation of Transfer of Development Rights (TDR).

The Recommended Plan emphasizes the preservation of the hamlet community and its natural features. Specifically, it preserves and protects the Central Pine Barrens Core Preservation Area; redirects development within the Compatible Growth Area away from environmentally sensitive areas including lands in the Core Preservation Area and towards fragmented and disturbed or developed areas; and to the south it protects the coastal lands of the Shinnecock Bay shoreline and Weesuck Creek. Between these resources is the hamlet proper, the residential community, Main Street, and civic center with parks and educational facilities. The Recommended Plan builds upon these current uses and allows them to expand outward, infilling development along Main Street and creating residential housing, supported by institutional uses, modestly expanding the business center, expanding waterfront recreation, preserving farmland, protecting groundwater resources, and the local ecology, and providing public access to both the Pine Barrens and the waterfront. The large preservation zone in the northern portion of the study area, which includes the Core Preservation Area and portions of the Compatible Growth Area would protect vast contiguous areas of Pine Barrens and eliminate the risk of forest fragmentation by creating a large inter-connected network of protected lands and provide the opportunity for a system of trails from Lewis Road up to Sunrise Highway and from Sunrise Highway down to Gleason Drive through the preserved open areas.

In addition, the Recommended Plan would preserve all remaining vacant lands along the eastern shoreline of Weesuck Creek, adding almost 28 acres to the current 132 acres of land already preserved in this area as part of the Pine Neck Preserve. Preservation of these 28 acres of coastal forest and wetlands would provide linkage between the open space to the south and north and would be important to protecting the waters of Weesuck Creek and the greater Shinnecock Bay. Lastly, the plan identified a circulation plan with a new east-west roadway connection.

In sum, the Recommended Plan would be a growth management tool for the study area that, in conjunction with other techniques such as upzoning, use changes, transfer of development rights, and acquisition of sensitive lands, would address the community's needs, allow for growth, provide more land uses with diverse tax ratables, and protect natural features while providing an active recreation/resort/residential destination. It would also be a land plan that would add school children, but not significantly overburden the local school district and would provide a mix of uses that would create jobs and contribute to the local tax base. Lastly, the Recommended Plan would provide water quality protection measures for both groundwater and surface waters,

as well as protection for important coastal habitats and lands within the Weesuck Creek and greater Shinnecock Bay watersheds, which are essential natural resources and recreational waterways to the Town.

It is the purpose of the Recommended Plan to create a comprehensive development program for East Quogue. To that end, an integral part of the plan is a mixed use proposal that combines housing, resort/recreation, and open space uses with protected areas of natural resources. These uses could be developed under a Planned Development District (PDD) application and associated that would include a private golf course and/or resort/recreation uses as identified in Recommendation Areas 6, 7, 7A and 7B of the plan. In development under a PDD, it is recommended that the standards and requirements for vegetative clearing, land fertilization and the retention of unfragmented open space be based on the underlying and pre-existing zoning that existed at the time of the adoption of the Central Pine Barrens Land Use Plan in 1995. This would allow greater flexibility in site design and would also allow for these requirements to be achieved through the use of lands from other portions of the study area. Additionally, existing disturbed areas located within the Core Area would not be used as a deduction in calculating vegetative clearing limits for the above mentioned land uses. In this way, the local and regional goals put forth by the Land Plan and FGEIS could be achieved.

It is the intention of the Recommended Plan to be flexible on the location of resort/recreation types of uses in Recommended Areas 6, 7A and 7B. These types of uses could include a small inn, equestrian facilities, bed and breakfasts, health spa, community or similar types of facilities. It remains a goal of the Recommended Plan to encourage uses that will generate positive net tax ratables, while have little or no adverse financial impact on the school district.

In addition, the recommendations for housing development presented in the plan were assumed based on a number of factors that would need to be in-place and part of a future mixed use development application, including that the assumed density is based on a joint Hills' and Links' development that results in the combining these properties together into one comprehensive plan. If, in the event that within Recommendation Areas 6, 7a, 7b and 7c, the recommended "Resort/Recreation" uses are not economically feasible, then the allowable density would be that of the zoning at the time of the application and the allowable yield formulas and procedures of the Town code (preliminarily estimated at 89 units for the Hills' property in subareas 6, 7, and 7A and 31 units for Links in subarea 7B), which could then be developed as part of a joint development plan, or independently. Lastly, assumptions regarding development density in these recommendation areas is conditional based on a housing type that is a mix of traditional seasonal and year-round housing consistent with the current housing profile for the area. However, in a mixed-used development, the number of housing units can be increased (by no more that 15 percent), if the developed can submit satisfactory and sufficient documentation to the Town during the review process confirming a housing profile of only seasonal or resort type residences.

In addition to land uses such as golf, trails, open space and/or road construction (i.e., the Malloy Drive extension), there is Town land within this subarea that is situated between areas 7A and 7B. This land may be used for natural area restoration, connecting roads and open spaces for the public (i.e., with public trails) and may also connect the Hills and Links' properties together in a combined development plan.

