

A. INTRODUCTION

This chapter describes and examines the Recommended Plan for the East Quogue study area. East Quogue is a hamlet in the western portion of the Town of Southampton. A hamlet is defined as an area of unincorporated settlement located within a town. Hamlets are typically characterized by residential uses with the supporting necessary goods, services, and cultural amenities for local residents, such as local stores, cafes, and shops along a “Main Street,” with some civic facilities such as a post office, and open space and cultural facilities such as parks, recreational facilities, gathering places, educational facilities, and houses of worship. Hamlets are often more densely developed than their surroundings and utilize existing infrastructure and community services to accommodate growth while allowing for the preservation of open spaces and agricultural land in areas outside of the hamlet center. According to the Town of Southampton Town Code, a hamlet center is typically a pedestrian-oriented area of mixed commercial, residential, and civic uses that generally include higher-density forms of housing and access to public transportation. The hamlet of East Quogue fits this definition.

In keeping with the study goals and objectives, it is a principal goal of this Recommended Plan to preserve the character of the East Quogue hamlet, to the maximum extent practicable, while recognizing that growth will occur through 2015 (the GEIS analysis year horizon), which is likely to result in the build-out of the remaining vacant properties in the hamlet, and those lands protected through conservation measures. Currently, about 1,250 acres in the hamlet are vacant or underutilized (about 33 percent of the total land area within the study area). The Recommended Plan sets forth managed, low-impact growth on these lands, maintaining the scenic, natural, community character, and socioeconomic qualities of the hamlet of East Quogue while also allowing for a mix of uses to meet the commercial service and recreation needs of the area. These objectives date back many decades where the Town’s Western GEIS and the Central Pine Barrens Land Use Plan (CLUP) identified this mix of uses for East Quogue as part of a local and regional planning effort (see the more detailed discussion below). This plan is the culmination of many community meetings and alternatives analyses developed through the planning process that considered housing growth, open space preservation, groundwater and surface water protection, community amenities and needs, including recreational opportunities, community facility and school district demands, and a safe and efficient traffic circulation plan.

B. RECOMMENDED PLAN OBJECTIVES**REGIONAL PLANNING OBJECTIVES**

There are both regional and local objectives to this plan. The regional objectives come into play because about 73 percent of the study area is located within the Central Pine Barrens and is guided by the CLUP. The northern portion of the study area, i.e., lands within 1,000 feet of Sunrise Highway, is located within the Core Preservation Area of the Central Pine Barrens. The

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balance of the study area, the lands north of the Long Island Rail Road (LIRR) track, are located within the Compatible Growth Area.

What follows is a summary of Town and regional planning objectives established prior to this East Quogue GEIS. These objectives lay out the planning history for the area and serve to understand the origins and context for the Recommended Plan.

WESTERN TOWN GENERIC ENVIRONMENTAL IMPACT STUDY

In 1993, the Town prepared the *Western Town Generic Environmental Impact Study*. This analysis was for the western part of the Town relative to Southampton's portion of the Central Suffolk Special Groundwater Protection Area designated by the Long Island Regional Planning Board in their *Long Island Comprehensive Special Groundwater Protection Area Plan* published in 1992. That GEIS identified a large portion of land west of the Shinnecock Canal for preservation and also identified areas where development would be appropriate, if designed in accordance with the guidelines and goals of the GEIS. The area identified in that GEIS as a "forest preserve" closely matches the Central Pine Barrens Core Preservation Area, with the exception of some expansions that the Town deemed to be included in the Core Preservation Area. None of these expansion areas are located in the East Quogue study area. With this document, the Town shows their continued commitment to this preservation as well as appropriate growth mechanisms within the Central Pine Barrens.

The Western GEIS recognized the importance of protecting the area from development to preserve its unique biodiversity, protect water resources, and prohibit forest fragmentation. The overall objective was to preserve this area in its natural state while recognizing the need for economic growth by permitting residential and recreational developments within designated areas west of the Shinnecock Canal. This Recommended Plan furthers this goal by encouraging the development of a resort/recreation/residential Planned Development District (PDD) as well as an appropriate mix of uses within the study area (residential, commercial office, waterfront business, open space preservation, public trails) that would address community fiscal needs as well as the desire to promote this area for natural resort tourism.

The Western GEIS designated the northern portion of East Quogue for preservation (paralleling Sunrise Highway), but most of the East Quogue study area was designated for compatible growth, thus promoting environmentally compatible planned developments that would cluster development towards the southern portion of the management area 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. This important recommendation is consistent with the Recommended Plan's objective to promote cluster developments, providing for regional planning within the study area that meets the communities needs 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 in the study area. 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.

The Western GEIS recognized East Quogue's large expanse of undeveloped land as a prime opportunity for such a resort community that in addition to economic benefits would provide a buffer against overuse of the forest preserve. This resort area would comprise a hotel and several

lodges (near Spinney Road) designed to blend with the natural landscape and providing low-impact recreation amenities such as horseback riding with a network of bridle paths and walking trails. The recreation activities would extend from Sears Bellow Park in the northeast to the sand mines towards the western edge of the East Quogue study area. Identified active recreation uses included a golf course in disturbed areas. Resort villas were also proposed as part of the golf course complex. Although the exact areas of recreation uses vary from the Recommended Plan, the overall goal to introduce a resort/recreation components to the study area is recognized by the Western GEIS and this East Quogue GEIS.

The Western GEIS recommended the use of Transfer of Development Rights (TDR) to facilitate the preservation of the forested lands by permitting land owners to transfer their development rights from sending areas (i.e., areas within the forest preserve) to areas where development is more appropriate and would minimize impacts on the natural environment (receiving areas). The Western GEIS identified the parcel of land south of Old Country Road and north of Montauk Highway that is presently proposed for a portion of the Atlanticville development as a potential receiving site. The Recommended Plan is again consistent with the Western GEIS by promoting development of this area and using TDR as a means to preserve the lands along Weesuck Creek as well as within the Central Pine Barrens Core Preservation Area.

With respect to the CLUP, the preferred development scenario specific to the East Quogue study area was the establishment of a wilderness park in the Henry's Hollow region south to the LIRR tracks. This wilderness park would provide a passive recreation venue for residents and visitors to enjoy a relatively pristine open space in the Central Pine Barrens with its unique wildlife and biota while promoting the Town as a destination for nature tourism and enhancing public awareness of the exceptional ecological quality of the region. To the west of the wilderness park, the Western GEIS proposed establishing a resort development zone that would support the park and local tourist economy.

COMMUNITY PRESERVATION PROJECT PLANNING

Recognizing the value of the Town's natural resources, Southampton has always sought to preserve community character through open space preservation. For the past thirty years, the Town has put forth a range of plans and programs for preserving land and water, creating a regional network of parks, beaches, preserves, wildlife sanctuaries, agricultural reserves, trails, and historic sites. Implementation of these plans, however, has been challenged by the availability of funds.

In order to establish a regular source of funds for open space preservation, on June 22, 1998, State legislation was passed enabling the five East End towns of Suffolk County to establish, through local referenda, Community Preservation Funds to be supported by revenues from a 2 percent real estate transfer tax. These preservation funds are to be used to protect farmland and open space through a voluntary program. As permitted by statute, a Community Project Plan, once adopted by the Town Board, can only be "updated not less than 5 years, but in no event until 3 years after the adoption of the original plan." This program was first approved by local voters in 1998 and was recently extended in November of 2006, when the voters of the five East End Towns approved a ten-year extension of the tax to the year 2030.

Within East Quogue, the area comprising Weesuck Creek, specifically the area along the eastern shoreline was identified as a high priority for preservation. The Community Preservation Project Plan recognizes that "Weesuck Creek sustains exemplary occurrences of high and intertidal marshes, biologically significant areas whose protection is critical to maintaining the overall

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ecology of Shinnecock Bay.” The preservation of these lands would help to counter the devastation this watershed has experienced from the heavy residential development along the western shoreline. This Recommended Plan recognizes this area for preservation through TDR and also identifies the need for wetland enhancement and restoration.

THE PINE BARRENS PROTECTION ACT OF 1993

The Pine Barrens Protection Act of 1993 was an amendment to the Long Island Pine Barrens Maritime Reserve Act (Environmental Conservation Law Article 57) of 1990. Article 57 was implemented for the purposes of protecting the ecology of the Central Pine Barrens of eastern Suffolk County, the groundwater and sole source aquifer, and the surface waters of the Peconic Bay. In passing the Act, the State legislature specifically recognized the unique geological, natural, recreational, economic, and educational values of the Central Pine Barrens region and the contribution of the Central Pine Barrens to the purity of regional and local drinking water and the contribution of clean groundwater and surface water. Furthermore, the Central Pine Barrens region was recognized for its concentrations of diverse vegetation and wildlife with a particular emphasis on the preservation of endangered, threatened, and special concern species. The CLUP would aim to “protect, preserve and enhance the functional integrity of the Central Pine Barrens ecosystem and the significant natural resources; protect the quality of surface water and groundwater; promote active and passive recreational and environmental educational uses that are consistent with the land use plan; discourage piecemeal and scattered development; and accommodate development, in a manner consistent with the long term integrity of the Central Pine Barrens ecosystem and to ensure that the pattern of development is compact, efficient and orderly.” In addition to recognizing the importance of the Central Pine Barrens contribution to the natural environment, the legislation defined a 100,000 acre Central Pine Barrens area for the purposes of managing regional growth, development, and land preservation in portions of the Towns of Riverhead, Brookhaven, and Southampton. Within Southampton, this management area is west of Shinnecock Canal.

In accordance with the CLUP and consistent with the Western GEIS, development in the Core Preservation Area is to be minimized and redirected outside of the Core Preservation Area to the Compatible Growth Area, providing a balance for growth and development consistent with groundwater and surface water protection as well as habitat preservation.

The CLUP identified certain thresholds for developments within the Compatible Growth Area that, when met, constitutes a Development of Regional Significance where the Central Pine Barrens Commission would have the jurisdiction to review a proposed development application meeting the following criteria:

- A commercial, industrial or office development project exceeding 300,000 square feet of gross floor area, or an addition to an existing commercial, industrial or office development where the addition is 100,000 square feet or more and that addition causes the total square footage to exceed 300,000 square feet;
- A multi-family residential development project consisting of 300 or more units;
- A single family, detached residential development project consisting of 200 or more units; or
- A development project resulting in a traffic impact which would reduce service by two levels below existing conditions or to a level of service D or below.

It is not expected that any of the Recommendation Areas proposed as part of the Recommended Plan would meet the thresholds to constitute a Development of Regional Significance. Further,

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 defined Compatible Growth Area.

Consistent with the goals established in Article 57 to ensure preservation of the Central Pine Barrens Core Preservation Area and to promote appropriate, compact and efficient development, the Pine Barrens Credit program was established to advance the preservation of lands within the Core Preservation Area with appropriate development in the Compatible Growth Area for lands that are held in private ownership, but necessary for the protection and preservation of the hydrologic and ecologic integrity of the Central Pine Barrens. These credits allow the TDR from sending areas (areas to be preserved) to receiving areas (areas where development is encouraged). Within the Town of Southampton, the Pine Barrens Credit program is administered in two ways:

- Redirect development to other areas of the Town on an as-of-right basis through residential overlay districts, and
- PDDs that convert Pine Barrens Credits to highly tax ratable uses including resort and tourism, commercial and retail, senior housing and care centers, and medical centers.

The CLUP identified approximately 587 acres or 79 parcels as receiving areas within the Town of Southampton. These areas are as-of-right receiving areas—areas that would permit increased density (an increase in number of permitted housing units) or increased intensity (an increase in gross floor area of a nonresidential use) and therefore are able to redeem Pine Barren Credits. However, no as-of-right receiving areas were identified in the East Quogue study area (see also Table 1-1 in Chapter 1 of this FGEIS). There were four areas identified in the study area as alternative sites to redeem Pine Barrens Credits that would promote tourism and related facilities.

In recognition of the importance of preservation and receiving areas to create development that is consistent with the CLUP, the Recommended Plan sets forth the opportunity for inter- and intra-parcel transfers of development rights to accommodate Pine Barrens Credits and creative clearing/protection/restoration opportunities for future developments in this area as follows:

- Subdivision roads should be designed to foster community interaction, protect natural vegetation and allow the opportunity for natural drainage.
- Open space areas within a subdivision should protect natural resources and maintain large unfragmented tracts.
- Residential driveways should be coordinated for general access off of collector roads.
- Design recharge basins to more closely reflect site specific conditions and to allow more natural drainage patterns based on soil and topographic conditions; minimize clearing of natural vegetation and excessive grading in and around retention and storage areas; and generally occupy less space while comprising an aesthetic open space element.
- Setback requirements should foster community interaction and provide more efficient use of individual lots.

Recommended guidelines for a PDD are:

- Develop land uses according to surrounding uses, environmental suitability, market analysis, and community participation.

