



**DRAFT SCOPE FOR THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

CONCERN, SOUTHAMPTON

Proposed Subdivision, Rezone, and Site Plan Application
130 County Road 39, Southampton, Town of Southampton
Suffolk County, New York
August 24, 2021

1.0 Introduction

This document is the Draft Scope of the issues and analyses to be included in the Draft Environmental Impact Statement (DEIS) for the proposed "Concern, Southampton" a multi-family, residential development that will consist of 100% affordable housing, in the hamlet of Southampton, Town of Southampton, NY.

The Applicant is Concern for Independent Living, Inc. ("Concern") and the DEIS will be prepared by Nelson Pope Voorhis (NPV) on behalf of Concern and with support from a team of professionals.

The site of this proposed project is a 5.00-acre portion of an overall 9.48 acre property (hereafter, the "project site") located in the hamlet of Southampton, Town of Southampton, Suffolk County, New York. The overall site is located on the south side of Suffolk County Route 39 (aka County Road 39, aka Sebonac Road), opposite the Sacred Heart Cemetery and immediately south of the Southampton Full Gospel Church. The street address is 130 County Road 39.

The overall site is more specifically identified by the following Suffolk County Tax Map numbers:

District	Section	Block	Lot	Acreage	Jurisdiction
0900	159	02	25.7	9.28	Town of Southampton
0904	004	01	74.9	0.20	Village of Southampton
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The northern portion of the overall site nearest Sebonac Road (4.48 acres) is presently developed and occupied by the Southampton Full Gospel Church. The southern portion of the overall site (5.00 acres) is the location of the proposed Concern, Southampton community proposed to be developed with 60 rental apartment units. No development is proposed within the Village of Southampton portion of the project site.

A Rezone Plot Plan was prepared for the proposed project and provides a basis for analysis under the State Environmental Quality Review Act (SEQRA) and the DEIS, and is described herein as the proposed project.

The proposed project involves a subdivision of the overall site into two lots: Lot 1 will be 4.48 acres in size and will contain the existing church and associated landscaped area; Lot 2 will be the remaining 5.00 acres and contain the existing undeveloped part of the property. Except for provision of an access drive for proposed Lot 2 along the easterly side of proposed Lot 1, Lot 1 will not be disturbed. Lot 2 will be subject to a rezoning to the Town's M-44 district, to accommodate the proposed development of 60 rental apartment units. It is noteworthy that all of these units will be designated as "affordable" units under the Town Code and will be occupied by households that meet applicable economic standards as administered by the Town. A portion of the units will be occupied by veterans, including disabled veterans and disabled veterans in need of support. As stated by the applicant:

Concern, Southampton promises to be a design for a moderate-income affordable residential development with provisions for **veterans and the disabled**. One hundred percent (100%) of the rental housing shall be community benefit units, in perpetuity which are defined in Section 216-2 of the Southampton Town Code.

The development portion of the site is currently zoned Residence-20 (R-20) by the Town of Southampton, which permits several residential development types, including detached single-family homes, planned residential developments, receiving sites for density incentive units, municipal parks or playgrounds, firehouses or government office buildings, and schools; places of worship are allowed by Special Exception approved by the Town Board. Absent this proposed rezoning and based on the minimum lot size of 20,000 square feet (SF) in the R-20 District (and assuming that 25% of the site area would be in road right-of-way [ROW] and/or recharge), an estimated 8 lots could be provided on the 5.00 acres of Lot 2.

With the exception of clearing of about 0.42 acres of wooded area for an access driveway, sidewalk and grassy landscaping through the eastern part of Lot 1 for a vehicle access to Lot 2, no impacts to Lot 1 or the church or its operations will occur as a result of the proposed project. The existing vehicle access to the church, onto Sebonac Road in the northwestern corner of the overall site, will not be changed by the proposed project.

The requested 60-unit yield is greater than the allowed yield in the MF-44 district for a 5.00 acre property; the applicant is seeking Town Board approval for an increase in residential density on Lot 2 under Town Zoning Code Section 330-8. Sanitary wastewater generated on Lot 2 will be treated on-site and disposed of via a new sewage treatment plant (STP).

It is important to note that except for limited clearing on what would become Lot 1 (with the subdivision approval), the existing church and its associated operations on Lot 1 will not be

impacted by the proposed project. Consequently, the descriptions and analyses of proposed improvements for the Concern Southampton community will be limited to the proposed project on Lot 2.

The analysis of the proposed project in a DEIS has been required by the Town of Southampton Town Board, as Lead Agency administering the application, and as required by SEQRA. The content requirements for a DEIS were contained in a SEQRA Positive Declaration issued by the Town Board on July 13, 2021.

The information prepared in conformance with this scope and the SEQRA process is intended to provide comprehensive input in the decision-making process of involved agencies in preparing their 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

Concern, Southampton will include five (5) two-story residential apartment buildings throughout proposed Lot 2. These will be walk-up style structures providing wood-frame apartments with common entries. Buildings 1 and 4 will have 14 units each, Building 2 will have 12 units, and Buildings 3 and 5 will have 10 units each. There are two laundry areas that will be located at the ends of residential structures offering card-operated systems to the occupants. The following lists features planned for the residential units:

- Generally open kitchens with quality vinyl plank or tile floor covering;
- Quality kitchen cabinetry and countertops;
- Kitchen equipment that typically includes refrigerator/freezer, stove and oven with a hood vent, dishwasher and sink;
- Floor coverings that will be consistent with current patterns reflecting higher-end vinyl plank, laminate or tile;
- Quality energy efficient LED lighting fixtures and an adequate number of electrical outlets throughout;
- Closet space that will include either a small walk-in or adequate-sized bi-fold closets in the bedrooms, a linen closet near the back and an entry closet near the front of the property;
- Consideration of balconies or patios to each of the units;
- Inclusion of central air-conditioning; and
- No washer and dryer hookups, as tenants will utilize laundry equipment being provided within the laundry rooms built throughout the complex.