PROCEDURAL HISTORY

The following actions have been taken pursuant to all applicable laws, regulations, orders, and guidelines relevant to the environmental review process:

- Establishment of a Lead Agency. The lead agency for the proposed project is the Town Board.
- Determination of Significance. The Town Board determined that the proposed developments in the study area, cumulatively, might have a significant effect on the environment—requiring that a GEIS be prepared while passing a resolution to enact a building moratorium within the study area during the period the GEIS was to be prepared.
- Scoping. Once the Town Board passed a resolution to prepare a GEIS, a "Scope of Work" was prepared for the GEIS. A public scoping meeting was held on April 25, 2006 with public comments accepted 30 days after the scoping meeting. The scope was refined subsequent to the hearing to reflect comments made, and to define methodological approaches to the technical analyses in more detail. The final Scope of Work was accepted by the Town Board on September 26, 2006.
- DGEIS. In accordance with the final Scope of Work, the DGEIS was prepared. Town Board, the lead agency, reviewed the DGEIS for adequacy and completeness in relation to the adopted scope for the purpose of public review and issued a notice of completion on March 11, 2008. The Town Board then issued the DGEIS for public review.
- Public Review. The Town Board held four public hearings on April 8 and 22 and May 13 and 27, 2008 on the DGEIS. Written comments were accepted until June 10, 2008.
- FGEIS. Based on comments on the DGEIS, an FGEIS was prepared. On determining that the FGEIS was complete, the Town Board issued a Notice of Acceptance on August 26, 2008 and circulated the FGEIS.

The FGEIS and its supporting documents are incorporated by reference into this Findings Statement. The DGEIS and FGEIS are on file at the Quogue Public Library and the Town Clerk office. The DGEIS and FGEIS are also available on the Town's website at http://www.town.southampton.ny.us.

The Town Board has conducted an extensive public and agency outreach and participation process in association with the East Quogue GEIS, including numerous meetings with an Advisory Committee set-up specifically for this project. The purpose of the public and agency outreach process was to encourage communication among all interested entities regarding the development of the Recommended Plan and alternatives. In addition, the Town Board utilized local newspapers to notify interested entities of any public meetings.

B. ENVIRONMENTAL IMPACTS OF THE RECOMMENDED PLAN

The Town Board has considered the potential environmental impacts resulting from the Recommended Plan, as set forth in the FGEIS. As discussed below, the plan will not result in any significant adverse environmental impacts.

LAND USE AND NEIGHBORHOOD CHARACTER

With the Recommended Plan, the predominant land uses within the study area would remain residential and preserved open space, but with an added mix of private recreational and resort uses with some additional office space, and waterfront business uses. The plan would

substantially increase open space and recreation uses with the conversion of the sand mine properties to a resort and recreation use as well as the addition of a private golf course and preservation of lands in the northern portion of the study area within the Pine Barrens region as well as preservation of lands along the eastern shoreline of Weesuck Creek. The Recommended Plan would also preserve all active agricultural land thus promoting the Town's commitment to the preservation of agriculture. Moreover, preservation of these agricultural lands would forever protect the key gateway to the East Quogue hamlet, recognized for its rural character. The Recommended Plan calls for the reduction in the number of residential dwellings north of the LIRR and east of Lewis Road by up-zoning this area from the current CR80 (2 acre) and CR 120 (3 acre) zoning districts to CR200 (5-acre). It should be acknowledged that there is a number of pre-existing single family homes on parcels smaller than the existing and proposed zoning districts. These pre-existing parcels should receive zoning relief through the Town Code for both the primary residential building and accessory structures.

New residential development would be directed towards the hamlet proper near the LIRR track, expanding open space and recreational uses to the north and creating significant open space with linkages and trails, while also protecting natural resources and scenic resources.

POPULATION AHD HOUSING

The Recommended Plan would manage population growth within the hamlet through upzoning zoning amendments, a mix of land uses, and land acquisition. The Recommended Plan would increase the study area's population and housing, but the proposed mix of uses and change in zoning would direct the growth to appropriate areas and limit traditional residential development and therefore avoid any significant adverse impacts on population and housing.

The Recommended Plan also calls for affordable housing in the form of secondary story units over commercial structures along Main Street (Montauk Highway). This type of affordable housing is encouraged in the Town's hamlets and there are current proposals within the hamlet that can provide this type of affordable housing. The Recommended Plan encourages the continued development of this type of housing as a way of expanding affordable housing opportunities within the hamlet. It is also recognized that the hamlet already provides substantial affordable housing opportunities for the Town in the form of smaller homes on small lots as well as mobile homes and senior housing. The Recommended Plan would add to this inventory of affordable housing without adversely impacting the local community facilities and services.

COMMUNITY FACILITIES AND SERVICES

The addition of residential uses with the Recommended Plan would provide a marginal increase in the demands on community facilities and services. The Recommended Plan recognizes that land should be dedicated to the East Quogue Fire District to construct a substation that could more efficiently meet the potential new demand for services north of the LIRR track. Consistent with the needs of the fire district, the plan identifies siting of the new substation along Lewis Road through a detailed siting study that would need to be performed independently of the GEIS. The Recommended Plan also includes new east-west roadway connections that would assist the East Quogue Fire District in accessing emergencies north of the LIRR track.

There would be some limited added demand for Town services for the management of protected open spaces; however this would not place a significant demand on Town services or emergency services.