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- Design streets as part of the public space and safely accommodate pedestrian walkways with the automobile.
- Design parking areas to be an aesthetic component of a PDD and provide coordinated access between areas as well as pedestrian circulation.
- Create open spaces that protect natural resources and provide for active and passive recreation areas.

The Recommended Plan meets these guidelines by promoting cluster developments, providing a public trail system, and open space preservation and recreation that provides a transition between the Core Preservation Area and Compatible Growth Area as well as a contiguous block of land between the western and eastern portions of the study area that limits forest fragmentation. Because the Recommended Plan includes a portion of the Compatible Growth Area as a resort/recreation/residential PDD, clearing can be focused on previously clustered areas and vegetation and fertilization can be better monitored to ensure the defined standards are met. In addition, the Recommended Plan includes upzoning of lands north of the LIRR track within the Compatible Growth Area and Core Preservation Area and thus reduces the allowable development within the study area, but provides for a means to achieve balanced growth. As stated, the Recommended Plan provides for the opportunity for intra- and inter-parcel transfers to accommodate Pine Barrens Credits and therefore ensures that growth is accommodated and managed in appropriate areas, consistent with the CLUP.

The Recommended Plan is also consistent with the CLUP in that it promotes the preservation of contiguous parcels by utilizing cluster developments and transfers of development rights from the Core Preservation Area and northern Compatible Growth Area to areas closer to the LIRR track where development is more appropriate. Without the Recommended Plan, development could occur up to the Core Preservation Area and thus not provide for the contiguous open space areas that would accommodate a public trail system as provided in the Recommended Plan. There are also agricultural lands in the Compatible Growth Area. This plan encourages the preservation of these lands for the purposes of protecting the local agricultural economy of the region and Town and to maintain the scenic values of the area, which is again consistent with the CLUP.

LOCAL PLANNING OBJECTIVES

For the Town of Southampton and the hamlet of East Quogue, this Recommended Plan emphasizes the preservation of the traditional East Quogue hamlet community and its agricultural and natural resources. Specifically, it preserves and protects the Central Pine Barrens Core Preservation Area to the north and the coastal lands of the bay shoreline and Weesuck Creek to the south. Situated between these two distinct ecological resources is the hamlet proper, its residential community, Main Street, and civic center with neighborhood parks, and educational facilities. This Recommended Plan builds upon these uses and allows them to expand into the currently vacant parcels, filling in the 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. The plan also includes waterfront recreation and public access to the water along Shinnecock Bay and Weesuck Creek. To the west along Lewis Road is a large area of farmland preservation. The large preservation area in the northern portion of the study area would protect vast Central Pine Barrens Core Preservation Area lands (about 160 acres) and would eliminate the risk of forest fragmentation, thus providing a contiguous connection of protected lands. This plan would also provide for a mix of

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recreation and economic-generating uses, including active recreational open spaces, with a golf course and resort/recreational use, as well as a waterfront business activity, and banquet/restaurant facility as part of the golf course. There would also be a system of public trails through the preserved open space of the Central Pine Barrens.

The Recommended Plan would also preserve all remaining vacant lands along the east coast 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 existing open spaces to the south (in the Pine Neck Preserve) and north of this parcel, which would be important to protecting the waters of Weesuck Creek and the greater Shinnecock Bay.

In embracing both regional and local planning objectives, Recommendation Areas 6 and 7, for example, provide an important local planning opportunity to achieve:

- Reduction of residential density and demands for community facilities, particularly school district services.
- Recreational opportunities that generate tax revenue and provide economic incentives for private investment and increased ratables.
- Mixed land uses that include places to live, work, and recreate within East Quogue.
- Environmental resources protection, with particular attention to the Pine Barrens and coastal woodlands.

Recommendations pertaining to Recommendation Areas 6 and 7 have been refined for this FGEIS to reflect development opportunities in view of parameters established by the Central Pine Barrens CLUP as well as market and site design considerations. A golf course/resort/recreation area is an important element of this Recommended Plan. It would provide recreational opportunities, job opportunities, active open space, and tax revenue as well as a housing base that is oriented toward recreational uses. Such housing could provide tax ratables with less demand on local community services, in particular the school district. It is recognized that there are many design parameters that need to be met with respect to developing a golf course within the Central Pine Barrens Compatible Growth Area, particularly with respect to standards related to Vegetation Clearance Limits (Standard 5.3.3.6.1), Unfragmented Open Space (Standard 5.3.3.6.2) and Fertilizer Dependent Vegetation Limit (Standard 5.3.3.6.3). As a result, flexibility in these standards is appropriate to allocate clearing, open space and fertilized areas from other portions of the study area, to an area intended to be developed as a golf course. This FGEIS supports the application of such flexibility to achieve this vision, as follows:

- Develop a golf course within a single parcel or a combination of parcels.
- Utilize land area of about 200 acres for a golf course with supporting clubhouse and facilities.
- Site a golf course where topography creates design interest, while also reducing the need for regrading and clearing.
- Ensure the golf course design is low-impact and achieves the minimum fertilized area needed for reasonable golf play areas. Fertilizer application management and best management practices should be incorporated into project planning, and examined in detail in a project specific review.
- Create a golf course design that retains as much natural vegetation as possible and provides large contiguous vegetated open space on the perimeters and using the golf course design

and layout to maximize this preservation. Swaths of 75 feet or more of natural vegetation that remain within the golf course area can be linked to create unfragmented open space. Such areas should only be traversed by golf cart paths which are routed to minimize clearing and are established with wood chip or pervious surface material.

- Protect critical habitats defined within the overall study area through clustering, acquisition, and related land use protection methods. Parts of Recommendation Area 7 have been impacted by past grading activities, ATV use, and are proximate to the extensive mined lands associated with Recommendation Area 1. As a result, Recommendation Area 7 does not represent as significant a contiguous or critical open space area as the eastern parts of the study area, where there is existing protected open space and planned enhancements for open space protection. Consideration should be given to existing clearing in the north central parts of Recommendation Area 7, as locations for active recreation and recreation/open space transition, which would involve gradually decreasing the level of active use toward the north toward the Core Preservation Area boundary.
- Develop a PDD on one or more parcels to facilitate the zoning needed to implement a golf course. The completion of a golf course would provide active open space, recreational use, tax revenue, and job creation.
- Achieve compliance with the Central Pine Barrens CLUP through flexibility in recognizing that density reduction through rezoning, and acquisition of land within the study area, would be allocated toward compliance for a golf course use in keeping with the vision and goals of this plan. This allocation would apply toward vegetative clearing limits, fertilization areas and unfragmented open space.
- Consider pre-existing zoning as a measure for the allowable clearing that would apply to the overall study area as a basis for this allocation.
- Ensure compliance with Article 6 of the Suffolk County Sanitary Code for wastewater discharge for proposed increases in commercial or quasi-commercial use (i.e. golf course, clubhouse, banquet or conference facilities, restaurant, spa, etc.). Overall, these uses are considered positive given the desire to increase tax revenue, create jobs and reduce the burden on community services. As a result, flexibility in design of such commercial and mixed-use developments is encouraged, through balancing of impacts by allocation of Pine Barrens conformance parameters within the study area to achieve such uses.

The application of these principles would facilitate creative design and flexibility to comply with the Central Pine Barrens CLUP on an area-wide basis, and would comply with Article 6 of the Suffolk County Sanitary Code, as well as conform to the vision and goals of the Recommended Plan.

AGRICULTURAL PLANNING OBJECTIVES

The Town has undertaken numerous studies on the preservation of farmland within the Town both east and west of the Shinnecock Canal. These studies all recognize the importance of this use on the local economy, tourism, and the structure and function of the Town known for its rural character and sense of history.

The Town of Southampton, in recognition of the growing economic and development pressures facing prime agricultural lands and realizing the importance of the viewsheds provided by these open rural lands, has implemented an overlay district to encourage and make economically feasible the preservation of prime land for agricultural purposes. Special provisions apply to all

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lots within the Agricultural Overlay District regardless of their underlying zoning designations. However, the regulations set forth in the standard zoning district are also applicable.

In October 1998, the Town drafted the *Strategy for Farm and Farmland Preservation* for the purpose of protecting and preserving agricultural lands and resources within the Town. This document recommends several techniques to assist the Town in achieving their goal to ensure that agricultural lands remain important to the Town's economy and that preservation of these lands be expanded to enhance the rural character and quality of life to residents and visitors of the Town. These recommendations include:

- Distribute a Farmland Preservation Options Guide
- Initiate a Conservation Opportunities Planning process
- Expand the Agricultural Overlay District boundary
- Expand Bargain Sale acquisitions
- Draft legislation to improve the application of the Installment Purchase program
- Revise the Comprehensive Plan Update to strengthen farm and farmland preservation
- Provide farmland preservation priorities as part of the Town's Community Preservation Project Plan
- Stewardship of protected lands
- Expand preservation partnerships with County, State and federal agencies
- Local and State outreach for Agricultural Tax Assessment programs.

The 1999 *Comprehensive Plan Update* recommended a combination of preservation approaches to reach the intended goal of at least 80 percent farmland preservation and reduction in overall density by 50 percent. Techniques for preservation include TDR, purchase of development rights, Agricultural PDDs, and private conservation donations. The Town's 1999 *Comprehensive Plan Update* does not recognize the use of upzoning as a means to protect agricultural land, a key policy goal within the Town of Southamptton and this Recommended Plan. The vision goals identified in the comprehensive plan relative to the Recommended Plan include:

- Preserve agriculture as an important economic sector in Southamptton;
- Establish regulatory and tax provisions designed to protect the equity and value of the farmland resource;
- Enhance the Town's support of farming through all of its regulatory polices and programs;
- Develop and enhance Town, County, State, and federal partnerships to pursue funding for agricultural land preservation;
- Link the protection of scenic and open space assets of farmland with the development of scenic and resource protection greenways;
- By protecting farmland, achieve the secondary goals of preserving property values and the attractiveness of Southamptton as a second home community; and
- Develop and enhance public-private partnerships to encourage the protection of farms and farmland.

The comprehensive plan recognizes that the preservation of farmland has been demonstrated to be highly cost effective in terms of revenue versus the cost of community services. The farmland preservation implementation strategies identified by the comprehensive plan include:

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- Adopt incentive-based processes and strategies to encourage farmland conservation
- Use Transfer of Development Rights
- Enhance the purchase of development rights program through public and private partnerships
- Adopt a local installment purchase program

In March 2001, the Town prepared a Final GEIS on the proposed Agricultural Opportunities Subdivision Amendments to the Town Code. The proposed amendments were developed pursuant to the implementation strategy—adopt incentive-based processes and strategies to encourage farmland conservation—identified in the Town’s comprehensive plan. This document recognizes that use of a TDR program as an effective means to preserve agricultural land. However, actual use of the program has been limited and the principle mechanism to preserve agricultural lands has been through a purchase of development rights program by the Town.

As described above, the Town has prepared several planning studies that recognize the importance of agricultural land and resources to the economy of the Town and region as well as the importance of these resources to the quality of life and character of the area. These plans do not suggest the outright upzoning of agricultural lands as a means to preserving this resource. Further, the Town as a policy has utilized incentive-based programs rather than regulatory measures to achieve the preservation of agricultural lands. Therefore, consistent with these planning policies, the upzoning of significant farmland within the study area and the Agricultural Overlay District are not proposed as part of the East Quogue Recommended Plan.

