

**DRAFT SCOPE  
FOR DRAFT ENVIRONMENTAL IMPACT STATEMENT  
“SERENITY ESTATES”  
PROPOSED RESIDENTIAL PLANNED DEVELOPMENT DISTRICT  
NORTH PHILLIPS AVENUE, HAMLET OF SPEONK  
SUFFOLK COUNTY, NEW YORK**

**Overview**

This document is a Draft Scope for the Draft Environmental Impact Statement (“DEIS”) for the proposed change of zone and establishment of a Residential Planned Development District (“RPDD”) on a 15.217-acre parcel located on the west side of North Phillips Avenue, approximately 1,258 feet south of Old Country Road and approximately 1,900 feet north of Montauk Highway, in the hamlet of Speonk, Town of Southampton, County of Suffolk, New York. The subject property is designated as Suffolk County Tax Map No. 0900-350-03-85.1, and is currently zoned “CR-40 Country Residence” (“CR-40”).

The proposed action includes the construction of a 60-unit senior citizen condominium complex. The proposed development would also include a recreational center with a fitness center, locker rooms, lounge/entertainment center, billiards room and card room, indoor and outdoor swimming pools, a hot tub, two tennis courts, putting green, playground and walking paths. A gatehouse will be constructed at the entrance of the property to provide security to the residents.

Twelve of the 60 units, or twenty percent of the total number of units proposed, will be designated as moderate- and middle-income units. The 12 units will be split equally between moderate and middle incomes (i.e., six of each) and will be located in three buildings, which will contain four units in each building.

To ensure that the DEIS will address all significant issues, the Town Board of the Town of Southampton, as lead agency, has elected to conduct formal scoping pursuant to 6 NYCRR §617.8. As such, the applicant is required to prepare and submit this Draft Scope to the lead agency, which provides a description of the proposed action and the applicant's proposed content for the DEIS, based upon the "positive declaration" issued by the Town Board. Thus, this Draft Scope has been prepared in accordance with 6 NYCRR§617.8 to address the potentially significant impacts identified in the aforesaid positive declaration, and sets forth the following:

- Brief description of the proposed action;
- Potentially significant adverse impacts;
- Extent and quality of information needed to adequately address potentially significant adverse impacts;
- Initial identification of mitigation measures; and
- Reasonable alternatives to be considered.

### **Description of the Proposed Action**

The proposed action includes a request for a change of zone for the subject property from CR-40 to RPPD to facilitate the construction of a 60-unit senior citizen condominium complex. There will be two market rate units in each building, and each unit will contain approximately 3,000 square feet of useable space, along with a two-car garage. There will be four moderate/middle-income units in each of the three buildings and each unit will contain approximately 1,000 square feet of space along with a one-car garage. Most of the units will be designed with the master bedroom and bathroom on the ground floor to accommodate aging seniors. In addition, the proposed development includes a recreational center with the following amenities: fitness center, locker rooms, lounge/entertainment center, billiards room and card room, indoor and outdoor swimming pools, a hot tub, two tennis courts, putting green, playground and walking paths. A gatehouse will be constructed at the entrance of the property to provide security to the residents.

The subject property is situated within a CR-40. As stated in the Eastport-Speonk-Remsenburg-Westhampton Area Study (the “Area Study”), which was adopted by the Town Board on September 28, 2004, as an update to the Town’s 1999 Comprehensive Plan Update, the subject parcel is suggested to “be rezoned to either a light industrial park designation or PDD. Given the extent of the alleged environmental contamination from previous users, there is likely a need to provide economic incentives to encourage the reuse of the site for low-impact tax ratable uses, such as senior housing, particularly assisted living.” (emphasis added)

Access to the subject property would be from a gated access point on North Phillips Avenue that would allow for a continuous loop through the site.