The Recommended Plan would increase utilization of the East Quogue Union Free School District (EQUFSD), which has a future need for expanded seating demands. The plan identifies options for the district that include a new administration building on existing property owned by the district which would free up space in the existing building for classrooms or potential acquisition of property adjacent to the school for the expansion of the elementary school. If expansion in the future is deemed necessary, the plan recognizes that the EQUFSD may consider constructing two schools, one for grades K-2 and one for grades 3-6. Based on correspondence with the Westhampton Beach UFSD (WHBUFSD), the junior high and high schools would have enough capacity to accommodate future growth for East Quogue projected under this plan.

Overall, the Recommended Plan would help to manage the growth in the number of students that could potentially attend the East Quogue Elementary School and provides a basis for the EQUFSD to analyze their future needs based on a realistic development plan that meets the goals and objectives of the community.

ECONOMIC AND FISCAL CONSIDERATIONS

The addition of residential units with the Recommended Plan would marginally increase the service needs and municipal service costs, including those for the EQUFSD. However, in addition to housing, the Recommended Plan proposes the addition of other uses within the study area that would not generate students, but would provide ratables. These uses include a private golf course, banquet facility, business services, and resort and recreation uses. Theses uses in a comprehensive mixed-use plan or resort setting could also reduce the generation of number of students as compared with traditional housing by developing a resort-oriented mixed-use community. A mix of uses as recommended in the plan would generate ratables without creating an increased demand on the school district and would also provide a range of jobs for the community in the tourism-related industry, which is a strong and growing job base in the local economy. With the mix of uses and even considering standard student generation rates, the Recommended Plan is expected to result in net fiscal benefit for the Town and local school district. A resort type development would further increase that fiscal benefit.

While there are some marginal operating costs associated with the Town staff time to plan, coordinate, and manage the acquisition of properties identified in the plan, these administrative costs are not significant in the context of the Town's overall budget. Therefore, continued open space acquisition for the purposes of surface and groundwater protection and natural features and agricultural preservation would not adversely impact the fiscal resources of the Town.

OPEN SPACE AND RECREATIONAL FACILITIES

Consistent with the Western GEIS, Town's Comprehensive Plan, Community Preservation Project Plan, Central Pine Barrens Comprehensive Land Use Plan, and the Long Island South Shore Estuary Reserve Comprehensive Management Plan, the Recommended Plan would preserve lands north of the LIRR track in the Pine Barrens as well as lands to the south along the eastern shoreline of Weesuck Creek.

Preserved open space, as part of the Recommended Plan, would largely be located in the northern portion of the study area, creating a band of natural Pine Barrens paralleling Sunrise Highway and retaining and protecting the significant knob and kettle topography that is characteristic of the Ronkonkoma Moraine. Assuming the sand mine properties are converted to resort and recreation uses, along with restoration, the entire northern portion of the study area would have a natural open space and recreation component. In addition, a trail system proposed

as part of the Recommended Plan would connect these open spaces and promote public access and utilization of the preserved lands for both passive and active recreation. Within this portion of the study area, the Recommended Plan would also preserve all active agricultural land thus promoting the Town's commitment to the preservation of open areas and agriculture. Moreover, preservation of these agricultural lands would forever protect the key gateway to the East Quogue hamlet and the extensive open lands proposed to be preserved through this plan.

The preservation of lands along the eastern shoreline of Weesuck Creek would complete a contiguous band of preserved land from Pine Neck Preserve on the south, north to the LIRR track. The preservation of the eastern shoreline would preserve water quality and coastal ecology, as well as providing the potential for waterfront recreational uses such as kayaking.

The Recommended Plan also proposes the addition of a private golf course as well as resort and recreation facilities. This would greatly expand active recreational uses to the area. These uses could also include some limited public access, such as trails for walking, signage, or cross-country skiing.

NATURAL RESOURCES

The Recommended Plan would expand protection efforts for natural resources within the study area, allowing for an enhanced opportunity for these resources to thrive, and maintain their natural integrity, particularly with the preservation of large contiguous blocks of Pine Barrens and coastal woodlands. Further, the plan redirects development away from environmentally sensitive lands within the Compatible Growth Area towards fragmented and disturbed or developed areas. As such, the Recommended Plan is consistent with the Article 57 and Central Pine Barrens Comprehensive Land Use Plan by preserving contiguous blocks of open space and utilizing already disturbed areas for development. In addition, the protection of forest interior habitat and open water/forest interface would curtail the decline of local bird species that rely on these habitats as well as support their continued presence in the study area. The preservation provided in the plan would be consistent with State, regional, and local policy documents that encourage the preservation of the Pine Barrens due to significant habitat types and wildlife species as well as the preservation of coastal resources of Shinnecock Bay/Weesuck Creek thereby protecting water quality, providing a contiguous corridor for wildlife species between Pine Neck Preserve and the Pine Barrens, and protecting tidal wetland areas.

