
**FINAL SCOPE FOR
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

“THE RESIDENCES AT CANOE PLACE”

Proposed Maritime Planned Development District Application
Montauk Highway, Hampton Bays, Town of Southampton
Suffolk County, New York
February 27, 2007

1.0 Introduction

This document is the Final Scope of the issues and analyses to be included in the DEIS for the proposed “Residences at Canoe Place” a Private Residential Club proposed to be developed on 5.65-acres (two tax parcels) located at the northwest intersection of Montauk Highway and Newtown Road, in the hamlet of Hampton Bays, Town of Southampton, County of Suffolk known as the Residences at Canoe Place.

The analysis of the Residences at Canoe Place project in a DEIS has been required by the Town of Southampton Town Board, as Lead Agency, for administration of the change of zone review and as required by the New York State Environmental Quality Review Act (SEQRA). The requirements for a DEIS were contained in a Positive Declaration issued by the Town Board on November 14, 2006.

The information prepared in conformance with this scope and the SEQRA process is intended to provide comprehensive input in the decision-making process for use by involved agencies in preparing their own findings and issuing decisions on their respective permits. The document must be concise but thorough, well documented, accurate and consistent. Figures and tables will be presented in support of the discussions and analyses contained in the document. Technical information will be summarized in the body of the DEIS and attached in their entirety in an appendix.

2.0 Brief Description of the Proposed Project

The proposed project, located on the northwest corner of Montauk Highway and Newton Road in Hampton Bays, intends to merge and rezone two adjacent developed properties (SCTM Parcel Nos. 0900-207-05-03 and 0900-207-05-04), encompassing a total of 5.65 acres of land from their existing Resort and Waterfront Business (RWB) zoning to a Maritime Planned Development District (MPDD) zone, for the purpose of removing existing structures on the site and constructing a cohesively designed private residence club with associated recreational facilities and required services with a total proposed building area of 161,115 square feet.

The existing site features five residential structures, a 35,000 square foot night club (Canoe Place Inn) with a rated occupancy of approximately 1,857 persons, as well as 28 motel rooms. All existing facilities will be demolished to make room for the proposed development

The proposal is to construct 75 (30 two bedroom and 45 three-bedroom) “residences” that would be available to a limited number of residents, who will be membership subscribers of a Private Residential Club, for their use as a shared vacation home during pre-defined, extended periods of time. The proposed project is a hospitality-oriented resort community which is based on a shared ownership model that is emerging as a type of vacation housing. The project will have amenities in the form of a pool and interior recreational facilities, below building and at grade parking, subsurface recharge using a leaching pool, public water supply and a sewage treatment plant.

The population of the proposed development is anticipated to average 270 persons based on three persons per two bedroom unit and four persons per three bedroom unit. This will average an equivalent of 48 weeks per year per unit given time lost in turnover preparation, and intensities of use dependent upon building occupancy.

Site History

In 1750, Jeremiah Culver built the Canoe Place Inn in Hampton Bays, according to “Old Canoe Place Inn” by Helen Penny Walter. The Inn was named for the place where Indians left their canoes when hunting.

The first document to show the property as an inn was the will of Stephen Herrick, dated April 26, 1756. Stephen’s son, George Herrick, purchased the property from his siblings and operated an inn there sometime after 1756 until 1785 when he sold it. This is apparently the oldest inn site in this country. Before the British took Long Island, colonists built a fort on the high ground along what is today the west bank of the Shinnecock Canal. They called it Fort Lookout. After the Battle of Long Island in 1776, the British took control of the strategic outpost and garrisoned 200 troops there.

The original front guest cottage on the highway dated to the 1700s when it was used as a Post Stop for coaches traveling East and West on the old Merrick Road, directly South of Fort Hill, the old English fort. Also, on the cottage property is the house used as a summer retreat for over thirty (30) years by New York Governor Alfred E. Smith.

An 1858 map shows a hotel on the site of the inn called “S. Dayton Hotel.” Title research indicates that Spencer Dayton purchased the property in 1852 and sold it in 1857. An 1869 railroad map shows E.A. Buchmuller owning over twelve acres of land along Montauk Highway, then titled ‘Quogue Country Road’ or South Country Road. His property stretched from the canal, where Buchmuller had his own private dock, to the land where a small one car garage now is located close to the highway.