The proposed drainage plan would include catch basins and leaching pools, designed to accommodate 100 percent of stormwater on the site. Sanitary discharge is proposed to be accommodated via an on-site sewage treatment system, such as a Cromaglass™ system or a BESST Sewage Treatment System, which would be subject to review and approval by the Suffolk County Department of Health Services (“SCDHS”). Potable water for domestic use and fire protection is available along North Phillips Avenue from water mains owned by the Suffolk County Water Authority (“SCWA”). The proposed plan would include the establishment of a new connection to the SCWA mains.

As previously indicated, 12 of the 60 units, or twenty percent of the total number of units proposed, will be designated as moderate- and middle-income units, consistent with the criteria set forth in the Town Zoning Law for a Senior Citizen Zone referred to as the SC44 Zone. These 12 units will be located in three buildings, each of which will contain four units.

## Site History

The subject parcel was developed at one time with a feather processing factory, and minor sand mining appears to have also taken place on the site. These uses were discontinued and the structures that were on the site were removed long ago.

On November 18, 2004, the Town of Southampton Planning Board granted preliminary approval for a Planned Residential Development plan for a 13-lot, single-family, residential subdivision. However, the project sponsor, Serenity, LLC, is now considering the development of 60 senior condominium units, as indicated above.

In order to develop the site as proposed, the following approvals are required:

<b>Agency</b>	<b>Approval</b>
Town of Southampton Town Board	Change of Zone for RPDD and Preliminary Development Concept Plan
Town of Southampton Planning Board	Site Plan Approval
Town of Southampton Highway Department	Curb Cuts
Suffolk County Department of Health Services	Water Supply and Sanitary Disposal
Suffolk County Department of Public Works	Sewage Treatment Plant
Suffolk County Water Authority	Water Supply Connection
New York State Department of Environmental Conservation	Notice of Intent – SPDES General Permit for Stormwater Discharges During Construction Activities
New York State Department of Environmental Conservation	SPDES Discharge Permit

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description of the proposed action (which has been briefly described above). The *Description of the Proposed Action* section of the DEIS will specifically include information relating to:

- Site and project history and objectives of the project sponsor;
- Radius Map of surrounding zoning, land uses and facilities;
- Project purpose, need and benefits (including a market analysis to determine local demand with projected tax benefits to the Town and school district);
- Physical characteristics of the site and existing site conditions;
- Utilities;
- Detailed information on the proposed development, including zoning and build-out data (e.g., buildings, pavement, landscaping, buffers, etc.);
- Yield Map (in accordance with existing zoning);
- Site access and circulation;
- Infrastructure demands including water supply, wastewater treatment and storm water management;
- Construction phasing and scheduling; and
- Required permits and approvals.

### **Potentially Significant Adverse Impacts**

The DEIS will be prepared in accordance with 6 NYCRR §617.9(b). The positive declaration identified the following potential adverse environmental impacts that may result from implementation of the proposed action that, as such, must be evaluated in the DEIS: geology, soils and topography; water resources; ecology; land use and zoning; transportation; community facilities and services; aesthetics; cultural resources; noise (construction-related impacts); and air quality (construction-related impacts). These potential adverse impacts will be fully addressed in various DEIS sections, as briefly outlined below.

## Geology, Soils and Topography

Actual test hole borings will be performed on-site with boring logs and locations identified on a corresponding plan. The *Soil Survey of Suffolk County* will be reviewed to determine soil classifications on the site and in the project area. This section of the DEIS will assess the soil type(s) on the site and the associated engineering limitations using the *Soil Survey of Suffolk County* and the site specific soils information (e.g., boring logs).

The SCDHS has identified a plume of solvent contaminated groundwater in the vicinity of the subject site, at a depth of 40 feet below the water table. Since the plume is located appreciably below the water table, the SCDHS has indicated to the project sponsor that soil vapor intrusion to on-site residences is not of concern. Notwithstanding same, a summary of subsurface features, suspected contamination in the area proposed for development, and SCDHS documentation will be included in the DEIS.