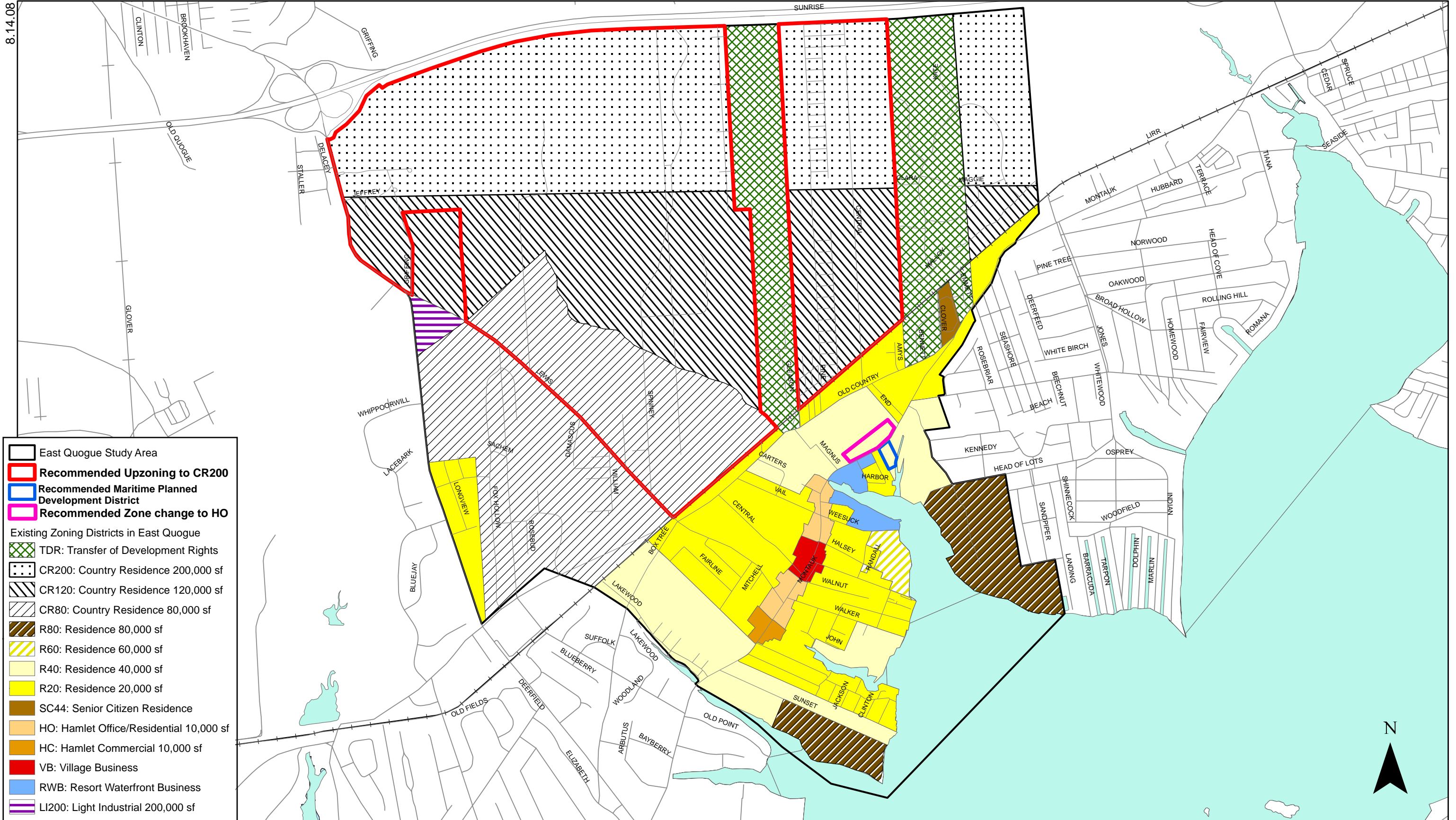
C. RECOMMENDED LAND USE PLAN

Provided below is the Recommended Plan land use designations. Specific recommendations for the 14 designated areas within the study area are as follows (see also Figure 2-1 for recommended land use conditions and Figure 2-2 for proposed zoning districts):

- Recommendation Area 1: Lands that are currently actively sand mined could either renew their mining permit (which expires in 2010), or be restored for a mix of ecological uses and utilized as a recreation/resort use (approximately 203 acres). A resort/recreation use could be accomplished through implementation of a PDD, including recreation/tourism PDD, which permits community or recreation facilities, spa facilities, parks, playgrounds and trails, theaters, museums, hotels, motels, bed and breakfasts, and conference centers. Since this site is previously disturbed, it would lend itself to redevelopment if sand mining operations cease.¹ While these are potential uses under this plan, it is recognized that the current sand mining operation is active and there is no known proposal at this time to discontinue that operation.

This majority of this recommendation area is currently zoned CR200 with a small portion of the site zoned CR80 and CR120. As part of the larger upzoning of the study area as provided in the Final Recommended Plan, this entire area would be rezoned to CR200.

¹ Redevelopment of existing sand mines is subject to review and compliance with Article 57 of the Environmental Conservation Law and the CLUP. Developments of Regional Significance as defined above, developments within Critical Resources Areas, or developments that require a hardship would also be subject to review and compliance with Article 57 and the CLUP.



Source: Town of Southampton GIS Database, June 2006

0 1,250 2,500 5,000 Feet

This recommendation is consistent with the objectives of the CLUP in that already disturbed areas would be utilized for resort/recreation uses and lands within the Core Preservation Area are proposed for reclamation and restoration.

- Recommendation Area 2: Develop about 1 acre of property along Lewis Road for a substation for the East Quogue Fire District. During this planning process, the East Quogue Fire District stated a need for a new facility, north of the existing LIRR track that would serve to improve access to this portion of the study area and also to house new equipment. Consideration would also be given to the siting of an emergency helipad, which would eliminate the current need to use the school property. One option for siting the fire substation would be the Town property on the west side of Lewis Road (Suffolk County Tax Map number 900-288-1-31.13). However, a portion of that site is also dedicated to drainage uses. Subject to an evaluation of the need of the site for drainage (and recognizing that Lewis Road is currently subject to flooding), use of the site could be considered for a fire substation subject to site-specific considerations such as building, size, parking, access, and noise. Alternately, other sites along Lewis Road could be considered. It is recommended that the fire district undertake a site-specific siting study to identify an appropriate location along this roadway for a substation to meet the needs of new development north of the LIRR track. This recommendation is consistent with the objectives of the CLUP because the site would be located within the Compatible Growth Area along an active roadway where development already exists and this use is a needed facility in the study area to address emergency and safety needs in the northern portion of East Quogue.
- Recommendation Area 3: Preservation of agricultural land is the focus of this recommendation area. To that end, agricultural land within this area would therefore be preserved to the maximum extent practicable, with the remaining potentially developable parcels preserved through acquisition or purchase of development rights and clustering. Recommended is the preservation of approximately 94 acres of the Densieski Farms through acquisition of development rights and preservation of an additional 18 acres of agricultural land in the immediate vicinity through acquisition or clustering. Purchase of development rights would be pursued for the Densieski agricultural tract at the critical scenic gateway intersection of CR 104 and Lewis Road. Densieski Farms is a priority acquisition for the community. The plan also includes upzoning of the Noble Farms property from a mix of CR80, CR120 and CR200 to all CR200 and providing a cluster development of 16 residential units, and preserving 32 acres of open space and 14 acres of agricultural land. This recommendation is consistent with the objectives of the CLUP in that it preserves active farmlands, which is recognized as a valuable land use in the Town and contributes significantly to the scenic quality of the area and the local agricultural economy.
- Recommendation Area 4: The approximately 12-acre property identified as Gibbs (Suffolk County Tax Map number 900-314-2-16) would remain in its current zoning district (CR80), which would allow five residential units. This recommendation is consistent with the objectives of the CLUP since the site is located within the Compatible Growth Area and is consistent with the zoning that was recognized for this site when the CLUP was adopted.
- Recommendation Areas 5, 6, and 7 discussed below would be developed as part of a PDD. See below for specific details on the proposed uses for these combined areas. These areas would be upzoned from a mix of CR80, CR120, and CR200 to all CR200.

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These recommendation areas (5, 6, and 7) are consistent with the objectives of the CLUP in that they promote 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, providing a recreation/resort use, utilizing previously cleared areas for active recreation/resort use, and accommodating Pine Barrens Credits from within the study area as well as lands north of the study area under common ownership. The Town recognizes the benefits of providing the resort/recreational properties within the study area and intends to take a regional approach in ensuring compliance with the CLUP clearing and fertilizer dependent vegetation requirements to achieve the overall goals for the study 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 CLUP requirements should be balanced over the entirety of the study area. A more detailed discussion follows.

- Recommendation Area 5: Approximately 4 acres of land would be allocated to the Suffolk County Water Authority (SCWA). SCWA would utilize the area to install a new well field that would provide high quality drinking water from the Pine Barrens and meet the future water demands of the area. As shown on the plan, the proposed well field would be located on the Hills property (however, this site could also be located on the Links property). This would be a new SCWA well field in addition to the existing Spinney Road well field in the study area.
- Recommendation Area 6: To potentially create a more diverse tax base and mix of uses in the hamlet, a portion of the Hills of Southampton property (about 10-15 acres) could be dedicated to resort/recreational uses that would provide additional ratables with little or no demand on local municipal services. This “Resort/Recreation” zone would be flexible in both its size and location on the Hills’ property (see Recommendation Area 7A). Planning for this “flex” zone would be accommodated through a PDD process. The proposed uses may be include but not be limited to the following: conference center, banquet facility, health and wellness facility, spa, equestrian center, or other recreational and sport related activities and uses.
- Recommendation Area 7: This area, the largest of the recommendations areas includes three separate areas of land that total approximately 614 acres (the Hills, Links, and Town properties). Area 7A, The Hills of Southampton property, is the largest subarea (estimated at about 428 acres). Subarea 7B, the Links property, is about 148 acres and Subarea 7C is Town land situated between both the Hills’ and Links’ parcels and totals about 38 acres. While this Recommended Plan provides recommendations for these identified parcels, this does not preclude expansion of this planning area to include other adjacent properties or land that is included elsewhere in the GEIS study area to achieve the goals of the Recommended Plan. Within these areas, the plan identifies the need to devote about 4 acres of land to a new SCWA well field (see Recommendation Area 5 above). This new SCWA well field could conceivably be located on any of the three identified areas. It should be noted that dedication of land to the SCWA would constitute a public benefit, recognizing that its location on a private site could be a public benefit. In addition, careful coordination of the proposed Malloy Drive extension is a priority so that its design, layout, and alignment can be integrated into the development of the Hills or Links properties in a way that does not impact the proposed uses, but provides adequate access to and across the sites. In any potential development scenario, for either an individual property or for a combined

development involving more than one property owner, the need to seek a zoning change based on the Recommended Plan would need to be achieved as part of a PDD given the mix of uses that is under consideration. A more detailed description of the conceptual proposal for each of the Subareas 7A, 7B and 7C follows:

- Recommendation Subarea 7A: This recommendation assumes the Hills of Southampton property could accommodate a mix of uses in a PDD as follows: a clustered residential comprised of a mix of housing types built around a theme of resort/recreational uses (for the purposes of this plan and the GEIS impact evaluation, 85 to 90 units were assumed for Recommendation Area 7 as a whole with a housing type that would have a mix of traditional seasonal and year-round housing consistent with the current housing profile for the area); a private golf club and golf course that would be constructed on approximately 200 acres of land that is situated on both the Hills property and a portion of the Town land without disturbing any of the Central Pine Barrens Core Preservation Area. It is estimated that up to approximately 100 acres of the private golf course could be dedicated to managed turf with the remainder of the land that is associated with golf, devoted to course edges, transition areas, buffers and general out-of-play open space that will be preserved as part of the low-impact design of the course. It is noted that a substantial portion of Subarea 7A represents disturbed areas that could be integrated to the recommended development program. For this reason, as well as the site's overall size and dimension, the Hills' property is compatible for private golf development. Because this recommendation area is located north of the LIRR track, it would also be upzoned to CR200. The private golf course would provide the opportunity of staging a limited amount of public events and charitable functions during the year as a public benefit. An additional public benefit to the plan is the development of a trail system that provides public access for walking, jogging, or cross country skiing, for example. (An alternative that assumes the development of this property as a separate, primarily residential development with CR200 zoning, but without a golf course is presented in Chapter 3, "Alternatives.").
- Recommendation Subarea 7B: Under the plan, the Links property could be developed with one of two scenarios. Under Scenario 1, the site is developed as a separate residential subdivision with a yield that is based on the proposed upzoning of the area to CR200 zoning. In this scenario, the anticipated yield would be 31 lots, subject to the submission of a detailed yield map to the Town. This subdivision would be planned as a cluster type subdivision. Scenario 2 could occur in the event of 1) acquisition of the Links property by an adjoining property or 2) a joint development agreement between the Links and another property, where the "Recreation and Open Space Transition with Private Golf Course" land use is expanded to include part of the required acreage for the proposed private golf club and course. The "Recreation and Open Space Transition with Private Golf" land use would then establish an area for golf and its accessory uses if two or more development sites were combined into a comprehensive plan and development. In Scenario 2, the Links property would be developed under the PDD described above.
- Recommendation Subarea 7C: Acquired in the early 1950s, the Town land totaling approximately 38 acres was not specifically dedicated to a stated municipal purpose such as open space preservation. Being situated between the Hills and the Links properties, however, this Town property has strategic value in advancing the recommendation for development in Recommendation Area 7 and can provide two purposes: 1) Town land adjacent to or surrounded by the development of the proposed

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private golf course may be used for greens, tees, fairways, trails, paths, buffer areas and/or open space related to the design of the golf course; however, in no instance will Town land be used for the purposes of constructing any buildings or structures that are related to either the private golf course or other permitted land uses; and 2) Town land can provide preserved open space with public footpaths, nature trails and/or road construction associated with the Malloy Drive extension. In the event of a combined development involving a joint venture between adjoining property owners or as a result of land acquisition, use of Town land will be important to establishing an integrated land plan for Recommendation Area 7.