In 1917 the inn was sold to Julius Keller who had owned a popular restaurant and nightclub in New York City called Maxim’s. Mr. Keller provided first class dining and dancing. Soon the inn was the favorite meeting place for the well-to-do in Southampton and became popular

with celebrities like Helen Hayes, Cary Grant, Irving Berlin, and boxer John L. Sullivan. The John D. Rockefeller estate used Canoe Place as a catering hall. Canoe Place Inn also hosted parties for President Franklin Roosevelt.

The original inn appears on a 1907 map of Shinnecock Hills on the eastern side of Newtown Road. In 1921, Canoe Place Inn was consumed by a fire. Mr. Keller rebuilt the structure keeping the feeling of the past inn, but enlarging the structure and updating its facilities. The inn today is a quasi-replica of the inn that existed prior to 1921. The architect for the rebuilding was William L. Bottomley, who, incidentally, designed the present Southampton Town Hall (previously the Southampton High School building).

In recent years the Inn has been operated as a nightclub called CPI. Due to its prominent past and location, there is much interest in preserving some portion of it for future generations. (Source: Historic Profile of Hampton Bays, Phase I, Barbara M. Moeller, June 2005).

Approvals

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

Agency	Approval
Town of Southampton Town Board	Maritime PDD
Town of Southampton Planning Board	Site Plan
Suffolk County Department of Health Services	Article 4 Water Supply Article 6 Sewage Treatment Plant
Suffolk County Department of Public Works	Road Access permits
Hampton Bays Water District	Water Supply Connection

3.0 Potentially Significant Adverse Impacts

The following description of the potential adverse impacts of the proposed project has been taken from the Town Board’s Positive Declaration of November 14, 2006.

1. Land
2. Water (surface and groundwater)
3. Air
4. Plants and animals
5. Agricultural land resources
6. Aesthetic resources or community character
7. Historic and archeological resources
8. Open space and recreation
9. Transportation
10. Energy
11. Noise
12. Public health and safety
13. Growth and character of community or neighborhood
14. Critical environmental areas
15. Neighborhood character

4.0 Organization and Overall Content of the DEIS Document

The DEIS must conform with the basic content requirements as contained in 6NYCRR Part 617.9 (b)(3). The outline of the DEIS should include the following sections:

- COVER SHEET
- TABLE OF CONTENTS
- SUMMARY
- 1.0 DESCRIPTION OF THE PROPOSED ACTION**
 - 1.1 Project Background, Need, Objectives and Benefits**
 - 1.1.1 Background and History
 - 1.1.2 Public Need and Municipality Objectives
 - 1.1.3 Objectives of the Project Sponsor
 - 1.1.4 Benefits of the Project
 - 1.2 Location and Site Conditions**
 - 1.3 Project Design and Layout**
 - 1.3.1 Overall Site Layout
 - 1.3.2 Grading and Drainage
 - 1.3.3 Access, Road System and Parking
 - 1.3.4 Sanitary Disposal and Water Supply
 - 1.3.5 Site Landscaping and Lighting
 - 1.3.6 Open Space
 - 1.4 Construction and Operation**
 - 1.4.1 Construction
 - 1.4.2 Operation
 - 1.5 Permits and Approvals Required**
- 2.0 NATURAL ENVIRONMENTAL RESOURCES**
 - 2.1 Soils and Topography**
 - 2.1.1 Existing Conditions
 - 2.1.2 Anticipated Impacts
 - 2.1.3 Proposed Mitigation
 - 2.2 Water Resources**
 - 2.2.1 Existing Conditions
 - 2.2.2 Anticipated Impacts
 - 2.2.3 Proposed Mitigation
 - 2.3 Ecology**
 - 2.3.1 Existing Conditions
 - 2.3.2 Anticipated Impacts
 - 2.3.3 Proposed Mitigation
- 3.0 HUMAN ENVIRONMENTAL RESOURCES**
 - 3.1 Transportation**
 - 3.1.1 Existing Conditions
 - 3.1.2 Anticipated Impacts
 - 3.1.3 Proposed Mitigation
 - 3.2 Land Use, Zoning and Plans**
 - 3.2.1 Existing Conditions
 - 3.2.2 Anticipated Impacts
 - 3.2.3 Proposed Mitigation