The proposed resort/recreation uses are consistent with the objectives of the Central Pine Barrens Comprehensive Land Use Plan by utilizing previously cleared areas for the active uses while accommodating Pine Barrens Credits from within the study area as well as lands north of the study area under common ownership. Implementation of this recommendation would be achieved by promoting community benefits (including providing high quality drinking water, protecting natural habitats, and providing open space and public recreation and trails) while preserving contiguous open space. The Town recognizes the benefits of providing the resort/recreational uses within the study area and is taking a regional approach to meet the objectives of the Central Pine Barrens Comprehensive Land Use Plan, particularly with respect to minimizing clearing and the resultant impacts on water quality and habitats. This approach allows a mix of uses and flexibility in site design with respect to clearing including the use of current zoning as a benchmark for identifying clearing envelopes. Because the Recommended Plan would allow low-impact development on a regional basis, the plan recognizes the balance of preservation of open space and protection of sensitive habitats, groundwater quality and surface water quality and providing for appropriate growth within the defined Compatible

Growth Area while providing a transition between the Core Preservation Area and Compatible Growth Area. Therefore, similar to transfer of development rights between parcels within the study area, flexibility in the clearing standards can be allocated for individual parcels meeting the resort/recreation goals of the Recommended Plan. However, conformance to the Central Pine Barrens Comprehensive Land Use Plan requirements will be balanced over the entirety of the study area.

PHYSCIAL FEATURES AND WATER RESOURCES

The development proposed under the Recommended Plan would not materially impact soils or topography within the study area but would be examined in closer detail with site specific review. In addition, the private golf course would provide the opportunity for large-scale preservation in a design that works with the existing topography and elevations in contrast to residential development, which has a greater need to accommodate structures, roads, and driveway design. Thus, a golf course design has the potential to minimize soil disturbance and work with the existing physical features and topography of the site and would decrease the need for road construction. Moreover, the increased land preservation with the Recommended Plan would reduce the need for residential septic systems and thus, would further protect groundwater quality and a golf course proposal would allow for monitoring of groundwater related to the proposed uses.

Innovative best management practices would be required at the golf course to control pollutant loadings to surface water and groundwater resources, in accordance with Leadership in Energy and Environmental Design (LEED) and Suffolk County guidelines. Minimizing pollutant loadings would also benefit wildlife and vegetation that thrive in and around these systems.

With the Recommended Plan, pollutant loadings from recreational and residential sources would be reduced through the following guidelines for development:

- Clustering development to reduce fertilizer and pesticide contributions from residential yards;
- Establishing requirements for turf and environmental management plans for the private golf course that would reduce nutrient and pesticide loadings as well as a monitoring program that ensures all requirements are being met on a regular basis; and
- Incorporating best management practices at existing discharges from streets and other impervious surfaces for the purposes of protecting and providing natural resources and aesthetic benefits.

As part of the golf course design, the use of an Integrated Golf Course Management Plan (IGCMP) that includes an Integrated Pest Management (IPM) plan and Water Quality Risk Assessment (WQRA) would be required. The IPM should incorporate preventative control measures, such as turf grass selection and mechanical controls while the WQRA would evaluate the characteristics of the chemicals proposed to determine the potential risk to groundwater based on applicable groundwater standards and whether mitigation is necessary. The IGCMP would be consistent with Suffolk County's Organic Parks Maintenance Plan, Suffolk County Water Authority guidelines, and LEED objectives. As part of a golf course design and proposal, the management plan must outline methodologies and approaches to manage turfgrass and control pests in an environmentally sensitive manner. Plans would be submitted that detail biological, chemical, and physical controls to manage turf on the golf course that would minimize the need for pesticides, for example, by growing turf quickly and keeping it healthy,

and focusing on controlling pests rather than eradicating them, while utilizing a wide range of techniques to prevent and minimize pest damage.

At a minimum, any new golf course in the study area must provide a plan for the installation of multilevel monitoring wells with a specific groundwater monitoring program, and a turf management plan that accomplishes an overall reduction in chemical loadings. In addition, the golf course developer would enter into a Golf Course Monitoring Agreement or Protocol with the Town as well as Suffolk County Water Authority. This agreement would include a groundwater monitoring contract that provides a protocol that will describe how monitoring will be completed, how the results will be reported, and what responses will be triggered by any detection.

UTILITIES

With the Recommended Plan, demands for potable water usage would increase. However, as part of the Recommended Plan, clearing restrictions and other land preservation and landscaping techniques could be used to reduce the overall demand for water for irrigation on residential lots and the golf courses. In addition, based on data provided by SCWA, the growing demand for water in the area warrants a need for additional wells. Thus, as part of the Recommended Plan, about 4 acres of land in the northern portion of the study area are assumed to be used by SCWA for additional wells.

With respect to energy and other utility uses, although it would be expected that there would be a need for new site connections to the grid, no major new utility improvements would be expected with the proposed plan.

Because the area is not served by a regional sewer district, local septic systems would need to provide the sanitary wastewater disposal. Approval of all subsurface wastewater disposal systems falls under the jurisdiction of the Suffolk County Department of Health Services (SCDHS), which would only approve the systems if it could be demonstrated that no impact would occur on local water quality.

SCENIC RESOURCES

The Recommended Plan would provide significant benefits with respect to scenic resources. Most importantly, the Recommended Plan would preserve the scenic byway along Lewis Road, which is the gateway to the hamlet from the north. At the western edge of the study area, the preservation of the agricultural uses would protect East Quogue's scenic character and maintain the open agricultural views along this corridor. Permanent protection of the scenic qualities at this critical gateway is essential and would be accomplished through purchase of development rights on the Densieski agricultural tract. In addition, establishing the east-west roadway connections north of the LIRR track would reduce traffic on scenic corridors such as Montauk Highway (Main Street). Further, the Recommended Plan would preserve vast Pine Barrens forest north of the LIRR track as well as the eastern shoreline of Weesuck Creek while development would be encouraged away from environmentally sensitive and scenic areas of the hamlet. The single-family residences proposed along Old Country Road would need to conform to the current residential context and scale of the area as would the commercial development along Montauk Highway which would also provide an orderly transition in uses and density while accommodating residential and commercial and professional office uses. This would include the design treatments in accordance with the Hamlet Office District requirements for any

proposed office or business uses along Montauk Highway, as this is a gateway to the community from the east.