Topographic information will be included as obtained through review of relevant USGS Maps and available site-specific topographic surveys. A thorough narrative description of potential adverse impacts to soils and topography and strategies to minimize impacts will be included in this analysis. Changes in topography that would occur, including a quantitative characterization of the cut and fill required, will also be provided.

Grading plans will be prepared and will depict cross-sections of the proposed grading changes in relation to existing elevations. Existing and proposed topographic contours will also be mapped.

## Water Resources

To adequately assess the potential impacts associated with the proposed development, the recommendations of the *Long Island Comprehensive Waste Treatment Management Plan (208 Study)* will be reviewed for applicability and consistency of the proposed action therewith. The DEIS will also discuss the relevance of the Special Groundwater Protection Area (SGPA) Plan. Furthermore, the consistency of the proposed action with the findings of the *Nationwide Urban Runoff Program (NURP)* and *Nonpoint Source Management Handbook* will be evaluated.

Applicable Suffolk County Department of Health Services' (SCDHS) regulations and requirements will be identified, and the compliance of the action with same will be evaluated.

Regional and local hydrogeology conditions and regional water quality will be discussed. Depth to groundwater and direction of flow will be determined.

The DEIS will provide calculations of projected water consumption, and will evaluate the ability to meet this projected water demand.

Post-development stormwater management conditions will be evaluated. This evaluation will include calculations of stormwater to be generated, a description of the proposed collection and management systems, system capacity, and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements, including the Phase 2 stormwater regulations. The potential for use of biofiltration on other alternatives to catch basins and leaching pools to handle stormwater runoff will be evaluated.

Means of sanitary disposal will also be discussed in this section of the DEIS. Calculations of projected sanitary flow and consistency with the Suffolk County Sanitary Code will also be provided. The proposed project's impact on groundwater quality will be evaluated.

### Ecology

Any natural resources existing on the site will be evaluated in the DEIS through an inspection of the site by a qualified biologist/ecologist to determine the vegetation, wildlife, and general habitat character. An inventory of flora and fauna observed and expected will be provided in this section of the DEIS. Vegetational communities will be shown on the site plan, showing tree types and size ranges, and will correspond with Reschke's classifications. In addition, protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site will be identified. All on-site communities will be described in terms of their potential habitat quality to support likely species. As part of this assessment, the Town of Southampton Geographic Information System ("GIS") will be reviewed and the NYSDEC Natural Heritage Program will be contacted to obtain available information on significant natural resources on the site or in the surrounding area.

Once the existing conditions data are obtained, future changes expected to any natural resources on the site and/or in the surrounding area will be assessed. Specifically, this section of the DEIS will evaluate the impacts of the proposed plan on the terrestrial ecology of the area. The location and size of any large trees will be identified on a Tree Survey.

## Land Use and Zoning

This section of the DEIS will describe existing land use and zoning on the subject site and within a one-half mile radius from the site boundaries. A radius map will be included as part of the section entitled "Description of Proposed Action" (see page 5 of this Draft Scope). A physical description of the property (size, boundaries, etc.) will be provided. This section of the DEIS will also provide information on the development history of the site, a land use study of surrounding areas, and a description of zoning regulations for the project site and surrounding area zoning. As part of this effort, relevant land use plans and policies will be reviewed, including the 1970 Master Plan, 1999 Comprehensive Plan Update, and the Eastport/Speonk/Remsenburg/Westhampton Strategy Study. Specifically, this effort will evaluate applicable comprehensive plans and master planning efforts.

This section of the DEIS will also describe the proposed action in detail, and will present a conceptual site plan that will clearly identify all areas to be developed with buildings, parking areas, walkways, etc. as well as all impervious areas and their use. Floor plans will also be included.

Once the above information is compiled, the DEIS will assess the impacts of the proposed action on land use and zoning. The impact assessment will concentrate on evaluating the consistency of the proposed action with prevailing land use and zoning. The compatibility of the proposed action with area land use will be assessed. Compliance with Section 330-246(A) of the Town Zoning Code will also be evaluated.