- 3.3 Community Facilities and Services**
 - 3.3.1 Existing Conditions
 - 3.3.2 Anticipated Impacts
 - 3.3.3 Proposed Mitigation
- 3.4 Aesthetic Resources and Community Character**
 - 3.4.1 Existing Conditions
 - 3.4.2 Anticipated Impacts
 - 3.4.3 Proposed Mitigation
- 3.5 Historic and Archaeological Resources**
 - 3.5.1 Existing Conditions
 - 3.5.2 Anticipated Impacts
 - 3.5.3 Proposed Mitigation

4.0 OTHER REQUIRED SECTIONS

- 4.1 Construction Related Impacts**
- 4.2 Cumulative Impacts**
- 4.3 Adverse Impacts That Cannot Be Avoided**
- 4.4 Irreversible and Irretrievable Commitment of Resources**
- 4.5 Growth-Inducing Aspects**

5.0 ALTERNATIVES

- 5.1 No Action Alternative**
- 5.2 Alternative Site Designs**
- 5.3 Adaptive re-use of structures (including partial restoration feasibility)**
- 5.4 Alternative uses under RWB zoning**
- 5.5 Alternative uses under other PDD zoning**

6.0 REFERENCES

APPENDICES

5.0 Extent and Quality of Information Existing and Needed

As required under SEQRA, the DEIS should include “a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence”. Included in this evaluation should be reasonably related short-term and long-term impacts, with other required sections identified in the Section 6.0 of this scoping document. This section further describes the level of analysis and the type of analysis expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section is followed by a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

Description of the Proposed Project

Background and History

- There should be a brief description of the site and application history; this should include a full description of the existing and historic use of the site, status of current use, site ownership and related background and history.

- Phase I and Phase II ESAs (Eastern Environmental) related to site conditions should be summarized and attached or excerpts attached to establish background conditions.

Public Need and Municipality Objectives

- Include justification of proposed project in terms of Town goals for site, including the objectives outlined in the Draft Shinnecock Canal PDD Study which is partially funded through a NYS Local Waterfront Revitalizing Program (LWRP) Grant.
- Public need for the project should be discussed.
- Population affected by the project should be identified.
- A feasibility analysis to determine the potential demand for the proposed project will be prepared.

Objectives of the Project Sponsor

- The objectives of the project sponsor should be included and discussed.
- The goals of the project sponsor in pursuing the proposed project should be discussed.

Benefits of the Project

- Include a discussion of the community benefits expected to accrue from the proposed project.
- Include a discussion of economic benefits expected (tax revenue and jobs).
- Discussion will be provided addressing community benefits with relation to incentive zoning.

Location and Site Conditions

- Using appropriate mapping and/or tables, describe location of site, in terms adjacent/nearby significant properties, zoning and service districts, available services, etc.
- The existing conditions of the site in terms of site survey, structures, vegetative cover should be provided as an overall background of existing site conditions.

Project Design and Layout

- Include a brief description of the site and project layout; describe basis for site yield, proposed structures, services, utilities, access points, road system, drainage, site quantities table.
- Address breakdown of use areas from a structural standpoint.
- The grading program and associated areas disturbed should be discussed along with volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill.
- The use of a basement and underground parking will be addressed in terms of building design, construction and depth to groundwater.
- Site drainage and proposed drainage system and provide capacity and function information should be provided along with a discussion of conformance to NYSDEC SPDES stormwater and erosion control regulations for construction and post-construction conditions.
- The vehicle access points, internal roadway layout and traffic circulation should be identified.
- The adequacy of on-site parking should be discussed; required parking as required by a breakdown of parking requirements shall be provided.
- Loading docks.
- Dumpster locations.
- Include a description of water supply, irrigation well water supply and proposed wastewater handling and corresponding use of water supply and sanitary design flow.
- The sizes and locations of all utilities and services should be described along with the status of future possible connection.
- The Town lighting requirements, proposed lighting and an illumination analysis should be provided and described.