At the eastern edge of the study area, the preservation of the lands along Weesuck Creek would protect the views of the shoreline and bay as well as the area's water quality. These lands should be protected through acquisition and other conservation measures. For all these reasons, the impacts of the Recommended Plan, as concluded, would be beneficial with respect to scenic resources.

The Recommended Plan achieves a balance between development in the hamlet center and the preservation of scenic agricultural uses and Pine Barrens along with the maintenance of the scenic corridors. Overall, the Recommended Plan would protect the key scenic elements of the hamlet by preserving and enhancing various features of the community including the woodlands, hamlet center ("Main Street"), waterfront, wetlands, country roadways, and agricultural lands. By maintaining these scenic resources, the Recommended Plan would also protect the sense of place for East Quogue residents and visitors, which is identified in the Town's Comprehensive Plan as one of the most important issues facing the Town.

CULTURAL RESOURCES

The Recommended Plan would not alter or demolish cultural resources in the study area. None of the sites that would be developed contain historic resources as identified by the Town's cultural resources survey, nor are any development sites located near these resources. However, as development proposals are submitted to the Town, further study of archaeological resources may be appropriate based on site specific conditions. By targeting development north of the LIRR track and preserving lands along the eastern shoreline of Weesuck Creek, the Recommended Plan would also preserve and protect scenic resources, which protects historic buildings and resources and their setting within the community.

TRAFFIC, AIR, NOISE

Consistent with the Town's vision for this area and previous planning policies, including the 1970 Master Plan, the Recommended Plan includes a traffic circulation plan north of the LIRR track that would include a new east-west road connecting Lewis Road on the west with Emmett Drive/Montauk Highway on the east. This connection would be provided by extending Malloy Drive within The Pines Subdivision westward and across the Rosko Farms, Lar Sal Realty, Atlanticville, the Links, and Hills properties. This east-west connection would also connect to the existing Gleason Drive subdivision road. These new roads would provide east-west connections for the development properties north of the LIRR track and would help to reduce the amount of traffic that would need to use Old Country Road and Montauk Highway for east-west trips through the study area. In addition, this proposed road would create the opportunity to potentially discontinue a number of existing at-grade rail crossings.

Given the volumes of traffic that are expected in the study area in the future without the Recommended Plan (e.g., through 2015), additional traffic impacts from land development are unavoidable. This is largely due to both increased growth in traffic in the area and limited access opportunities to the south presented by the physical barrier of the LIRR track. In addition, the Town agreed by a prior Memorandum of Understanding to not approve any additional rail crossings in this area. The GEIS found that alternative roadway alignments that could provide access for these properties are limited (e.g., the new road could be split into east and west segments that would not provide a completed east-west through traffic network between Lewis

Road on the west [at an intersection just north of the LIRR track] and Emmett Drive/Montauk Highway on the east). Further, designing the east-west roads with an incomplete connection would conflict with prime circulation objectives for the area as stated in the Town's Comprehensive Plan and would not be ideal for emergency access.

In any of the circulation proposals that are subject to future design review, given the added traffic under the Recommended Plan and the potential for diverted east-west traffic from Old Country Road and Montauk Highway, the design of the connection at Lewis Road on the west would need to take into consideration a number of factors including:

- Project and cumulative traffic volumes,
- Sight distance and speeds,
- Proximity of the LIRR track,
- Potential need for signalization; and
- Pedestrian and bicyclist safety.

In addition to the above, an alternative connection to Lewis Road could be explored. Two scenarios may be considered. One scenario would travel along the northern end of the farm properties located on this area and south of the sand mines properties before connecting to Lewis Road on the west. This is a less preferred alternative due to the potential impacts on farmland and the costs of the capital improvements that would be necessary. Another alternative could be a connection with the Noble Farms subdivision, immediately west of the Hills property. This connection could allow a secondary access to Lewis Road through Noble Farms and could also be constructed by the property developers. The second alternative could therefore be considered for implementation during the subdivision design process.

In addition, the existing intersection of Emmett Drive and Montauk Highway would need to be evaluated for potential signalization as well as traffic calming measures through the existing residential neighborhoods (e.g., the Pines subdivision). In addition, speed limits along Montauk Highway and extending the 25 mile per hour speed limit further west should be examined.

The GEIS recognizes that the Recommended Plan would reduce the traffic impact from what would occur based on as-of-right zoning but could still increase traffic levels to the point where mitigation is warranted. Therefore, as part of site specific studies, future traffic analyses are required and need to include any assessment of the individual and cumulative impacts of traffic, provide intersection design and operation details, evaluate potential alternative alignments, and propose traffic-calming measures, as necessary, to minimize the impacts of traffic due to future development. Site-specific traffic studies should be performed for the larger development proposals during development review, to avoid impacts or to ensure that proposed connections to existing roads can provide an adequate traffic circulation and design conditions.