- Recommendation Areas 8, 10, 11: These three recommendation areas are currently under common ownership, which allows greater flexibility in design and use. Under this recommendation, property north of the LIRR track, and identified as the “Atlanticville” project would be upzoned from a mix of CR120 and CR200 to all CR200 allowing for approximately 19 residential units. This development would be clustered on 1-acre lots to the south towards the LIRR track on about 25 acres, allowing for approximately 65 acres to be preserved as open space adjacent to and within the Central Pine Barrens Core Preservation Area. For the lands south of the LIRR track, development rights from the properties along the waterfront of Weesuck Creek (referred to as Josiah Fosters Path parcels) would be transferred north of Montauk Highway to the parcel situated between this roadway and the LIRR track. Under this Recommended Plan, there would be a mix of development, including residential and neighborhood office/service with second story residential (about 6 small apartments above the office uses). Based on the current R40 and R20 zoning and the transfer of development rights from the Weesuck Creek parcel, approximately 52 residential units would be developed on about 38 acres with the neighborhood office/service use (non-retail) developed on about 5 acres with the 6 second-story residential units that would provide affordable housing. This would expand the local affordable housing option in the hamlet (i.e., in addition to the existing mobile home park and other potential affordable housing opportunities including accessory apartments). The proposed mixed-use project would be required to meet the off-street parking requirements of the Town. The residential units would be developed on 0.5 acre lots, which is consistent with residential development in the area of the hamlet proper. Development of the office/service use would be allowed through a rezoning from R40 to Hamlet Office/Residential (HO). Permitted uses include single- and two-family residential; places of worship; park, playground, or recreation area; municipal office or fire station; school; bus passenger shelter; agriculture, excluding animal husbandry; paint, glass, and wallpaper store; antique store; office business; funeral service, art galleries; and accessory uses.

As stated, the waterfront parcels south of Montauk Highway would be preserved through voluntary and incentive-based transfer of development rights to lands north of Montauk Highway in the hamlet center proper (Suffolk County Tax Map number 900-289-2-10 and 11, 900-316-1-29 and 30, and 900-316-2-23). The transfer credits from the waterfront parcel would be developed based on the allowable yield of that property, estimated at about 16 residential units. The units would then be transferred to the lands north of Montauk Highway. Implementation of this recommendation could occur under a PDD that would allow the mix of uses on the receiving parcel north of Montauk Highway and transfer the development rights from the sending waterfront parcel, which are all under common ownership.

Recommendation Area 8 is consistent with the objectives of the CLUP because it utilizes intra-parcel transfers and clusters development down towards the LIRR track away from the Core Preservation Area and northern Compatible Growth Area. This cluster plan also allows for the preservation of contiguous open space with Recommendation Area 9 and existing preserved areas. (Recommendation Areas 10 and 11 are not located within the Central Pine Barrens boundaries.)

- Recommendation Area 9: There are two alternatives for this area. Under the development scenario, the site known as Lar Sal Realty, the parcel north of the LIRR track, would be upzoned from CR120 and CR200 to all CR200 and developed at a residential density consistent with the adjoining Rosko Farms project reduced yield (Rosko Farm is the adjoining parcel to the east). This recommended design would preserve about 36 acres of the northern property and develop about 36 acres with 11 single-family residential units. The Lar Sal Realty portion of the property south of the LIRR track would remain in the R20 zoning district where 13 units would be located on almost 9 acres. A total of 24 units could then be built on all Lar Sal Realty property. Similar to Rosko Farms, the open space preservation north of the LIRR track would go beyond the provisions of the CR200 zoning district. Alternatively, the northern portion of the Lar Sal Realty property could be acquired by the Town, removing 11 units from the Recommended Plan build-out and expanding open space by 72 acres which is an increase of 36 acres.

Similar to Recommendation Area 8, this recommendation is consistent with the objectives of the CLUP because it utilizes intra-parcel transfers and clusters development down towards the LIRR track away from the Core Preservation Area and northern Compatible Growth Areas.

- Recommendation Area 9: For this recommendation area, development of Rosko Farms as approved by the Central Pine Barrens Commission (i.e., 8 single-family residential units and preservation of 28 acres of open space) would move forward. The Rosko Farms development, as proposed, would exceed the restrictions of the property being rezoned from CR120 and CR200 to all CR200. (It is also noted that since the completion of the DGEIS, Rosko Farms has been found to be exempt from the current East Quogue moratorium and thus, could move forward as planned, which would be consistent with the recommendations of this plan.)

Recommendation Area 9 is consistent with the CLUP and was previously approved by the Central Pine Barrens Commission, as stated above.

- Recommendation Area 12: Under this proposal, the Turtle Bay property (Suffolk County Tax Map number 900-317-1-21.2) could be developed through use of a Maritime PDD (MPDD). This site is currently located in the R40 district (which allows for 2 residential units). The MPDD would help to achieve the goal of the Recommended Plan to redevelop this site as a waterfront-related commercial business, taking advantage of the site's already built condition and waterfront location (almost 3 acres of waterfront property). Important to the designation of this use is a public waterfront access component that would provide physical and visual access to the water, possibly in conjunction with a waterfront recreation center and cafe/restaurant. It is intended for this area to be dedicated to a waterfront restaurant with public access to the water that would potentially include recreational activities such as a kayak launch or small sail craft as well as bike rental and other recreation-oriented uses, supported by a cafe/restaurant. Uses permitted within a MPDD include parks, playground, or trails; maritime museum or cultural facilities; swimming

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pools; beach clubs, marinas and yacht clubs; health clubs, spa facilities or other indoor recreation facilities; any use allowed in the underlying zoning district; and other water-dependent or water-enhanced uses that would be beneficial, compatible and harmonious with the uses of the MPDD and the surrounding area.

Recommendation Area 12 is not located within the Central Pine Barrens boundaries.

- Recommendation Area 13: As discussed above, this recommendation area proposes transfer of development rights from the approximately 28 acres of land along Weesuck Creek (both the uplands and wetlands, known as Josiah Fosters Path parcels–Suffolk County Tax Map numbers 900-317-1-23, 25, 26, 27) to lands in the hamlet proper (e.g., between Montauk Highway and the LIRR track). Such TDR would be a voluntary and incentive-based strategy associated with a potential PDD to facilitate mixed use office/residential complex as a tax ratable.

Recommendation Area 13 is not located within the Central Pine Barrens boundaries.

- Recommendation Area 14: Through the DGEIS planning process, a local need was identified by some members of the community for a small market/grocery related store along Main Street in the western portion of the hamlet center proper. It is recognized that the selection of a site for such a use by a private applicant may require rezoning of the property from Hamlet Office to Hamlet Commercial or Village Business or a variance to allow such a use in the Hamlet Office District.

Recommendation Area 14 is not located within the Central Pine Barrens boundaries.

It is recognized that the development yields identified above for each Recommended Area would be subject to review once a yield map is prepared for each site by the property owners or an applicant.

CIRCULATION PLAN

The Recommended Plan identifies the following with respect to a vehicular, pedestrian, and bike circulation plan for the study area as follows:

- Consistent with the Town's previous planning policies, including the 1970 Master Plan, under this proposed plan, traffic circulation north of the LIRR track 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 (see Figure 2-1). These new roads would provide east-west connections for the development properties north of the LIRR track. In the absence of this road, the traffic from new development would otherwise use Old Country Road or Montauk Highway for east-west vehicular travel across the study area, which would increase congestion on these roads. In addition, this proposed road would create the opportunity to potentially discontinue a number of existing at-grade rail crossings.

While the proposed connector roads would provide a corridor for east-west vehicle movement and emergency access, it could result in potential traffic impacts at connecting streets, including Lewis Road on the west and Emmet Drive/Montauk Highway on the east. However, it is expected that traffic growth in the area through 2015 coupled with development north of the LIRR track would result in potential traffic impacts. 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 above being stated, alternative roadway alignments that could provide access for these properties are limited. Under this alternative, this 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. However, 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.

It is recognized that the role of this GEIS is to present a conceptual plan and assessment of issues, and that future development projects would need to evaluate the individual and collective assessment of traffic impacts as each project is put forth as a development application. (It should be noted that no new overpasses or grade crossings are permitted within the study area based on an agreement made between the Town and LIRR on November 15, 1988.)

- 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 (see Figure 2-36 in DGEIS). 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.

- Although vehicle trips are reduced under the Recommended Plan from other alternatives (see Chapter 3, “Alternatives”), it is recommended that site-specific traffic studies 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.
- Lastly, the Recommended Plan for circulation includes a network of footpaths and trails that would extend through the expansive proposed open spaces in the open space and recreational portions of the study area (northern portion of the study area) as recreational amenities.

WATER MANAGEMENT AND NATURAL FEATURES ELEMENT

This Recommended Plan identifies the following with respect to a utilities and natural features plan for the study area:

- To avoid off-site flooding impacts and exacerbation of flooding conditions along Lewis Road, implement a zero net stormwater runoff policy for local streets, in particular Lewis Road. Any new street connections to Lewis Road that require improvements would include a no net increase in runoff design and relieve existing local street flooding to the extent possible. Develop a stormwater management plan for the Lewis Road corridor and maximize the use of existing available facilities to provide stormwater management.
- Provide for a new SCWA well field in the northern portion of the study area. This new well field would provide additional water supply from a site near the protected Central Pine Barrens and away from other uses and could allow for positive water pressure if sited in the higher elevations of the study area.
- All new transmission lines should be installed below grade to avoid natural resources and aesthetic impacts.
- Implement best management runoff practices to reduce the impact of runoff on the water quality of Weesuck Creek and Shinnecock Bay. Also, develop a plan for wetland restoration that enhances and expands tidal wetlands. This would also support Town Trustee objectives with respect to shellfish protection and restoration activities in and around Weesuck Creek.
- Ensure that all development fronting on the bayfront, at a minimum, meets the Town’s wetland standards for setbacks, buffer areas, and protection, and that the measures reflect the significant importance of protecting these local waterbodies and wetlands and their commercial and recreational function to the community and region.

D. THRESHOLDS FOR FUTURE IMPACT ANALYSES

The Recommended Plan and its related actions have been analyzed in this 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 this 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 therefore the objective of this GEIS to examine these impacts in as detailed and conservative a manner as is possible at this time, recognizing 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.

It is expected that 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 this 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 this 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, it is also recommended that future site-specific development proposals that comply with the plan be afforded an expedited review by the Town and all involved agencies from which approvals are necessary.

E. ACTION ITEMS FOR PLAN IMPLEMENTATION

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.

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- Zoning map change to rezone all property north of the LIRR track and east of Lewis Road to CR200 excluding the Densieski Farms, which would be preserved through acquisition (see discussion above) (see Figure 2-2).
- Zoning map change to allow for the resort/recreation/residential uses in Recommendations Areas 6 and 7. (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 (see Figure 2-2).
- 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 (see Figure 2-2).
- 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 (Suffolk County Tax Map number 900-288-1-31.13), 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 Leadership in Energy and Environmental Design (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).

- Encourage development of 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.

GOLF COURSE GUIDELINES

As part of the golf course design, the Recommended Plan encourages the use of an Integrated Pest Management (IPM) plan consistent with Suffolk County’s *Organic Parks Maintenance Plan*. The IPM would 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. Following are some key approaches in an IPM program (see also the guidelines described above).

- Establishing thresholds for application of mechanical, biological, cultural, and chemical methods of pest control;
- Planting with native vegetation, which reduces the need for fungicides, and to a more limited extent, insecticides and herbicides relative to many other possible turf varieties;
- Properly using of fertilizers to reduce the use of pesticides. (e.g., the nutrient potassium can strengthen cell walls of the bentgrass in greens and tees, thereby potentially reducing turf susceptibility to disease and the need for pesticides);
- Applying slow-release nitrogen sources;
- Avoiding fertilizer applications in cool weather or at times of the year when turfgrass is naturally slow growing;
- Conservatively irrigating the golf course and devising separate irrigation plans for different areas of the course; and
- Designing of the golf course so that turfgrass is not the dominate cover type.

With regards to organic golf courses, Suffolk County recognizes that in the absence of a chemical free course, it is necessary to tailor the application and formulation of organic fertilizers to produce a balance of nutrients that contribute to producing a natural soil balance. Another important component of a viable and environmentally sensitive golf course is the planting of native vegetation that would encourage and enhance wildlife habitat and food sources. It is expected that a golf course under the Recommended Plan would meet the Suffolk County organic golf course standards.

In addition to the LEED design guidelines for golf courses described below, it is recommended that any new golf course in the study area would, at a minimum, 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, golf course design for the study area should promote and include the following:

- Buffer areas around significant natural features to prevent impacts to these areas.
- Prepare a management plan for the “out-of-play” areas that preserves native vegetation as well as conserves and promotes native wildlife, vegetation, and habitats. Wildlife and vegetative populations can only be sustained if adequate measures are taken to maintain their habitats and the ecological connections between them. Habitat protection enables these natural features to perpetuate in the region with the continuation of vital natural processes.