- Information on the type, amount and location of landscaping proposed should be provided as well as information on maintenance requirements such as irrigation and fertilization under operation and maintenance.
- Include a discussion on retained open space areas; areas of dedication, areas of retention by applicant; easements or restrictions to ensure retention of open space.
- Include analysis of height of the building in relation to the surrounding area and indicate what, if any, impacts will occur.

Construction

- The construction and operation/maintenance of the site should be fully discussed.
- Project phasing (if applicable).
- Method of construction, construction schedule/timetable.
- The use of a basement and underground parking will be addressed in terms of building design, construction and depth to groundwater.
- Construction management, equipment storage/staging, delivery routes, hours of operation, workers' parking, protection of natural and sensitive areas.
- Quantity of soil import/export, truck routes, management and mitigation.

Operation

- The proposed fractional ownership style will be described and any benefits to the Town will be included, as well as differences from traditional condominium ownership.
- Describe Organization management and operation; describe road, landscape and open space maintenance practice, describe any special conditions which may apply.
- Uses expected of various locations and facilities within the site; seasons of use, intensity of use, whether the site will be open to special events.
- Projected number of employees required for the various uses for weekdays, weekends and seasonal peak periods.
- Truck sizes expected for deliveries and delivery routing.
- Truck unloading areas.
- Seasons of operation of various components of the facility.
- Snow removal should be described as related to parking surfaces and operation.
- Entity responsible for site operations.
- Staffing of the Residences will be discussed in terms of ability to serve the proposed residents and to insure that only approved uses take place on the premises.

Permits and Approvals Required

- Identify all required permits and reviews, including Attorney General approvals for the proposed condominium plan.
- Indicate the filing date and status of submissions to the lead and involved agencies.

Natural Environmental Resources

Soils and Topography

- Existing soil, subsoil and topographic conditions should be analyzed in terms of existing conditions, proposed conditions and measures which may be employed to minimize potential significant adverse environmental impacts.
- The existing soil types should be determined pursuant to Suffolk County Soil Survey.
- Soil borings should be described to determine subsurface soil quality and depth to groundwater for high and low points.

- The topography of the site should be determined using site specific topographic surveys of the property.
- Topographic contours at two-foot intervals in the United States Coast and Geodetic Survey datum of mean sea level will be included as well as cross sections of the proposed grade changes in relation to the existing elevations.
- Impact to soils should be discussed in terms of soil constraints pursuant to the Suffolk County Soil Survey based on the type of land use proposed and the constraints for each soil type.
- Constraints in terms of depth to groundwater should be evaluated by establishing that sanitary and drainage systems can function properly; vertical profiles of these systems establishing minimum surface elevation, maximum groundwater elevation and system installation to required design standards should be included.
- Soil constraints in terms of the underground parking garage should be evaluated to minimize potential significant adverse environmental impacts.
- Topographic alteration of the site should be determined through evaluation of the grading proposed for the site and determination of resultant slopes, volume and disposition/origin of cut or fill, and proposed changes to topographic elevations. Evaluation may include description, profiles, contour maps and/or other methods to perform effective evaluation.
- Topography of the site will be evaluated in terms of the existing structures versus the proposed structures. The proposed grading of the site will be evaluated in terms of height of the proposed buildings.
- Corrective measures necessary to overcome soil limitations should be identified.
- Mitigation in terms of erosion control, retention of soils, fugitive dust and related impacts shall be identified.

Water Resources

- The groundwater management zone as classified under Article 6 of the Suffolk County Sanitary Code shall be referenced.
- A discussion of the groundwater recharge areas and hydrological regime with a watershed analysis will be included. Groundwater recharge, water supply availability and provisions to address any potential water quality impacts will also be included.
- The depth to groundwater in key development locations of the site should be determined by use of on-site soil borings.
- The expected direction of groundwater flow based on hydrologic interpolation should be identified.
- The existing groundwater quality should be referenced from existing literature.
- Groundwater resources and runoff will be evaluated in terms of how runoff will be retained on-site.
- The water supply availability, service provider and capacity of systems should be established through communication with the water district.
- The expected impact of the project with respect to water quality shall be fully examined in terms of sanitary discharge compliance, wastewater treatment system operation and regulatory requirements.
- The use of a basement and underground parking will be addressed in terms of building design, construction and depth to groundwater.
- 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.
- SCDH septic flow comparisons (as of right versus proposed) shall be analyzed to assess groundwater impacts.
- Calculations of projected sanitary flow and consistency with the Suffolk County Sanitary Code

will also be provided.