In addition to the circulation plan, a parking and street improvement plan is recommended for the East Quogue Main Street area. This plan would evaluate current and future parking needs in the hamlet center, and could also consider circulation needs that would link parking and businesses as well as sidewalks (including linkages between Damascus Park and Lewis Road), aesthetic improvements, and signage along the street corridors and connections with bus service. One potential location for off-street parking is the vacant lot adjacent to the local post office on Bay Avenue with the potential for additional access easements between Walnut Avenue and Bay Avenue. A public parking improvement district could be recommended similar to that undertaken in Hampton Bays and Bridgehampton hamlet centers.

The expected increase in traffic levels with the Recommended Plan, which is reduced from what would be permitted as-of-right based on current zoning, would not cause a significant adverse impact on air quality and noise within the study area.

SOLID WASTER MANAGEMENT AND RECYCLING

The Town and private carters would be able to accommodate the expected increase in solid waste generation due to the new residential and mixed-use development, which would occur incrementally over time.

CONSTRUCTION IMPACTS

Construction impacts are temporary and would be reduced under the Recommended Plan as compared to several other alternatives, including the Proposed Projects Alternative. In addition, certain construction techniques (such as erosion and sediment control practices) would be employed to minimize the adverse effects of construction. Short-term (temporary) impacts anticipated as a result of construction under the Recommended Plan could include:

- Localized temporary land use impacts from increased noise, vibration, and dust;
- Presence of construction vehicles along area roads;
- Traffic impacts due to a small increase in worker vehicular traffic on area roads; and
- Localized air quality impacts such as fugitive dust emissions from earth movement.

Surface and groundwater features would be protected during construction with a Soil Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan. Practices that could be implemented as part of the plans include but are not limited to seeding or mulching for surface stabilization, silt fences, haybale dikes, and water quality swales. All erosion and sediment control measures and best management practices (including specifications for temporary and permanent seeding) used during construction should comply with the specifications contained in the and the *New York State Standards and Specification for Erosion and Sediment Control* to prevent significant adverse impacts to local surface waters during construction due to stormwater runoff.

C. ALTERNATIVES

In addition to the Recommended Plan, a broad range of alternatives to the plan, were described, analyzed and assessed in the FEIS. As shown in Table 1, the Recommended Plan would result in the least overall impacts on the study area as compared to the alternatives considered by introducing the least amount of housing units and students. Of all the alternatives considered, the Recommended Plan provides the opportunity to balance growth with preservation of land and protection of resources while also introducing uses that will increase tax ratables and decrease traffic impacts as well as achieve historic goals for the area to become a nature resort tourism feature. The Recommended Plan would also reduce impacts on topography, soil, and the natural environment by utilizing already disturbed and cleared areas for development and by preserving large tracts of woodlands and agricultural lands. In addition, in comparison to the analyzed alternatives, the Recommended Plan would provide water quality protection measures for both groundwater and surface waters, as well as protecting important coastal habitats and lands within the Weesuck Creek and greater Shinnecock Bay watersheds, which are essential natural resources and recreational waterways of the Town.

Several alternatives analyzed in the GEIS, unlike the Recommended Plan, do not meet the local planning objectives or community concerns regarding potential overdevelopment that could occur under the current zoning (or other potential development plans for the area), which cumulatively could significantly impact the environment, the local community character, and would increase the demand on local services and infrastructure. In comparison, the Recommended Plan would be a growth management tool for the study area that, in conjunction with other techniques such as a mix of land uses, upzoning, and acquisition of sensitive lands, would address community needs, allow for growth, provide more land uses with tax ratables, and protect natural features while providing an active recreation/resort/residential destination. It would also be a land plan that would add new housing and potentially increase local school enrollment, but not overburden the local school district beyond expected growth and providing a mix of uses that would create jobs and contribute to the local tax base.

Table 1
Comparison of Recommended Plan and PlanningAlternatives

Land Use	Population and Housing		School-age Children[2]	Open Space	Water Use (gpd)[3]	Vehicle Trips	
	Population[1]	Housing Units				AM Peak Trips	PM Peak Trips
Recommended Plan	**+625 to 778**	**+212**	**+123**	**350**	**150,000[4]**	**302[4]**	**466[4]**
Alternatives							
Proposed Projects	**+1,585 to 1,770[5]**	**+557**	**+323[6]**	**273**	**204,000**	**514[7]**	**851[7]**
Zoning Build-out	**+1,177 to 1,464**	**+399**	**+231**	**124**	**132,000**	**307**	**407**
Upzoning Density	+971 to 1,207	+329	+191	155	109,000	253	336
Cluster Development	+1,177 to 1,464	+399	+231	894	132,000	307	407
Cluster Upzoning Development	+971 to 1,207	+329	+191	983	109,000	253	336
Workforce-Senior Housing	+625 to 778	+212	+111	350	150,000[4]	302[4]	466[4]
Agricultural Preservation	+1,044 to 1,299	+354	+205	124	117,000	273	361
Hamlet TDR	+1,004 to 1,047[5]	+360	+209[6]	995	135,000[8]	308[8]	585[8]
Hamlet TDR Upzoning Density	+717-967[5]	+291	+169	>1,000	115,500[8]	262[8]	524[8]
Recommended Plan Without Golf Course	+729 to 906	+247	+143	350	90,000[9]	277[9]	351[9]

Notes: These figures represent new residents, students, vehicle trips, etc., that would be added to the study area for each scenario over the No Action condition.