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- Strategies to eliminate or minimize fragmentation of habitats should also be identified. Out-of-play areas should promote and not diminish the natural resources of the site.
- Design an irrigation system that conserves water while efficiently and effectively serving golf course vegetation and natural resource features.
 - Develop strategies to efficiently and effectively respond to an environmental spill so that minimal damage to natural features or surface or groundwater occurs. Worker safety training and monitoring procedures should also be described as part of a development proposal.
 - Institute an outreach program that involves educating golf course players in environmental sustainability and the facility's mission in creating a golf course and natural environment that successfully coexist.
 - Install groundwater monitoring wells within the course with at least one upgradient control well. It would be the purpose of the groundwater monitoring program to determine the effects, if any, of the golf course on local groundwater conditions. Submission of quarterly reports could include:
 - Summary statement of monitoring results and trends.
 - Total groundwater pumpage over the period.
 - Total use of fertilizers, pesticides, and herbicides over the period.
 - Upgradient and downgradient groundwater monitoring results highlighting any indication of impacts from the proposed course. Testing should include; but not be limited to, constituents related to pesticide use; volatile organics; and nutrients such as total phosphorus, nitrate, and nitrite.
 - Include monitoring and data review among the Town, Suffolk County Department of Health Services, and Suffolk County Water Authority.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)

The U.S. Green Building Council (USGBC) is a non-profit organization that certifies sustainable development. USGBC administers the LEED Green Building Rating System—a voluntary national rating system for certifying high-performing, sustainable buildings. In comparison with conventional buildings, LEED-certified buildings provide numerous environmental, economic, health, and community benefits. For example, green buildings have lower operating costs; result in less solid waste; conserve energy, water, and natural resources; emit fewer harmful greenhouse gases; and minimize the strain on local infrastructure. In some localities, LEED-certified buildings may also qualify for tax rebates and other incentives. They are also healthier and safer for occupants, with improved air, temperature, and acoustic environments. Moreover, green buildings demonstrate a commitment to environmental stewardship and social responsibility.¹

Material use, energy consumption, water management, site selection and planning, and indoor environmental quality are all important factors in rating a building's sustainability. General and residential development guidelines for "green buildings" are presented below.

¹ U.S. Green Building Council, posted on www.usgbc.org, accessed on June 19, 2008.

GREEN BUILDING GUIDELINES

General Guidelines¹

General guidelines for “green buildings” that would relate to development under the Recommended Plan are as follows:

- Promote clustered development that preserves open space.
- Preserve or restore local ecosystems and biodiversity, particularly for building sites with fragile ecosystems or ecologically significant environments.
- Select sites that minimize habitat fragmentation.
- Avoid new development on environmentally sensitive sites such as prime farmland, wetlands, and endangered species habitats. Protect wetlands and other ecologically important areas on properties proposed to be developed. Consider alternative sites.
- Reintroduce native species on ecologically damaged land.
- Protect native trees and topsoil during construction.
- Avoid pesticide use and provide construction that minimizes the need for pesticide treatments.
- When on-site wastewater systems are proposed, avoid groundwater pollution and utilize innovative systems that maximize nutrient removal.
- Site buildings to enhance the public space around them and maximize pedestrian access.
- Construct shorter roads and utility lines such as sewer and water mains.
- Save energy by designing and constructing energy-efficient buildings.
- Incorporate high levels of insulation and high-performance windows, and make buildings as airtight as possible.
- Minimize cooling loads through careful building design, glazing selection, lighting design, and landscaping.
- Reduce use of construction materials, make use of smaller spaces, and utilize materials and space efficiently.
- Minimize the size of building footprints.
- Simplify building geometry to save energy and materials.
- Select resource-efficient, low-impact materials.
- Avoid materials that generate large amounts of pollution (e.g., volatile organic compounds [VOCs], hydrochlorofluorocarbons [HCFCs]) during manufacture or use.
- Specify materials with low embodied energy (the energy used in resource extraction, manufacturing, and shipping).
- Specify materials salvaged from other uses.
- Avoid materials that unduly deplete limited natural resources, such as old-growth timber.
- Avoid materials made from toxic or hazardous constituents (e.g., benzene, arsenic).

¹ “Establishing Priorities with Green Building,” *Environmental News Bulletin*, September 1, 1995, posted on www.buildinggreen.com, accessed on June 27, 2008.

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- Use materials extracted and manufactured regionally or locally.
- Maximize longevity by designing for durability and adaptability, and specifying durable materials.
- Promote buildings that last longer, allowing for a longer time period over which the building's environmental impacts can be amortized.
- Design for adaptability, particularly with non-residential buildings.
- Design for easy maintenance and replacement of less durable materials.
- Allocate a sufficient percentage of building funds for ongoing maintenance and improvements.
- Consider aesthetics during design and whether a particular style is likely to remain popular. Strive to create timeless architecture, and/or design in the vernacular style.
- Save water by designing buildings and landscapes that are water-efficient.
- Install water-efficient plumbing fixtures and appliances.
- Collect and use rainwater.
- Separate and use greywater for landscape irrigation.
- Incorporate xeriscaping (low-water-use landscaping).
- Provide for groundwater recharge through effective stormwater infiltration designs.
- Make buildings healthy by providing a safe and comfortable indoor environment.
- Design air distribution systems for easy cleaning and maintenance.
- Avoid mechanical equipment that could introduce combustion gases.
- Avoid materials with high rates of VOC off-gassing, such as certain carpets, adhesives, and paints, and standard particleboard.
- Control moisture and minimize mold and mildew.
- Introduce daylight to as many spaces as possible.
- Provide for continuous ventilation.
- Include operable windows, task lighting, temperature controls, and other design elements that give occupants more control over their environment.
- Minimize construction and demolition waste by returning, reusing, and recycling job-site waste.
- Sort construction and demolition waste for recycling.
- Donate reusable materials to nonprofit or other community groups.

Residential Guidelines¹

It is recognized under LEED that new homes should be healthy, comfortable, durable, energy-efficient, and environmentally responsible. Recommendations specific to green home design within the study area can include the following:

¹ U.S. Green Building Council, The Green Home Guide, posted on <http://www.greenhomeguide.org/>, accessed on June 27, 2008.

- Promote smaller homes that minimize environmental impacts including clearing, heating, air conditioning, and lighting usage.
- Orient homes so as to allow sunlight into the interior, reducing the need for artificial lighting, and taking advantage of prevailing breezes. Incorporate shading devices (e.g., canopies and trees) on the exterior of residential buildings, particularly on southern and western façades and over windows and doors, to block summer sun. Use ventilation to bring plentiful fresh air into homes and vent stale air outside.
- Consider using green/landscaped roofs or light-colored, heat-reflecting roofs.
- Use energy-efficient lighting, heating, cooling, and water-heating systems.
- Use healthy, non-toxic building materials and furnishings, such as low- and zero-VOC paints and sealants. Use rapidly renewable sources such as bamboo for wood-based features. Employ salvaged materials whenever possible.
- Use non-toxic insulation derived from materials such as cotton or soybeans, with a high heat resistance factor, in walls and roofs.
- Use double-glazed windows to reduce heat gain in summer and heat loss in winter. Incorporate windows, exterior doors, and appliances with ENERGY STAR ratings.
- Generate energy by incorporating technologies such as solar/photovoltaic systems.
- Use water-conserving irrigation systems and water-efficient bathroom fixtures. Incorporate rainwater collection and storage systems.
- Utilize shade hardscaping such as patios and driveways to minimize heat islands. Use permeable pavers for hardscaping.
- Landscape yards with native species and drought-tolerant plants.

Golf Course Guidelines^{1,2}

Recommendations specific to LEED “green designs” for golf courses include the following:

- Design courses with as little grading as possible.
- Utilize sites with good surface drainage.
- Design courses to minimize removal of existing vegetation.
- Employ sound construction techniques, resulting in well-built, long-lasting greens with reduced long-term maintenance costs.
- Design courses that can be easily walked.
- Encourage walking and use of solar-powered golf carts.
- Reduce pesticide, fertilizer, and water use in golf course maintenance.
- Utilize drought- and salt-tolerant plant species.
- Schedule and target irrigation to minimize water demand. Group plants according to similar needs for water, light exposure, fertilizing, and maintenance.

¹ Golf Course Management, “Sustainable Design in Golf Course Landscapes,” posted on <http://www.gcsaa.org/gem/1999/jan99/01sustainable.html>, accessed on June 27, 2008.

² Moore, James Francis, “Building and Maintaining the Truly Affordable Golf Course,” posted on www.usga.org, accessed on June 27, 2008.

- Recycle greywater from facilities such as clubhouses, and use for irrigation.
- Store winter snow and rainfall for use in summer irrigation.
- Divert runoff from buildings and parking lots for irrigation, with potential treatment for oil contamination.

CAPITAL PROJECTS AND ADDITIONAL STUDIES

Implementation of the Recommended Plan requires little capital expenditure on the part of the Town (land acquisition to be funded through CPF). It is expected that 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.

F. ENVIRONMENTAL IMPACT ANALYSIS

LAND USE, PUBLIC POLICY, AND NEIGHBORHOOD CHARACTER

Figure 2-1 and Table 2-1 present the land use map and uses within the hamlet study area under this Recommended Plan. As shown in Table 2-1, the dominant land uses in East Quogue would continue to be residential and preserved open space, but the Recommended Plan would also establish a new resort and recreation use. This use would include approximately 200 acres that would be developed with a private golf course and associated facilities (e.g., clubhouse) as well as resort/recreation uses on about 15 acres dedicated to spa/banquet facility/equestrian/restaurant activities. In addition, in the long term, the sand mine properties at the northwest corner of the study area are assumed to be reused with habitat restoration, resort, and recreation uses.¹ The Recommended Plan would marginally increase (by about 12 percent) residential uses within the study area, but would significantly increase (about 88 percent) open space and recreation uses.

¹ Use of the property for sand mining could also continue under a renewed DEC permit through 2015.

Table 2-1
Land Uses Under the Recommended Plan

Land Use	Total with No Action (acres)	Total with Recommended Plan (acres)	Net Change (acres)	Percent Total of Study Area (with plan)
Low Density Residential (Single-Family)	1,265.4	<u>1,480.7</u>	+215.3	<u>39.2</u>
Low Density Residential and Wooded (>20 acres)	32.4	--	-32.4	--
Medium Density Residential	8.4	8.4	--	0.2
High Density Residential	11.6	11.6	--	0.3
High Density Residential (Mobile Homes)	15.6	15.6	--	0.4
Subtotal Residential	1,333.4	<u>1,516.3</u>	+182.9	<u>40.1</u>
Agricultural	132.3	--	-132.3	--
Agricultural Preservation	195.1	321.2	+126.1	8.5
Subtotal Agricultural	327.4	321.2	-6.2	8.5
Golf Course	--	200.0*	+200.0	<u>5.3</u>
Public Recreation and Open Space	798.2	1,122.0	+323.8	29.7
Cemetery	22.1	22.1	--	0.6
Resort/Recreation	--	203.5	203.5	5.4
Subtotal Open Space/Preserved/Recreation	820.3	<u>1,547.6</u>	+727.3	<u>40.9</u>
Industrial	1.2	<u>1.2</u>	--	<u>0.03</u>
Sand Mining	203.5	--	-203.5	--
Subtotal Industrial	204.7	<u>1.2</u>	-203.5	<u>0.03</u>
Transportation (Streets, Rail, Right-of-Way)	260.2	262.8	+2.6	7.0
Utilities	27.9	27.9	--	0.7
SCWA Well Field	14.7	19.3	+4.6	0.5
Subtotal Utilities	302.8	310.0	+7.2	8.2
Neighborhood Business	29.7	<u>29.0</u>	-0.7	<u>0.8</u>
Neighborhood Office/Business with Residential (Second Story)	1.3	<u>6.28</u>	+4.98	<u>0.2</u>
Waterfront Business	--	2.7	-2.7	0.1
Marina	11.7	4.6	-7.1	0.1
Restaurant/Banquet Facility	--	<u>15.0</u>	+15.0	<u>0.4</u>
Community Facilities	24.6	26.6	+2.0	0.7
Vacant	724.8	--	-724.8	--
Total Land Area	3,780.7	3,780.7	--	--
Surface Waters	263.3	263.3	--	--
Total Study Area	4,044	4,044	--	--

Sources: Town of Southampton Geographic Information Systems, June 2006 and AKRF, February 2008

This would include both the preservation of large, contiguous tracts at the northern end of the study area within the Central Pine Barrens Compatible Growth and Core Preservation Areas, as well as about 28 acres along the coastal frontage of Weesuck Creek (east shoreline). The latter would expand open spaces north from the Pine Neck Preserve, providing about 160 total contiguous acres on the east shore of Weesuck Creek. In addition, there would be the

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aforementioned conversion of the sand mine properties as well as the addition of a private golf course for recreational uses. The Recommended Plan would also preserve all active agricultural land to the extent practicable, increasing this preserved land use by almost 65 percent. Preservation of these lands would further Town and local goals to preserve agricultural lands and promote the long-term use of agriculture activity in the hamlet. Moreover, preservation of these agricultural lands would forever protect the visual gateway to the East Quogue hamlet and its rural setting (see also below, “Scenic Resources”).

The Recommended Plan would add a number of new uses to the study area, including a private golf course, a resort and recreation use, a banquet facility, and a waterfront business. It would be the purpose of these businesses to diversify the land uses in the study area, with less impact on community facilities and providing fiscal benefits.