- The nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance modeling methods.
- Other water quality impacts related to pesticides, snow melt chemicals (if applicable), chemical storage, tank storage (if applicable) and any other sources shall be analyzed.
- The consistency of the proposed action with the findings of the *Nationwide Urban Runoff Program (NURP)* and *Nonpoint Source Management Handbook* will be evaluated as related to stormwater management and discharge.
- The existing stormwater management system and surface drainage conditions on the site will be described. This will include, but not be limited to: stormwater generated, available information relative to collection and management systems, and system capacity. In addition, post-development stormwater management conditions will be evaluated. This evaluation will include: calculations of stormwater to be generated, details of the proposed collection and management systems, system capacity, future maintenance practices for stormwater collection and leaching structures and analysis of how the proposed stormwater management system will comply with applicable regulatory requirements, including the NYSDEC SPDES GP 02-01 Phase 2 stormwater regulations.
- Area conditions in terms of drainage and potential for or reported flooding shall be described and will include review of FEMA maps, specific review of the roadway to the south and east, and potential flooding impacts.
- The change in hydrology of the site in terms of quantity of recharge under existing and future conditions shall be established using appropriate hydrologic analysis methods.
- The DEIS will provide calculations of projected water consumption for each use proposed and, in consultation with the Hampton Bays Water District will evaluate the ability to meet this projected water demand.
- Mitigation measures which may reduce potential water quality impacts shall be identified

Ecology

- Existing upland habitats shall be inventoried 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.
- 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.
- The NY Natural Heritage Program shall be contacted for site file information concerning habitats, plant and animal species.
- Impact to habitats shall be quantified and discussed qualitatively in terms ecological impact to plants and animals.
- Mitigation measures to reduce potential impacts should be identified and method of implementation determined.

Human Resources

Transportation

- The Traffic Impact Study will include the following:
- Detailed field inventories of the study intersections to record geometry, signal timings, traffic signing, pavement markings and parking restrictions, as well as sight visibility constraints associated with the LIRR trestle overpass on Newtown Road, a county highway (CR 62).
- Pedestrian and bicycle traffic generation shall also be evaluated.

- Collection of intersection turning movement counts during Friday AM (7-9 AM), PM (4-7 PM) peak hours and Saturday midday (11 AM -2 PM) peak hours at the following intersections in August and October 2006: The counts will be conducted during these months in order to obtain traffic volumes when schools are in session, during the summer and during the fall.
 1. Canoe Place Road and Montauk Highway (CR 80)
 2. Newton Road and Montauk Highway (CR 80)
 3. North Shore Road (CR 39) and Montauk Highway (CR 80)
- Automatic Traffic Recorder (ATR) Counts placed for a period of one week at the following locations for each of the months that the manual turning movements counts are taken to obtain hourly and daily volumes:
 1. Along Montauk Highway (CR 80) in the vicinity of the site
 2. Along Canoe Place Road
 3. Along Newton Road in the vicinity of the site
 4. Along North Shore Road (CR 39) north of and Montauk Highway (CR 80)
- Tabulation and review of the traffic count data obtained for each of months counted, identification of peak hour factors, and data will be normalized. The traffic counts from the month with the highest traffic volumes will be utilized in the traffic impact study.
- Accident data will be requested from the Suffolk County Department of Public Works for the most recent 3-year period available. The data will be tabulated and summarized for each study intersection and the roadway sections.
- Other Planned Developments in the nearby area that may affect the study intersections will be identified and included in the No Build Condition. It is assumed that no more than two other projects will be included in the study.
- Future No Build volumes will be developed for each of the study intersections. The volumes will be adjusted to future levels using an annual growth factor obtained from the NYSDOT LITP2000 Study. Volumes generated by Other Planned Developments will be added.
- Trip generation calculations for the proposed development will be performed using statistical data contained in ITE Trip Generation, 7th Edition. Additionally a trip generation comparison for the proposed use and as-of-right use will be conducted
- Intersection capacity analyses for the three study intersections identified above and the site access driveways will be performed for Existing, No Build, and Build Conditions for AM, PM and Saturday midday peak hours.
- Impacts at study intersections will be identified and mitigation measures will be developed.
- The results of the Traffic Impact Study will be outlined in a detailed report containing text, tables and graphics for submission to Town of Southampton and/or Suffolk County.
- On-site parking will be evaluated including discussion of the proposed parking garage.
- Mitigation, if necessary, based on traffic study, will be proposed.