[1] Population estimate based on 3 to 4 bedroom single-family New York home Residential Demographic Multipliers, Rutgers University Center for Urban Policy Research, June 2006. A 3-bedroom unit generates 2.95 persons/household and a 4-bedroom units generates 3.67 persons/household. For the Atlanticville project, per the applicant, it was assumed that 200 units would be 3 bedrooms and 100 units would be 2 bedrooms (2.37 persons/household)

[2] School-age children estimate based on data provided by EQUFSD and WHBUFSD (0.58 students per household).

[3] Wastewater generation is based on 300 gallons per day per residential unit while water use is based on a 10 percent increase in wastewater generation. The Hills and Atlanticville wastewater quantities were provided by the applicants.

[4] Includes trip generation and water usage for residential units, golf course, office use, apartments, waterfront restaurant, and banquet facility.

[5] Assumed 200 3 bedroom units and 100 2- bedroom units for Atlanticville.

[6] Per information provided by the Atlanticville project, if the project allocated 40 percent of the residential development to senior housing, student generation would be 90 students and with 25 percent of the development allocated to senior housing, 115 students would be generated from the development (compared to 174 students as per student generation estimates provided by EQUFSD.

[7] Includes trip generation for residential units, Inn, and commercial space as part of Atlanticville. Rates were provided by Atlanticville and Dunn Engineering. Also includes trip generation for remaining residential developments and golf course as part of the Proposed Projects Alternative.

[8] Based on Atlanticville rates.

[9] Includes trip generation and water usage for residential units, office use, apartments, and waterfront restaurant.

D. CONCLUSIONS

The Recommended Plan promotes environmentally compatible planned developments that would cluster development towards the southern portion of the management area and direct

development to previously disturbed areas while providing large open spaces to the north and establishing a buffer between the Core Preservation Area and Compatible Growth Area, thereby maintaining large unfragmented forest blocks for open space and ecological preservation. In addition to the preservation to the north, the coastal lands of the bay shoreline and Weesuck Creek to the south will also be preserved. Filling in the study area vacant lands and creating a mix of residential housing at various densities, supported by commercial and institutional uses and a Main Street that continues to provide local goods and services as well as waterfront recreation and public access to the water along Shinnecock Bay and Weesuck Creek and farmland preservation, the Recommended Plan meets the needs of the community to have a mix of recreation, tourism, residential, commercial, and restaurant uses while also increasing ratables and providing public trails and large expanses of open space as well as promoting this area for natural resort tourism. Further, the preservation of agricultural land will secure the hamlet character and scenic gateway

The Recommended Plan has examined growth within the study area both on a regional and cumulative basis to ensure that the goals and objectives of the community and Town are met and are consistent with overall regional goals for preservation of the Central Pine Barrens Core Preservation Area and appropriate development within the Compatible Growth Area. Because the Recommended Plan presents a low-impact development, it recognizes, on a regional basis, the need to balance the preservation of open space and protection of groundwater and surface water quality while providing for appropriate growth within the study area. Through the implementation strategies including TDR, land acquisition, upzoning, zoning amendments, and a diversity of land uses identified in the plan, the study area will be developed consistent with previous studies and will help to preserve the existing hamlet character while promoting a natural resort tourism use to achieve economic viability for the area. Lastly, the plan, over all other alternatives, achieves the Town's objective to maintain the attractiveness of East Quogue as a place to live, work, and recreate, and to limit adverse development impacts that would detract from the local quality of life.

E. THRESHOLDS FOR FUTURE IMPACT ANALYSES

The Recommended Plan and its related actions have been analyzed in the GEIS for the purposes of informing decision makers as to the potential environmental consequences of the Recommended Plan and its alternatives. A GEIS approach was selected by the lead agency, given that the Recommended Plan is a long-term plan (examining a build-out year through 2015) and affects multiple properties where the impacts of development need to be examined comprehensively under SEQRA. It is recognized in the GEIS that future site-specific review of individual development proposals will be performed by individual applications for land development that would require zoning changes (e.g., a mixed-use PDD), subdivision, or site plan reviews. These future reviews would examine project-specific impacts on traffic, water quality, natural and scenic resources, and compatibility with the plan objectives with the context of the issues and analyses already presented in the FGEIS.

Detailed designs and additional environmental reviews will be prepared to examine the details of future development proposals and consistency with the goals and objectives and conclusions of the Recommended Plan. The Town will review these proposals in accordance with SEQRA to ensure that each element of the project has been afforded a thorough environmental review, relying first on the analyses presented in the GEIS. Each proposal would be reviewed in this way for the purposes of determining conformity with the plans and the impact analyses presented in

this GEIS as well as for the purposes of framing (or scoping) additional environmental quality review that may be required for discretionary approvals by the Town of Southampton and any interested or involved agencies such as Suffolk County, or regional agencies such as the Central Pine Barrens Commission (e.g., wetlands permitting, septic discharges). Impact thresholds to be considered in future reviews would include:

- Activities that could potentially adversely impact surface or groundwater quality or aquatic habitat;
- Areas of new clearing that could adversely impact natural and native vegetation;
- Substantial land use or programmatic changes that could cause new significant adverse impacts;
- New driveway entrances or intersections with existing streets that could result in significant traffic impacts and the need for mitigation;
- Alternative roadway alignments that could result in significant impacts to natural features or traffic;
- Substantial changes in the development program, such as any increases in housing units or changes in commercial uses; and
- New information that could increase the potential for significant impacts with respect to environmental, social, or community facilities impacts.