Under the Recommended Plan, Main Street would continue as an active commercial center for neighborhood goods and services. At the east end of Main Street (Montauk Highway) there would be the addition of neighborhood office uses (e.g., medical offices) and the in-fill development of residential uses. Given that Main Street is also a gateway into the hamlet, the development of this site should incorporate the aesthetic considerations of the Town’s HO District for any development proposal for this property. On the south side of Montauk Highway, the Turtle Bay site would be redeveloped with a water-related, commercial/recreational business with access to the water (perhaps small kayaks) and a restaurant with waterfront views.

Residential uses would also be developed north of the LIRR track. This would include development of the Lar Sal Realty property immediately west of and adjoining the Rosko Farms site (alternatively, this land could also be preserved as open space). In addition, residential uses would be part of the mixed-use development with the golf course/banquet facility/conference center facilities uses to the west as well as the Atlanticville properties.

Table 2-2 presents the residential density for the projected and potential development sites in the study area as allowed under existing zoning as well as upzoning of lands north of the LIRR track with the exception of the Gibbs property. This table also presents the recommended zoning district for each projected and potential development site under the Recommended Plan. Based on the sum of residential units proposed within the recommendation areas, the Recommended Plan calls for about 212 residential units on the potential and projected development sites as compared to 390 units under existing zoning and 321 units with only upzoning of those properties (i.e., not providing for a mix of uses as proposed with the Recommended Plan).

While the allowable residential density would decrease under the Recommended Plan, commercial and quasi-commercial uses, including resort oriented development and a golf course, are integrated into the plan. Any increase in commercial or quasi-commercial use (i.e. golf course, clubhouse, banquet or conference facilities, restaurant, spa, etc.) must comply with Article 6 of the Suffolk County sanitary code for wastewater discharge as well as the nitrate-nitrogen contained in Section 5.3.3.1 of the Central Pine Barrens CLUP. The CLUP did not identify development transfers within the East Quogue area because it would require transfer across school district boundaries. The Recommended Plan is consistent with the CLUP in that it avoids development in the Core Preservation Area and transfers density and focuses development on targeted parcels. As shown in Table 2-3, allowed clearing for the potential and projected development sites would be up to 340 acres based on current zoning. Because the plan proposes cluster developments away from the Core Preservation Area, the Recommended Plan encourages the use of lands in the Compatible Growth Area, in particular, previously disturbed lands for residential housing (including intra-lot transfers from the Core Preservation Area) and

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**Table 2-2
Potential and Projected Development Site Zoning**

Owner	Existing Zoning	Acreage	Existing Zoning Build-out (new housing units)	Upzoning Build-out (new housing units)	Recommended Plan Zoning
Projected Development Sites					
Noble Farms	CR200	0.06	0.01	15.91	CR200
	CR120	51.00	15.37	-	
	CR80	25.02	10.35	-	
Sub-total	-	76.07	26	16	-
The Hills at Southampton	CR200*	235.38	48.80	87.63	CR200
	CR120	131.18	38.92	-	
	CR80	58.54	23.40	-	
	R20	2.95	1.41	1.41	R20
Sub-total	-	428.05	113	89	-
The Links	CR200	22.84	4.78	31.03	CR200
	CR120	81.94	24.69	-	
	CR80	43.61	18.05	-	
Sub-total	-	148.39	48	31	-
Parlato	CR200	29.70	6.21	18.81	CR200
	CR120	60.25	18.15	-	
	R40**	54.38	42.04	42.04	R40
	R20	9.47	14.02	14.02	R20
Sub-total	-	153.79	80	75	-
Rosko	CR200	31.12	6.51	11.86	CR200
	CR120	25.62	7.72	-	
Sub-total	-	56.73	14	12	-
Potential Development Sites					
Densieski	CR120	47.10	14.19	9.85	CR120
	LI200	15.46	N/A	3.23	LI200
	CR80	30.94	12.80	6.47	CR80
Sub-total	-	93.50	27	20	-
Miller Sand Mine (Sand Farm Corp)	CR200	51.54	10.78	12.02	CR200
	CR120	5.93	1.79	-	
Sub-total	-	57.47	13	12	-
Quogue Hill LLC (East Coast Mines)	CR200	142.44	29.78	30.52	CR200
	CR120	2.27	0.68	-	
	CR80	1.26	0.52	-	
Sub-total	-	145.97	31	31	-
Gibbs	CR80	12.32	5	5	CR80
Lar Sal Realty	CR200	32.86	6.87	15.00	CR200
	CR120	38.86	11.71	-	
	R20	8.53	12.63	12.63	
Sub-total	-	80.25	31	28	-
Turtle Bay	R40	2.74	2	2	R40
Total	-	1,255	390	321	-
Notes: * Includes the Hills at Southampton property north of Sunrise Highway. **Excludes 7.2 acres of wetlands on Parlato property.					
Sources: Town yield rates, Town GIS data					

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development of a mix of land uses that would not overburden local community services and would expand the local tax base. As stated above, this Recommended Plan furthers the goals of the CLUP to encourage regional planning as a means of protecting the Core Preservation Area and encouraging managed and appropriate growth within the Compatible Growth Area.

The Town recognizes the benefits of providing the resort/recreational properties within the study area and intends to take a regional approach in ensuring compliance with the CLUP clearing and fertilizer dependent vegetation requirements to achieve the overall goals for the study area. Therefore, similar to transfer of development rights between parcels within the study area, flexibility in the clearing and fertilizer dependent vegetation standards will be allocated for individual parcels meeting the resort/recreational goals of the Recommended Plan. However, conformance to the CLUP requirements could be balanced over the entirety of the study area.

Table 2-3
Clearing For Projected and Potential Development Sites Based on the Recommended Plan

<u>Existing Zoning Districts</u>	<u>Existing Acreage</u>	<u>Central Pine Barrens Clearance Standards</u>	<u>Allowed Clearing with Current Zoning (acreage)</u>	<u>Acreage with Recommended Plan</u>
CR200	543.93	20%	108.79	1065.4
CR120	442.15	30%	132.64	47.10
CR80	169.68	35%	59.39	43.25
R40	54.88	53%	29.08	54.88
LI200	15.46	65%	10.05	15.46
Total	1226.09	=	339.95	1226.09
Notes: Only includes lands for the projected and potential development sites located north of the LIRR track within the Central Pine Barrens.				
Sources: Central Pine Barrens Land Use Plan and AKRF.				

It is also the objective of the Recommended Plan to allow these uses while minimizing clearing and installation of managed turf to the greatest extent possible, managing golf course use of fertilizers and chemicals, and ensuring that low-impact development does not compromise the CLUP objectives to protect natural features and groundwater quality.

POPULATION AND HOUSING

As shown in Table 2-4, the Recommended Plan would add about 212 new residential housing units to the study area (an increase of about 16 percent over the No Action condition total) and would add an estimated 123 school-age children to the East Quogue study area. If the Lar Sal property north of the LIRR track is preserved, there would be 201 new residential units with 117 school-age children. For a comparison of the Recommended Plan to the Zoning Build-Out Alternative, see Chapter 3, “Alternatives.”

Table 2-4

Population and Housing Change from No Action to Recommended Plan

	No Action	Recommended Plan	Percent Change
Residents	2,566-2,667*	3,191-3,445*	+24.4-29.2*
School-age Children	530**	653**	+23.2
Housing Units	1,365	1,577	+15.5
Notes: *The range is based on 3 to 4 bedroom households ** <u>Student generation was estimated to be 0.58 total students per household based on student registration data provided by the EQUFSD</u>			
Sources: US Census 2000; Town of Southampton Town Code, March 2006; East Quogue Union Free School District, January 2008.			

COMMUNITY FACILITIES AND SERVICES

FIRE AND EMERGENCY SERVICES

The Recommended Plan recognizes that land along Lewis Road needs to be allocated to the East Quogue Fire District. This substation land would allow the fire district to house new equipment and vehicles at a site that could more easily and effectively answer calls at new residential developments north of the LIRR track. This site could also provide a dedicated helicopter landing area instead of utilizing the East Quogue Elementary School, which is the district's current practice. According to representatives of the East Quogue Fire District, no new equipment would be needed for the new substation since they are presently considering purchasing a new engine within the next year or so. In addition to supplementing local fire services, this new station could also provide traffic calming along Lewis Road due to the required blinking yellow light associated with the station.

As stated above, the Recommended Plan would include a new east-west roadway connection north of the LIRR track that would assist the East Quogue Fire District in reaching emergencies north of the tracks.

The Recommended Plan with additional residential units, private golf course, recreation uses, waterfront business, and commercial office space would not significantly increase the demand on police and fire services within the study area. Adherence to buffers between pinelands and developed areas (e.g., fire breaks) would be incorporated in site designs to avoid impacts from larger wildfires. It is recognized that increases in development would necessitate an increase in fire department personnel. To that end, more affordable housing units in the area provide the opportunity for expanded volunteer service.

It is expected that there would be some limited added service demands from the Town for the management of protected open spaces; however these open spaces are proposed for the protection of natural resources, water quality, and the Pine Barrens and thus, would not place a significant demand on Town services and would not increase demand on emergency services.

EAST QUOGUE UNION FREE SCHOOL DISTRICT

Under the No Action condition, the East Quogue Union Free School District (EQUFSD) would operate at 91 percent capacity (498 students). As described in Chapter 3, approximately 81 new students would be added to the East Quogue study area through 2015, assuming no additional

development in the study area. Of this total, it is conservatively assumed that approximately 60 percent, or 49 students, would attend the EQUFSD¹. The Recommended Plan would generate an estimated 123 school-age children. Based on the conservative assumption that 60 percent of the school children in the study area are at an age that they attend the East Quogue Elementary School, the projected enrollment would increase to 572 students. The capacity of the East Quogue Elementary School is 550 students. Thus, the school is projected to operate at 104 percent of its capacity under the Recommended Plan. The EQUFSD currently has a recognized future need for expanded space at the existing school to meet the growing needs of the school district. Options that are being explored by the school district include a new administration building on existing district property, which would free up space in the existing building for classrooms. Another option is the potential acquisition of property adjacent to the school property for the expansion of the elementary school. If expansion in the future is deemed necessary, the EQUFSD may also consider having two separate schools, one for grades K-2 and one for grades 3-6, which means one additional building may need to be constructed on a new site. It is recognized that with or without the Recommended Plan, the EQUFSD needs to prepare a school district plan to address future needs of the community. However, the Recommended Plan seeks to minimize the addition of students to the district and future impacts on school capacity. Thus, the Recommended Plan would substantially reduce demands on the school district as compared to the Proposed Projects and Zoning Build-Out (As-of-Right) Alternatives (see Chapter 3, “Alternatives”).

WESTHAMPTON BEACH UNION FREE SCHOOL DISTRICT

Based on correspondence with the Westhampton Beach UFSD (WHBUFSD), the junior high school and high school would have enough capacity to accommodate future growth for East Quogue projected under this plan. WBUFSD accounted for significant growth in a demographic study conducted in 2002 to address needs due to growth in feeder districts (i.e., other districts that send their students to Westhampton Beach for secondary education). This district is also in the process of creating larger gym and music spaces with interior renovations at the junior high school, which would free up classroom space. Specifically, the junior high and high school, during the 2007-2008 school year, are operating at about 87 percent capacity. If the balance of the students generated by the Recommended Plan were to attend WBUFSD (e.g., 40 percent of the total), the junior high and high schools would operate at about 90 percent capacity.

ECONOMIC AND FISCAL CONSIDERATIONS

FISCAL ANALYSIS

The development of an estimated 212 residential units² under the Recommended Plan would contribute about \$2.2 million to the Town’s tax base with about \$1.7 million allocated to the

¹ Currently, about 47 percent of the total school age students living in East Quogue attend school at WHBUFSD.

² For the economic analysis, it was assumed that the 212 new residential units would have a property and improvement taxable value of about \$1 million. As the taxable value decreases, the net fiscal impact on the local school district increases.

EQUFSD. Based on the 2006-2007 cost per student¹, the addition of 123 students would increase costs to the district by approximately \$2.2 million, which yields a deficit of about \$493,000. However, the Recommended Plan also proposes the addition of other uses within the study area that would not generate students, but would increase ratables. These uses include a private golf course, resort/recreation facility, commercial office space, waterfront business, and small market use. The fiscal contribution to the school district from these uses would be approximately \$533,000. Thus, these uses would offset the above mentioned fiscal demands on the school district and would support the local school district operations.

The preservation of lands within the study area for open space and recreation, agricultural purposes, and natural features protection would not increase ratables, and would generate only a limited demand for services. The cost of the land acquisition program under the Recommended Plan would largely be financed through the 2 percent real property transfer tax (the Community Preservation Fund), supported by other County and State-wide sources. Thus, the funds to acquire lands would not be drawn from the Towns budget. While there are some marginal operating costs associated with the Town staff time to plan, coordinate, and manage the acquisition of these properties; 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.