Land Use, Zoning and Plans

- This section of the DEIS will describe existing land use and zoning on the subject site and in the surrounding area.
- This section of the DEIS will also provide information on the development history of the site and surrounding area; the existing land use character of the site and surrounding area within 1,000 feet should be described and mapped.
- An analysis will be conducted of the relationship between the site, immediately adjoining properties and the surrounding neighborhood, specifically the adjacent three acre Shinnecock Canal Park and Maritime Heritage Museum and Visitors Center Plan and the Shinnecock Canal Public Access Sites and Maritime Planned Development District Final Recommended Plan, as well as an analysis of other potential projects that would have access off of Newtown Road.

- The zoning which applies to the site and the area within 1,000 feet should be described and mapped, and a description of zoning regulations for the project site and surrounding area zoning shall be provided.
- Land use plans which pertain to the project site (including the Town Comprehensive Update, Community Preservation Project Plan, Shinnecock Canal & MPDD Plan and other relevant documents), should be outlined and discussed in terms of their general intent and applicability to the project site. Discussion to include proposed use, community need, reference to aesthetic impacts, use of facilities and community character which may be examined in more detail in subsequent sections.
- The need for the change of zone and the compatibility with the surrounding area will be assessed, including an analysis of what other RWB uses are permissible or alternative uses under other PDD scenarios.
- The use of incentive zoning will be discussed. All public benefits created as a result of incentive zoning will also be evaluated. Pursuant to § 330-246, the number of development rights/ Pine Barrens Credits will be indicated in such analysis for possible transfer and redemption at the site or cash-in-lieu equivalent to be held in a trust fund for similar purposes or park development needs. Economic issues such as tax ratables, how project comports with incentive zoning; how it provides community benefits (as that term is used in § 261-b of Town Law) to the local community will be discussed. Increases in density and other development bonuses or deviations from existing zoning (i.e., height, clearing, setbacks) will be tracked to corresponding public benefits.
- Economic impacts on other taxable districts.
- Review economic side to project, vetting out as condominium tax ownership, check fractional as a tax ratable, compared to RWB use.
- A comprehensive market analysis to determine the demand and rationale for the project to include cost comparison of real estate tax contribution. Tax ratable as RWB versus Private Residence Club shall include tax incentives granted under NYS law for this type of development.
- This section of the DEIS will also describe the proposed action in detail including each of the proposed uses and their proposed location on the subject property. The DEIS will present a 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.
- 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.
- Noise of the operation of the project shall be included as an impact analysis related to land use compatibility, specifically the parking areas and internal site circulation as related to residential receptors in proximity to the site.
- The conformance of the project with land use plans should be evaluated and discussed.
- The impacts to land use, zoning and community character resulting from the proposed action shall be assessed in terms of Smart Growth principles (Suffolk County Planning Federation guidelines).
- The projects conformance to the MPDD zoning district will be discussed, including specificity as to why this is a Maritime PDD not a residential PDD or other category.
- A map of “potential developments” in the immediate area will be provided based on a specific list of projects provided by the Town to the applicant, in order to demonstrate how the various properties could be coordinated in the future, including pedestrian and vehicular connection.
- Measures which may be used to mitigate potential land use, zoning or impacts with respect to land use plans should be provided.