## Transportation

Internal access roads, driveways, internal parking, and turnarounds for emergency vehicles would be defined.

The DEIS will include a thorough analysis of the traffic impacts of the proposed development on the area's roadway system, including construction traffic. The work performed will include analyses of the proposed plan and internal roadway system and a full traffic impact study assessing the proposed development's impact on the surrounding roadways. Tasks to be performed as part of the traffic impact study will include collection of data regarding planned roadway improvements and other developments, field surveys and counts of existing traffic volumes (AM, PM and Saturday Peak Hours), analyses of existing and future traffic volumes, identification and timing of required roadway improvements and the entity responsible for initiating those improvements, intersection capacity analyses (Old Country Road and North Phillips Avenue) based on volumes during the peak summer months.

The evaluation of construction traffic will include volumes, types and sizes of vehicles, hours of operation, duration and trip routing (origin/destination).

The gatehouse installation and operation on areawide traffic circulation, including emergency service access, will be evaluated. Public transportation (and access thereto) will be evaluated. An analysis of the required and proposed parking will be included.

## Community Facilities and Services

The existing community services and the ability of these services to accommodate the proposed project will be described. The services include:

- Open Space and Recreation (e.g., identification of existing trails, potential linkages and/or loss of trails, proposed open space, and conservation easements, if applicable);
- Police;
- Fire and Ambulance Services;
- Water supply;
- Solid Waste; and
- Utilities, including building function, form, orientation, window/wall ratio, etc. to determine conservation and mitigation measures.

The impact analyses contained in the DEIS will include consultations with service providers regarding existing demand for services and capacity such that the DEIS will objectively analyze the impact of the proposed action on community facilities and services. The DEIS will include detailed projections of service demand with supporting documentation.

### Aesthetics

This section of the DEIS will discuss and depict (through representative photographs) the current aesthetic character of the site and surrounding area. To assess the impact of the proposed action on aesthetic quality, architectural renderings will be presented that depict expected views of the proposed development from public roadways and nearby residential areas. The criteria set forth in the Visual EAF Addendum will be included as part of the visual impact assessment. The proposed on-site lighting will be described and an evaluation of the lighting impacts will be included.

## Cultural Resources

With regard to cultural resources, the findings of the Phase 1A and Phase 1B prepared by Tracker Archaeological Services, Inc. will be discussed. The findings of the Phase 1A and Phase 1B will be provided to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), and clearance for the proposed action will be sought. If additional testing is requested by OPRHP, a qualified archaeologist will be retained to perform same. If any cultural resources exist, the impacts of the proposed development on same will be assessed by a qualified archaeologist and the results of that study will be provided in the DEIS.

## Noise (Construction-Related Impacts)

The DEIS will provide the existing noise levels and sources on and in the immediate vicinity of the site. The DEIS will also describe the construction schedule, construction related noise sources, anticipated construction periods and days of week and times of day that construction will be performed. In addition, specific construction activities will be identified by projected timeframe within the construction period. Specific measures to be employed to minimize intrusive noise, especially during sensitive time periods, will be presented in the DEIS.

## Air-Quality (Construction-Related Impacts)

The construction activity air quality impacts resulting from fugitive dust will be qualitatively addressed. Dust controls during construction will be presented. Other sources of air emissions will also be qualitatively evaluated as part of the environmental review process. Alternatives to the proposed action will also be evaluated using a screening methodology, and the alternative analyses will be compared to analysis of the proposed project. The analyses will then be integrated, and all pertinent data and analyses will be provided in the DEIS.

## Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

In order to conduct the analyses of potential adverse impacts, available information will be collected and reviewed and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represents sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

### Geology, Soils and Topography

- *Soil Survey of Suffolk County*
- Test hole boring logs
- Existing studies, analyses, reports, regulatory documentation regarding subsurface conditions
- USGS Maps and available site specific topographic surveys

### Water Resources

- *Long Island Comprehensive Waste Treatment Management Plan*
- *Long Island Comprehensive Special Groundwater Protection Area Plan*
- *Nationwide Urban Runoff Program (NURP)*
- *Nonpoint Source Management Handbook*
- Existing studies, analyses, reports, regulatory documentation regarding subsurface conditions performed
- Consultations with the Suffolk County Water Authority
- Suffolk County Sanitary Code and other applicable regulations
- Phase 2 stormwater regulations and related technical guidance manuals.