ECONOMIC CONSIDERATIONS

Under the Recommended Plan, the Main Street business district would somewhat expand to the east to provide office uses that serve the future hamlet community and would make use of underutilized lands (lands fronting on Main Street and Weesuck Creek) for commercial purposes. This would include reuse of the Turtle Bay waterfront site on the south side of Main Street with a water-related commercial use. On the north side of Main Street there would be a small office center that could provide local office services, such as medical or legal services, that would support a diversity of uses along Main Street while not competing with existing retail businesses.

As stated above, it is also recommended that a parking plan be developed for Main Street. This plan would support the Main Street economy by identifying easily accessible parking spaces and improving local circulation. Optimally, a location for additional off-street parking would be provided.

In addition, the Recommended Plan would provide the opportunity for a range of jobs at the golf/resort/recreation center, local offices, and waterfront businesses. These jobs could be filled by local residents and would contribute to the local resort economy that is one of the foundations of the Town's overall job and tax base.

¹ According to the EQUFSD, the 2006-2007 cost per student was \$17,919. Only estimates are available for the 2007-2008 school year and therefore, the previous years actual cost was used for this analysis. This cost is for regular education students. Special education student costs are calculated separately by the school district.

OPEN SPACE AND RECREATIONAL FACILITIES

OPEN SPACE

The Recommended Plan would add about 720 acres of open space and recreation lands to the East Quogue study area. Consistent with the Town's Comprehensive Plan, Community Preservation Project Plan and the *Long Island South Shore Estuary Reserve Comprehensive Management Plan*, the Recommended Plan would preserve lands north of the LIRR track associated with the Central Pine Barrens as well as lands to the south along the eastern shoreline of Weesuck Creek. Of the 720 acres of open space and recreation lands, approximately 350 acres would be preserved in perpetuity. Open space preservation would largely occur through the subdivision process and about 28 acres (Suffolk County Tax Map numbers 900-317-1-23, 25, 26, 27) along Weesuck Creek would be preserved through the transfer of development rights process. Preservation of this parcel, in addition to the Pine Neck Preserve to the south, would create a nearly contiguous band of about 160 acres of open space along the east frontage of Weesuck Creek up to The Pines subdivision. Thus, the land preservation proposal can be achieved without significant expenditure of Town fiscal resources.

Consistent with the regional CLUP, preserved open space under the Recommended Plan, would be located in the northern portion of the study area, along and within the Central Pine Barrens Core Preservation Area and west of the Pines Subdivision. This open space preservation would create a contiguous band of natural vegetation along the northern portion of the study area. If the sand mine properties to the west are also converted to resort and recreation uses, as proposed under the Recommended Plan, the entire northern portion of the study area would be preserved as open space.

In addition to the preservation of natural features in the northern portion of the study area, the dedication of these lands to open space would also retain and protect the significant knob and kettle topography that is characteristic of the Ronkonkoma Moraine.

As stated above, open space preservation is also proposed along the eastern shoreline of Weesuck Creek. The preservation of this property would complete a contiguous swath of preserved land from Pine Neck Preserve along the entire eastern border of the study area to the LIRR track. The Weesuck Creek watershed has been recognized as an important component of the health and water quality of the greater Shinnecock Bay and therefore contributes to the significant commercial and recreational economy provided by the bay. This land has been earmarked by the Town as sensitive habitat and significant to maintaining the overall ecology of Shinnecock Bay. Thus, the preservation of this parcel would avoid further degradation of this surface water body.

For comparison, under the No Action condition, approximately 22 percent of the study area is dedicated to open space and recreation. With the Recommended Plan, open space would be increased to about 40 percent of the land use within the study area, a significant contribution to the preservation of natural features as well as the maintenance of the aquifer system and recharge areas, and the protection of the watershed environmental quality as a whole. Further, the preservation of these lands would meet the overall Town policy of maintaining existing connections of open space and creating linkages through a network of greenways and trails.

RECREATIONAL FACILITIES

Active Recreational Activities

The Recommended Plan 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, jogging, or cross-country skiing (see discussion below).¹

Trails

In addition to protection of the open space, a trail system is proposed as part of the Recommended Plan. This trail system would run from Lewis Road up to Sunrise Highway and from Sunrise Highway down to Gleason Drive through the preserved open areas and connect to the existing Spinney Road trail and the New York State Department of Environmental Conservation trails in the northwestern portion of the study area. As part of the Noble Farms project, additional lands would be preserved as open space with trail access from Lewis Road to the northern portions of the study area. The proposed trail system would promote public access and utilization of the preserved lands for both passive and active recreation.

NATURAL RESOURCES

With the preservation of almost 350 acres of additional Pine Barrens land north of the LIRR track and another almost 30 acres of coastal woodlands and wetlands along Weesuck Creek, the Recommended Plan would be consistent with State, regional, and local policies that encourage the preservation of the Central Pine Barrens due to significant habitats 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 associated with Pine Neck Preserve and the Pine Barrens, and protecting tidal wetlands.

Preservation of the northern, undisturbed higher elevations (Pitch-pine – oak forest habitat) within the study area (identified as a Critical Resource Area within the Central Pine Barrens and “Henry’s Hollow”), would further protect the habitat that potentially supports the coastal barrens buckmoth, which is a New York State special concern species (i.e., a species at risk of endangerment).

In sum, the Recommended Plan would have a significant positive impact on natural features preservation in the study area by redirecting development away for environmentally sensitive lands within the Compatible Growth Area towards fragmented and disturbed or developed areas. With the Recommended Plan, there is an enhanced opportunity for these ecological resources to thrive in their natural state and maintain their local populations, particularly with the large contiguous blocks of preserved habitats. The Recommended Plan would also expand protection efforts for natural resources within the study area. Further, the protection of forested habitat and open water/forest interface while eliminating the risk of forest fragmentation would curtail the decline of local bird species and support their continued presence and use of the study area. In addition, the Recommended Plan provides for maximizing use of previously cleared areas within

¹ It is recognized that the Town owns approximately 38 acres of land between the Hills at Southampton and Links development sites where the golf course is planned with about 5 acres located in the Core Preservation Area (Section 250, Block 4, Lot 1).

the study area through creative site design as well as restoration of habitat in preservation areas (see proposed Recommendation Area 7).

PHYSICAL FEATURES AND WATER RESOURCES

SOILS AND TOPOGRAPHY

It is not expected that development under the Recommended Plan would materially change soils or geology within the study area. Development under the plan would be expected to limit changes in natural topography (e.g., limiting the amount of cutting and filling) and work with natural grades to the maximum extent practicable.

WATER RESOURCES

Surface water impacts are a result of localized impacts on runoff and groundwater near surface waters as well as changes in characteristics of stormwater runoff that enters the surface water. Best management practices at all development sites, including the proposed golf course, would be achieved by minimizing land clearing through site design as well as avoiding potential degradation of groundwater and surface water resources within the study area through the management of fertilizers and pesticides. It is recommended that innovative best management practices be employed at all development sites, including the golf course, to control pollutant loadings to surface water and groundwater resources. Minimized pollutant loadings would also benefit wildlife and vegetation that thrive in and around these systems. To reduce pollutant loadings from recreational and residential sources, the Recommended Plan identified the following:

- 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 discharge locations from streets and other impervious surfaces for the purposes of providing natural resources and aesthetic benefits.

With respect to the street ends and stormwater outfalls, the Town has an active program to evaluate its street-end stormwater discharge for the purposes of identifying opportunities for best management practices at these locations. Current maps prepared by the Town identify outfall locations to Weesuck Creek at the end of Weesuck Avenue, Bay Avenue and Jackson Avenue, as well as an outfall to Daves Creek. The Town is exploring measures to reduce pollutant loadings at these locations that would serve to further protect water quality and natural resources habitats in the Weesuck Creek/Shinnecock Bay system.

In sum, with these above-described measures in place, the Recommended Plan could be implemented without a significant adverse impact on soils, topography, or water resources.

UTILITIES

With the Recommended Plan, demands for potable water from residential uses would increase, on average, about 70,000 gallons per day in this service district over the 2015 No Action condition.¹ Table 2-5 provides a breakdown of water demand with the Recommended Plan. In developing this plan, the SCWA identified an increasing demand for irrigation water on residential lots. As recommended above, clearing restrictions and other land preservation and landscaping techniques could be used to reduce the overall demand for water for irrigation purposes. However, as discussed above, based on interviews with 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 to serve the East Quogue service area. In addition to providing additional pumping capacity, the well field would be located north of all the East Quogue development near the Central Pine Barrens Core Preservation Area, and would be upgradient of the developed portion of the study area. This location therefore provides the advantages of pumping groundwater flowing from the protected Pine Barrens (groundwater flowing from north to south) and potentially providing better water pressure due to the higher elevations within this portion of the study area. This would be a positive impact of the proposed plan with respect to utilities.

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.

**Table 2-5
Water Demand**

<u>Land Use</u>	<u>Suffolk County DHS rate</u>	<u>Number of units/building size</u>	<u>Wastewater Generation (gpd)</u>	<u>Water Demand (gpd)</u>
<u>Single-family residential</u>	<u>300 gpd/unit</u>	<u>212</u>	<u>63,600</u>	<u>69,960</u>
<u>Apartments</u>	<u>300 gpd/unit</u>	<u>6</u>	<u>1,800</u>	<u>1,980</u>
<u>Residential Use Total</u>			<u>65,400</u>	<u>71,940</u>
<u>Office</u>	<u>0.06 gpd/sf gross floor area</u>	<u>43,560</u>	<u>2,614</u>	<u>2,875</u>
<u>Waterfront Business</u>	<u>30 gpd/seat</u>	<u>100</u>	<u>3,000</u>	<u>3,300</u>
<u>Banquet facility/Clubhouse</u>	<u>0.30 gpd/sf gross floor area</u>	<u>35,000</u>	<u>10,500</u>	<u>11,550</u>
<u>Golf Course (irrigation)</u>				<u>60,000*</u>
<u>Mixed Use Total</u>			<u>16,114</u>	<u>77,725</u>
<u>Total</u>			<u>85,514</u>	<u>149,665</u>
Notes:	*Based on Sebonac golf course irrigation estimate of 46,643 for 100 acres of managed turf.			
Sources:	Suffolk County Department of Health Services Standards for Approval of Plans and Construction For Sewage Disposal Systems For Other Than Single Family Residences; Sebonac DEIS, March 2003			

¹ Water demand generation was calculated based on Suffolk County Department of Health Services rates (300 gallons per day per unit) and increasing the calculated wastewater generation by 10 percent.

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Because the area is not served by a regional sewer district, it is expected that 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. It is expected that given the residential densities proposed under the Recommended Plan and mix of uses, and the requirements of the SCDHS with respect to septic system approvals, no significant impacts would occur on local water resources due to sanitary disposal utilities.

In addition to the above, street flooding along Lewis Road is recognized as an existing issue. Thus, it is a recommendation of the plan that no new development should contribute any off-site runoff to Lewis Road. In addition, to the extent that the proposed road connection to Lewis Road can reduce runoff on Lewis Road or relieve local flooding, this is a positive benefit of the Recommended Plan and its implementation.

SCENIC RESOURCES

Overall, the Recommended Plan would protect the scenic quality of the hamlet by preserving and enhancing key scenic features of East Quogue, including the Pine Barrens forest, the hamlet center, waterfront wetlands, country roads, and agricultural lands. By maintaining this quality of the study area, the Recommended Plan would thus protect the most critical scenic features of the hamlet, including its agricultural uses, Main Street, and natural features of the Pine Barrens and Shinnecock Bay coastal frontage.

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 while the commercial development along Montauk Highway would provide an orderly transition in uses and density while accommodating residential and commercial and professional uses. This would include the design treatments in accordance with the HO District requirements for any proposed office or business uses along Montauk Highway, as this is a gateway to the community from the east. 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).

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.

CULTURAL RESOURCES

The Recommended Plan would not alter or demolish any cultural resources in the study area. None of the sites that would be developed contain historic resources as identified by the Town's

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cultural resources survey, nor are any development sites located near these resources. In addition, by targeting development to infill parcels north of the LIRR track and preserving lands along the eastern shoreline of Weesuck Creek, the Recommended Plan would preserve and protect historic buildings and resources and the visual content of the community.

TRAFFIC AND TRANSPORTATION/PARKING FACILITIES

TRAFFIC

The cumulative impacts of the Recommended Plan with respect to traffic, transportation, and parking, including the residential components coupled with the private golf course/resort recreation proposed under the Recommended Plan would generate about 302 AM peak hour trips and 466 PM peak hour trips, (see Table 2-6). For comparative purposes, an analysis of the Proposed Projects Alternative, as provided in Chapter 3, “Alternatives,” projected that the developments as proposed (i.e., the Hills at Southampton, Atlanticville, etc.) would generate 514 new trips during the AM peak hour and 851 trips during the PM peak hour. The Recommended Plan therefore represents between 55 and 59 percent of those total trips and thus, would generate about half of the traffic anticipated under the Proposed Projects Alternative.