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:
 - School District;
 - Police;
 - Fire and Ambulance Services;
 - Water supply;
 - Sanitary;
 - Solid Waste
 - Parks and Recreation.
- The impact analysis 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.
- The safety of the proposed building will be discussed in terms of the proposed four story building.
- The existing and future tax revenue of the site shall be established.
- The job creation and economic benefits of the project will be quantified.
- The emergency services (ambulance, police and fire) which serve the site should be identified and contacted for input with respect to continued ability to serve the site.
- Changes associated with the proposed project should be evaluated in terms of emergency service access; a practical approach should be taken to ensure that safe and efficient emergency service vehicle access to the site can be provided to the site.
- Hydrant installation/location and other development considerations which assist in addressing emergency services should be included.
- Impact with respect to energy consumption and ability of utilities to serve project demand will be addressed through contact with service providers.
- The use of energy efficient devices will be evaluated and addressed against current energy savings standards. Include a discussion related to the potential for buildings and site to be constructed using LEED standards.
- Open space areas within the vicinity of the site will be evaluated to include any existing trails in the surrounding area of the site and the potential for linkages, discussion of the potential loss in the amount of open space available on the site, and discussion of how the project fits in with the Village/Hamlet Green/Park and Recreation priorities in the Community Preservation (CPF) project.
- Mitigation for emergency services including height mitigation given other needs in the fire district and suitable access to ensure that equipment can ingress/egress the site should be included. Mitigation, if necessary, based on community facilities and services will be explored as required, based on the magnitude of impacts.

Aesthetic Resources and Community Character

- The importance of the site in terms of character in the community should be established. This is a significant gateway.
- The visual character of the existing site conditions should be identified through ground and aerial photography using a key for locations of all ground photography.
- The significance of visual character should be established in terms of the viewing public and view accessibility which will include review of pictures from all heights.

- Other aspects of the existing visual character in terms of vegetation, lighting, utilities, etc. should be identified.
- Impacts of the proposed project in terms of community character and visual setting should be determined by discussion as well as graphic methods. Locations shall be determined through analysis of significance to the viewing public. “To scale” photographic and architectural renderings are anticipated, with supporting cross-section evaluation and descriptive text to fully disclose the change of visual character of the site.
- The impact of use of fill, increase in site elevations, and visual appearance of structures will be evaluated. The significance of visual impacts will be assessed and mitigation proposed. Lighting impacts will be discussed from a visual impact perspective.
- The visual character of the site in terms of height of the building will be explored using acceptable methods of computer modeling to determine what, if any, visual impacts the proposed building will have on the character of the surrounding area.
- The change in character and visual setting should be determined in terms of landscape vegetation, lighting and utilities. Assessment will include views from Long Island Railroad, Newtown Road, Town land to the east, Shinnecock Canal and Montauk Highway from the east and west. Discussion will include views of the Shinnecock Canal from Montauk Highway. A Visual EAF will be completed for the project and graphic materials will be prepared in support of the qualitative discussion.
- Impact related to the loss of open space will be considered.
- The existing noise environment will be evaluated in terms of ambient noise, sensitive receptors and community character. The potential noise impacts of the project will be assessed through identification of source areas, traffic circulation/volume, proximity to receptors, distance and other attenuation, and the significance of potential noise impacts will be assessed.
- Mitigation such as potential screening from the LIRR will be considered in terms of visual and noise impacts. Mitigation (if necessary) will consider creation of open space between this use and the surrounding community character.
- Any potential growth inducing aspects will be explored.
- An analysis of comparable buildings within the Town of Southampton will be investigated.

Historic and Archaeological Resources

- An extensive site history evaluation will be provided which recognizes the project site’s historical significance.
- Potential Historic/Architectural Resources of the site will be inventoried, analyzed and mitigated.
- The resources of the site will be addressed through a determination of historic and archaeological sensitivity and preparation of a Stage IA/IB Cultural Resources Assessment (CRA). The site is within an area of archaeological sensitivity and therefore a Stage IA/IB is required, unless significant ground disturbance is documented to the satisfaction of the New York State Office of Parks, Recreation and Historic Preservation. Any mitigation which may be needed should be identified.
- Mitigation measures can take various forms with the level of effort usually proportionate to the historic importance of the property and the adversity of the effects. General practice is to require a permanent photographic and written record of the property for deposit at local and state libraries and archives. Additional or other mitigation measures sometimes include: salvage of important architectural features for display on site or donation for offset display; preparation of a web page history for loading onto a municipal or historic website; preparation of a history of the property in the form of a pamphlet, booklet or video; design and construction of an informative indoor or outdoor display on or near the project; developer participation in a local historical resource survey or restoration project through grants of labor, materials or funding.