### Ecology

- Site inspections by a qualified biologist/ecologist
- Consultations with the NYSDEC Natural Heritage Program
- Town of Southampton Geographic Information System
- Reschke's "Ecological Communities of New York State"

### Land Use and Zoning

- Site Plan and Floor Plans
- Available and relevant comprehensive plans (zoning maps, codes, Master Plan (1970), and related (1999), hamlet study, planning documents, etc.) of the Town of Southampton and Suffolk County
- Site and area inspections

### Transportation

- Traffic counts
- Accident data review
- Projections of site generated traffic using Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, Seventh Edition* or any subsequent edition
- *Highway Capacity Manual*

### Community Facilities and Services

- Consultations with community services providers (police, fire, ambulance, water purveyor, and solid waste)

### Aesthetics

- Site and area inspections and photographs
- Architectural Renderings
- Visual EAF Addendum
- Photometric analysis

### Cultural Resources

- Consultations with the New York State Office of Parks, Recreation and Historic Preservation

### Noise (Construction-Related Impacts)

- *Handbook of Environmental Acoustics* (1994)
- Other noise assessment publication

### Air-Quality (Construction-Related Impacts)

- Air Quality Emissions and Dispersion Models and data from NYSDEC regarding analytical protocols
- Regulatory standards

### **Initial Identification of Mitigation Measures**

As the DEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, this section of the DEIS will set forth measures to mitigate those impacts. Actions required and parties responsible to implement the mitigation will be identified.

## **Reasonable Alternatives to Be Considered**

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action. Thus, the DEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively compare these impacts to those associated with implementation of the proposed action:

- No-Action (i.e., site physically remains as it currently exists);
- Development in accordance with prior approval (13 single-family residences);  
and
- Non-Age-Restricted Community; and
- Reduced Density Plan (50 non-age restricted units with 45 market rate units and five middle income units with open space).

## **Organization of DEIS**

Although not required as part of a Draft Scope pursuant to 6 NYCRR §617.8, so that involved agencies and interested parties can comment on the proposed sections of the DEIS, below is a proposed table of contents:

- 1.0 Executive Summary
- 2.0 Description of the Proposed Action
- 3.0 Existing Environmental Conditions
  - 3.1 Geology, Soils and Topography
  - 3.2 Water Resources
  - 3.3 Ecology
  - 3.4 Land Use and Zoning
  - 3.5 Transportation
  - 3.6 Community Facilities and Services

- 3.7 Aesthetics
- 3.8 Cultural Resources
- 3.9 Noise (Construction-Related Impacts)
- 3.10 Air Quality (Construction-Related Impacts)

#### 4.0 Probable Impacts of the Proposed Action

- 4.1 Geology, Soils and Topography
- 4.2 Water Resources
- 4.3 Ecology
- 4.4 Land Use and Zoning
- 4.5 Transportation
- 4.6 Community Facilities and Services
- 4.7 Aesthetics
- 4.8 Cultural Resources
- 4.9 Noise (Construction-Related Impacts)
- 4.10 Air Quality (Construction-Related Impacts)

#### 5.0 Mitigation Measures

#### 6.0 Alternatives and their Impacts

- 6.1 No-Action
- 6.2 Development in accordance with prior approval (13 single-family residences)
- 6.3 Non-Age-Restricted Community
- 6.4 Reduced Density Plan

#### 7.0 Unavoidable Adverse Effects

8.0 Irretrievable and Irreversible Commitment of Resources

9.0 Growth Inducing Aspects

10.0 Use and Conservation of Energy