**Table 2-6
Trip Generation Under the Recommended Plan¹**

Building Component	Development Size	ITE Land Use Code	ITE Land Use	AM Peak Hour				PM Peak Hour			
				Trip Gen Rate	Total # Trips	# In' Trips	# Out' Trips	Trip Gen Rate	Total # Trips	# In' Trips	# Out' Trips
Single-Family Housing	212 units	210	Single-Family Detached Housing	0.77	161	42	119	1.02	213	136	77
Golf Course	18 holes	430	Golf Course	3.01	54	25	29	3.56	64	28	36
Banquet facility ²	200 patrons	N/A	Banquet facility	=	=	=	=		90	90	
Office Space	43.6 sq ft./ 1,000 gross floor area ³	710	General Office Building	1.55	68	32	36	1.49	65	28	37
Apartments over Office Space	6 units	220	Apartments	0.55	3	1	2	0.67	4	3	1
Waterfront Business	100 seats	931	Quality Restaurant	0.16	16	4	12	0.30	30	19	11
PROJECT TOTAL:					302	104	198		466	304	162

Notes: ¹Based on ITE Trip Generation Manual, 7th Edition, Institute of Transportation Engineers.
²Based on empirical data. Assumed 90 percent of the patrons would arrive just before the start of the event (assumes occupancy of 2.0 persons per vehicle). This is a conservative assumption since the banquet facility would not operate on a daily basis and would likely not host events that start during the peak weekday hour. Other uses within the resort/recreation area would be expected to have less peak hour trip generation than a banquet facility.
³Assumes 20 percent of the 5-acre site is developed.

In addition, the Recommended Plan proposes a traffic circulation plan that provides an east-west roadway connection north of the LIRR track. It is proposed that this new public road be provided connecting Lewis Road on the west through the Pines subdivision to the east with a connection at Malloy Drive that would allow access to Emmett Drive and across the LIRR track to Montauk Highway. 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

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Hills properties. This east-west connection would also connect to the existing Gleason Drive subdivision road (see Figure 2-1). These new road connections would serve to reduce the amount of traffic that would need to take Old Country Road or Montauk Highway through the hamlet with respect to east-west oriented trips. It is assumed that all roads within the development sites would be designed according to Town code and be public roads and installed as part of the development and dedicated to the Town. Thus, they would be constructed with little capital cost to the Town.

As shown in Table 2-7, the Recommended Plan would introduce less traffic at all analyzed intersections as compared to the Proposed Projects Alternative. While the Recommended Plan would reduce these vehicle trips, it is recommended that site-specific road designs and traffic analyses be performed for individual projects as they are developed to determine if traffic improvements are required to provide an acceptable level of service along the local roads. The details of these requirements are presented above under the recommendations and recognize the need for site-specific traffic studies, intersection designs, traffic calming measures, and a consideration of alternatives to minimize traffic impacts from future development, particularly north of the LIRR track. It is expected that these measures would be necessary to avoid or minimize traffic and circulation impacts from this future development.

Table 2-7

Comparison of Incremental Traffic Volumes at Key Intersections with the Recommended Plan and Proposed Projects Alternative

<u>Intersections</u>	<u>2015 Volumes with the Recommended Plan</u>		<u>2015 Volumes with the Proposed Projects Alternative</u>	
	<u>AM</u>	<u>PM</u>	<u>AM</u>	<u>PM</u>
<u>Quogue-Riverhead Road/Old Country Road</u>	<u>36</u>	<u>55</u>	<u>52</u>	<u>85</u>
<u>Quogue-Riverhead Road/Lewis Road</u>	<u>231</u>	<u>361</u>	<u>335</u>	<u>555</u>
<u>Lewis Road/Spinney Road</u>	<u>227</u>	<u>356</u>	<u>329</u>	<u>547</u>
<u>Lewis Road/Old Country Road</u>	<u>205</u>	<u>341</u>	<u>297</u>	<u>525</u>
<u>Lewis Road/Box Tree Road</u>	<u>200</u>	<u>341</u>	<u>290</u>	<u>524</u>
<u>Old Country Road/ Central Avenue</u>	<u>129</u>	<u>224</u>	<u>187</u>	<u>345</u>
<u>Montauk Highway/Lewis Road</u>	<u>73</u>	<u>125</u>	<u>106</u>	<u>192</u>
<u>Montauk Highway/Central Avenue</u>	<u>65</u>	<u>116</u>	<u>94</u>	<u>178</u>
<u>Montauk Highway/Josiah Fosters Path</u>	<u>41</u>	<u>72</u>	<u>60</u>	<u>110</u>
<u>Montauk Highway/Squires Avenue</u>	<u>20</u>	<u>31</u>	<u>29</u>	<u>47</u>
<u>Montauk Highway/Old Country Road</u>	<u>68</u>	<u>101</u>	<u>98</u>	<u>156</u>
<u>Montauk Highway/Emmett Drive</u>	<u>71</u>	<u>105</u>	<u>103</u>	<u>162</u>

PARKING

As stated above, the plan includes a recommendation for a parking plan for the hamlet. This would identify local parking needs and potential off-street parking locations. Development of a parking plan would support existing Main Street local businesses (see the discussion above) and relieve the demands on on-street parking, particularly during the summer months. One such potential location is the vacant portion of a lot adjacent to the existing East Quogue Post Office

on Bay Avenue. Otherwise, it is expected that on-site parking requirements would be met for all the projects identified in the Recommended Plan.

PEDESTRIAN AND BIKING CONDITIONS

One area of potential traffic/pedestrian conflict under the Recommended Plan is the proposed connection of roads north of the LIRR track. As a result of the convergence of these transportation features, and the potential traffic impacts at this location, access design at this location would need to consider not only traffic circulation, but also pedestrian and biker safety conditions as well.

Otherwise, no significant changes are expected in the study area's pedestrian conditions. Sidewalks within each proposed development are encouraged and these sidewalks should connect with walking trails and external sidewalks where that potential exists.

Improvement measures that could reduce traffic as a whole would include the installation of sidewalks, bike paths/bike lanes, and bike racks within new developments to encourage pedestrian and bike travel. In addition, the Recommended Plan identifies the need for traffic calming measures to protect existing residential streets that could be affected by the recommended street connections and an area-wide circulation study to address not only traffic circulation, but pedestrians, biking, and recreational (e.g., hiking, jogging) needs as well.

AIR

No significant impacts on air quality are expected with the Recommended Plan.

NOISE

No significant noise impacts from mobile vehicular sources would occur under the Recommended Plan. In addition, the Recommended Plan does not propose any residential or sensitive uses within the Gabreski Airport flight path (see Figure 2-3). Thus, noise from the airport would not interfere with new residential developments proposed under the Recommended Plan.

SOLID WASTE MANAGEMENT AND RECYCLING

The Town does not provide municipal curbside garbage and recyclables collection service. As described in Chapter 2 of the DGEIS, Southampton Town residents and small businesses can opt to either arrange for collection through private carters or become a self-hauler by bringing trash and recyclables to a local disposal center. All disposal centers accept household garbage and recyclables. High volume generators of trash and recyclables (such as industrial and commercial operations) are prohibited from using the Town's recycling centers, and must instead hire a private carter to handle refuse removal and recyclables collection. Because solid waste management for residential and commercial uses would be handled by private carters or be self hauled to local transfer stations, the Recommended Plan would not significantly impact solid waste management and recycling. All uses would be required to conform to local recycling laws and thus, must separate recyclables from the solid waste stream before accepted at the local disposal centers.

G. GROWTH INDUCING IMPACTS

This section analyzes the potential for the Recommended Plan to result in any growth-inducing impacts, or “secondary impacts” beyond those projected under the plan. The term “growth-inducing aspects” generally refers to the long-term indirect impacts of a proposed project that may trigger further development. Secondary impacts may include additional physical development, population increases in the surrounding community, increases in economic growth, and/or social or cultural expansion. For example, projects that add substantial new land use, population, or employment have the potential to induce additional development (e.g., commercial uses that would serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) also have the potential to induce growth.

It is not expected that the Recommended Plan would have any appreciable secondary or growth-inducing impacts. As discussed in more detail in Chapter 1, “Project Background” of the DGEIS, it is the objective of this analysis to manage growth with a comprehensive plan for the study area and to protect community land patterns and environmental resources while recognizing that managed growth will occur, with open space preservation and recreational opportunities through smart growth principles and land applications that direct development away from environmentally sensitive areas and towards appropriate receiving areas. It is also the Town’s objective to recognize the community values of East Quogue as a place to live, work, and recreate, and to limit adverse impacts from development. In the absence of these planning measures, unmanaged future growth could cumulatively impact the local school district and tax structure, ecological habitats, groundwater and surface water quality, and adversely impact existing and potential open spaces. In addition, recommendations set forth in this GEIS will provide direction for decision makers relative to future land management in the study area. Thus, it is concluded that the Recommended Plan would not induce growth, rather it would serve to manage growth that is already anticipated to occur in the study area in the future without the proposed recommendations.

H. CONSTRUCTION IMPACTS

It is not expected that the Recommended Plan would result in any significant construction impacts in the study area. Construction impacts are temporary and would be reduced under this plan from other alternatives (e.g., the Proposed Projects Alternative). Moreover, certain construction techniques (such as erosion and sediment control practices) would be employed to minimize the adverse effects of construction. Following are the short-term impacts anticipated as a result of construction of the proposed developments under the Recommended Plan:

- 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.

Potential short-term construction impacts and abatement measures are discussed in more detail below.

AIR QUALITY

Localized impacts on air quality that can occur during construction include fugitive dust (particulate) emissions from earth movement. These impacts usually occur on-site and within a short distance of the construction activity. In addition, appropriate fugitive dust control measures, including watering of exposed areas and dust covers for trucks, can be employed to minimize such impacts.

NOISE

Potential impacts from noise during construction of the future development typically include short term noise from construction equipment operation and noise from vehicles traveling to and from the work sites. In general, the construction of the proposed developments would result in some increased construction noise for a limited period of time. Construction equipment is required to meet applicable noise emission standards to reduce or avoid impacts.

GROUNDWATER AND SURFACE WATER RESOURCES

In accordance with New York State Department of Environmental Conservation regulations, individual developers would need to prepare a Stormwater Pollution Prevention Plan (SPPP) and submit a Notice of Intent (NOI) with that agency prior to the start of any construction on sites greater than 1 acre in size. In keeping with these regulations, erosion and sediment control measures would be installed prior to beginning other land disturbances and would not be removed until the disturbed land areas are stabilized. Such practices include seeding or mulching for surface stabilization, silt fences, haybale dikes, and water quality swales. Maintenance would be performed as necessary to ensure continued stabilization. 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* in order to prevent significant adverse impacts to local surface waters during construction due to stormwater runoff. With these measures in place, impacts to local surface waters would be avoided.

I. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Irreversible and irretreivable commitment of resources refers to both the built and natural resources that would be expended in the construction and operation of a proposed project. As stated, the Recommended Plan seeks to recognize that inevitable growth could occur while maintaining the scenic, natural, community and socioeconomic qualities of the hamlet of East Quogue.

While the Recommended Plan would require some commitment of natural resources in the form of vegetative cover or plant and animal habitat, the plan would have a positive impact on natural features in the study area. With the Recommended Plan, there is an enhanced opportunity for ecological resources to thrive in their natural state and maintain their natural integrity, particularly as a result of the large contiguous blocks of preserved lands. The Recommended Plan would expand protection efforts for natural resources within the study area. Further, the protection of forested habitat and open water/forest interface while eliminating the risk of forest

fragmentation would curtail the decline of bird species and support their continued presence and use of the study area.

J. ENERGY USE AND CONSERVATION

As discussed above, the proposed plan would require energy in the form of gas and electricity consumed during construction and operation of the proposed developments. However, the proposed plan would not have an adverse effect on the distribution, generation, and maintenance of existing energy facilities.

K. MITIGATION AND UNAVOIDABLE ADVERSE IMPACTS

When significant impacts are disclosed, State Environmental Quality Review Act requires an analysis of mitigation. For each significant impact, feasible mitigation (e.g. measures to mitigate potential impacts on rare or endangered plant or animal species, water quality protection measures) should be examined. When there is no reasonable feasible mitigation, these impacts are disclosed as unavoidable adverse impacts.

As discussed above, the Recommended Plan would have limited environmental impacts. With respect to traffic, the Recommended Plan would generate about half of the total vehicle trips that would be generated under the Proposed Projects Alternative (see Chapter 3, “Alternatives”) and thus, would require little or no mitigation. However, even though the Recommended Plan would generate a reduced number of traffic trips and would not be expected to impact the local street network, site specific traffic analysis are recommended for individual projects to ensure proper traffic flow and circulation, particularly with new connections to local streets and extensions of streets.

In addition, site specific review could be performed for planning board or Town Board review for any of the projects discussed above that may have the potential for significant adverse environmental impacts that may require additional studies of groundwater or surface water impacts and natural resources, for example. *