- Should anything be identified in the Phase I CRA, a more extensive Stage II CRA will be completed. Any mitigation which may be needed should be identified.
- The historic resources of the site will be documented by an architectural historian through record research, building inspection, photography and assessment, leading to conclusions regarding the significance of historical resources of the structures.
- Consultation with the New York State Office of Parks, Recreation and Historic Preservation, the Town's Historic Districts and Landmarks Board, and the Hampton Bays Historic and Preservation Society will be held, including discussion of the need for archeological supervision during removal and archeological excavation after removal.
- Salvage of selected important architectural features for display on-site or donation for off-site display, including inventory of such items. Any potential adaptive re-use to be evaluated.
- Adaptive reuse of structures (including partial restoration feasibility) shall be considered as well as relocation off-site of portions of the main structure and/or the historically significant cottage once used by NYS Governor Al Smith.

6.0 Other Required Sections

In addition to the key resources identified in the Positive Declaration, SEQRA identifies other required sections for a complete DEIS as included in 6NYCRR Part 617.9 (b)(3). Mitigation measures should be included with respect to each key impact area as noted in Section 5.0. Alternatives to be studied are identified in Section 7.0. The following Other Required Sections and evaluations should be provided in the DEIS.

- Construction Impacts (Describe the impacts related to construction noise, dust, erosion and sedimentation, area receptors, applicable nuisance regulations, applicable agency oversight and safeguards, phasing of the project, staging areas, parking areas, operation areas, duration, hours, and related mitigation measures to reduce construction impacts).
- Cumulative Impacts (Describe other pending projects in vicinity, determine potential for impacts due to implementation of proposed project in combination with others and discuss/analyze impacts).
- Adverse Impacts That Cannot Be Avoided (Provide brief listing of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be completely mitigated).
- Irreversible and Irrecoverable Commitment of Resources (Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project).
- Growth-Inducing Aspects (Provide brief discussion of those aspects of the proposed project which will or may trigger or contribute to future growth in the area)- four story height, density.
- Impacts to community if project fails- conversion to year-round residences, etc.
- Impacts of losing a public use, meaning the historic uses of the site have been open to the public as an inn, nightclub, catering facility and the proposed use is considered privatization of the property assemblage as a residential use with fractional ownership interests.

7.0 Alternatives to be Studied

SEQRA requires a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. As noted in

SEQRA, “The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed”. The following alternatives and methods of evaluation are anticipated:

- No Action Alternative (Alternative whereby the site remains in its current condition).
- Use under RWB Zoning with comparison of sanitary flow, trip generation, parking, solid waste, tax revenue, school children and site utilization, to the proposed project.
- Adaptive re-use of the existing building(s), including additional review of historic significance and possible relocation of items off-site.
- Alternative design with a public use.
- Alternative design:
 - a. Modify height of the building by using three-story height on the south side of the building and greater height on the north part of the building.
 - b. Modify height of the building by placing ground level parking below or partially below grade.
- Alternative design which presents a smaller main structure and lodges or condos, breaking up massive structure design.
- Alternative design with reduced heights, i.e. three stories.
- Alternative use of site under MPDD or other PDD scenarios, including country inn, spa, catering facility, and condominiums as a mixed-use and possibly viable alternative. Evaluation should include applicability of tax abatements and any financial support from waterfront revitalization and historic preservation programs of the State of New York and other governments.

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This document is intended to fulfill the lead agency requirements for issuance of a Final Scope in accordance with SEQRA Part 617.8. The document assists the lead agency in evaluating the DEIS for content and adequacy for public review and assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project and allow the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the project.