Recognizing the above objectives, future site-specific development proposals that comply with the plan will be afforded an expedited review by the Town and all involved agencies from which approvals are necessary.

F. ACTION ITEMS

In order to implement the recommendations of this plan, the following actions are necessary:

- Use of Community Preservation Funds (CPF) as well as Suffolk County and New York State funds (as available) to purchase development rights for Densieski Farms, other remaining agricultural parcels, as well as Town acquisition using CPF funds for the northern portion of the Lar Sal Realty property north of the LIRR track.
- Zoning map change to rezone property north of the LIRR track and east of Densieski Farms and Lewis Road to CR200.
- Zoning map change to allow for the resort/recreation/residential uses in Recommendations Areas 6 and 7 as identified in the FGEIS. (It is assumed this would be implemented by a private application for a PDD).
- Zoning map change to Hamlet Office/Residential (HO) for the east Main Street (Montauk Highway) frontage for a distance of about 1,200 feet from approximately 100 feet west of East End Avenue with the accompanying HO District design requirements.
- Zoning text change to preserve Josiah Fosters Path parcels with TDR to lands north of the LIRR track on Atlanticville property (i.e., Recommendation Area 8).
- Zoning map and text change for the Turtle Bay site to MPDD.
- Detailed siting study to determine a location of a new fire substation along Lewis Road. That study would also take into consideration stormwater management needs along Lewis Road

to determine if Town-owned property fronting on Lewis Road, previously dedicated for runoff control, is needed to control surface water runoff.

- Provide expedited review to those developments that substantially comply with this Recommended Plan, including promoting cluster development and land preservation, with a mix of uses including recreational facilities as defined by this plan, along with preservation of open space and implementation of public trails.
- Provide expedited review to those developments that meet LEED design guidelines consistent with those listed below.
- Design for new public roads as part of the subdivision process, including the important east-west connection between Lewis Road on the west and Emmett Drive/Montauk Highway on the east (see also the discussion above, under "Circulation Plan"), recognizing the need for detailed traffic studies, intersection design, and traffic calming objectives.
- Initiate a parking/circulation study for Main Street, with an emphasis on identifying off-street parking opportunities.
- Install best management practices to reduce water quality impacts from runoff to Weesuck Creek and Shinnecock Bay.
- Coordinate with the SCWA on a new well field in the northern portion of the study area. It could be recommended that SCWA voluntarily submit a site plan and landscape plan for the construction of the well field.
- Initiate zero increase in off-site runoff policy for drainage to Lewis Road and conduct stormwater management plan for Lewis Road corridor.
- Per the agreement made between the Town and LIRR on November 15, 1988, eliminate any unnecessary grade crossings with completion of the proposed east-west connecting road.
- Coordinate with the Suffolk County Department of Public Works regarding improvements to the intersection of Lewis Road and Quogue-Riverhead Road (CR 104).
- Examine the potential for a small grocery/food-related store along the Main Street proper that would provide a "walk to" opportunity for East Quogue residents to a local market.

CAPITAL PROJECTS AND ADDITIONAL STUDIES

Implementation of the Recommended Plan requires little capital investment on the part of the Town (with CPF, Suffolk County, and other funding sources to be used land acquisition). Improvements related to open space, trails, roads, intersections, and on-site drainage would be implemented by the property developers. Potential capital projects that may be implemented at the Town level could include:

- Detailed alternative analysis, site design, and capital project for siting a Lewis Road fire substation for the East Quogue Fire District. That study would also take into consideration stormwater management needs along Lewis Road to determine if Town-owned property fronting on Lewis Road (Suffolk County Tax Map number 900-288-1-31.13) previously dedicated for runoff control, is needed to control surface water runoff;
- Detailed analysis of drainage conditions and mitigation along Lewis Road;

- Detailed analysis of Main Street parking and traffic, pedestrian, and bicycle circulation, with design and a capital project (if feasible) for a Main Street off-street parking facility;
- Possible trail connections to complete trail loops and access;
- Analysis of local traffic circulation patterns, traffic calming alternatives, and potential alternative connections to Lewis Road for the northern east-west connector road between Emmett Drive/Montauk Highway on the east and Lewis Road on the west.
- Identify and implement surface water runoff management and natural resources restoration projects along Weesuck Creek that can be implemented in the short-term (2 to 3 years); and
- The EQUFSD should develop a long-term study of student enrollment and space needs to accommodate future projected growth in this district.

G. CERTIFICATION OF FINDINGS TO APPROVE

The Town Board has considered the relevant environmental impacts, facts and conclusions disclosed in the FEIS and has weighed and balanced relevant environmental impacts with social, economic and other considerations.

Having considered the DEIS and FEIS and the above written facts and conclusions relied upon to meet the requirements of 6 NYCRR § 617.11, the Town of Southampton Town Board certifies that (1) the requirements of 6 NYCRR Part 617 have been met; and (2) consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the East Quogue GEIS is one that avoids or minimizes adverse environmental effects to the maximum extent practicable. ✷