There is a two-story, 6,188 SF community building centrally located within Lot 2. The project's gym, computer room, staff offices and community room will be housed in this center. The local community would have access to the community room for select meetings and events.

The following lists the improvement proposed for Lot 2:

- A new access drive onto CR 39, existing vehicles to be controlled by a STOP sign for both right (eastbound) and left (westbound) turns;
- No secondary or emergency access onto other roadways, or connection to the existing church property on Lot 1;
- Asphalt-paved internal drive and parking area;
- Space designated for all one hundred eleven (111) required on-site surface parking spaces, of which thirty-five (35) spaces will not be installed initially, but will be "landbanked until such time that these spaces become necessary. Note that of the 60 units, the development group Concern is anticipating that some, but not all occupants, will have vehicles;
- Landscaping and "dark-sky" compliant exterior lighting, pursuant to Town Planning recommendations and Town Code requirements;
- Community building and internal common areas for site residents, including a gazebo;
- A set of five (5) outdoor fitness areas distributed throughout the site; and
- An area in the northern portion of Lot 2 or a private STP, to treat and dispose of only the sanitary wastewater generated by the residences and community building.

On Lot 2, the proposed project envisions five two-story buildings, a one-story community building, and a new STP to treat and recharge all sanitary wastewater generated by the project (the church will continue to use its existing septic system). The project's buildings will be heated using natural gas, which will involve a new service to Lot 2. Potable water will be provided by the SCWA via a new service to Lot 2. Similarly, electricity will be provided by PSEGLI, which will install a new service connection to Lot 2.

The number of on-site parking spaces for Lot 2 as required by the Town Code (111) will be provided for, as "head-in" spaces lining the project's internal roadway. Sidewalks will provide pedestrian connections within Lot 2 and will connect to the sidewalks along the south side of Sebonac Road, for the convenience of the site's residents. There will be no vehicle connection between Lots 1 and 2: the existing driveway onto Sebonac Road for the church (in the site's northwestern corner) will remain. Lot 2 will be accessed through a new access driveway in the northeastern corner of Lot 1, through a 50-foot wide access easement. It is expected that traffic exiting Lot 2 onto Sebonac Road will be controlled by a Stop sign

The proposed STP will be located on about 0.67 acres in the northern portion of Lot 2 (and not within the 0.20-acre portion of the site in the Village of Southampton). Stormwater runoff generated on Lot 2 will be retained and recharged in an on-site drainage system.

The proposed project will be developed on the forested portion of Lot 2. It is estimated that a total of about 4.28 acres of natural forest vegetation (85.6% of the overall site, also of the forested area on Lot 2) will be cleared for development, leaving forested buffer along the eastern side of access drive to Lot 2 (a depth of 55 feet to sites to the east) and along the western (minimum 25 feet in depth) and southern (minimum 20 feet deep) borders of Lot 2. All disturbed areas of Lot 2 other than those to be covered by buildings and paved surfaces will be planted with a grassy groundcover, shrubs and trees; landscaping on Lot 2 will total about 2.10 acres, of which 0.75 acres (or, 15% of Lot 2) are assumed to be fertilized and irrigated.

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

PERMITS AND APPROVALS REQUIRED

Entity Having Jurisdiction	Permit/Approval Required
Town Board	Change of Zone approval
	Subdivision approval
	Increase in Residential Density approval
	SEQRA Review (as Lead Agency)
Town Planning Board	Change of Zone recommendation
	Site Plan approval
Town Building Department	Building Permits
SCDHS	Water Supply Permit
	STP approval
SCSA	STP review
SCDPW	STP review
	Roadwork Permit
SCPC	239m review
SCWA	Water Supply and Connection approval
NYSDEC	STP review
	SPDES Permit
NYS HCR*	Review

* HCR - Homes and Community Renewal

3.0 Potentially Significant Adverse Impacts

The following list of the potential adverse impact categories of the proposed project (to be addressed in the DEIS) has been taken from the Positive Declaration.

IMPACT ON LAND

- The project involves developing an existing wooded property to five (5) two-story residential apartment buildings totaling 60 units, with a two-story clubhouse and recreation area.
- Impact of additional use of the property is above the current zoning designation.
- Comparison of existing intensity of use and proposed use of multi-family.

- Construction Phasing Plan. Construction Plan should include, but not be limited to , truck circulation, staging areas, storage of materials, erosion control, noise and dust control, etc. Construction periods should be limited to Mon-Fri during normal business hours and should account for traffic mitigation strategies.
- Proposal involves the clearing of 4 acres of woodland (approx. 86% of Lot 2).

IMPACT ON SURFACE WATER

- Proposal involves the clearing of 4 acres of woodland (approx. 86% of Lot 2) and will create surface parking and impervious surface areas that may further impact impaired waterbodies within the Village watershed.
- The proposed density requires the construction of a new wastewater treatment facility.
- Discuss or compare the nitrogen from the as of right uses vs. the STP, and how the expansion area designed for the STP will affect the future yield of the front (church) parcel.

IMPACT ON GROUNDWATER

- The proposed action may include or require wastewater discharge to groundwater.
- Impact of the STP on groundwater.

IMPACT ON PLANTS AND ANIMALS

- Proposed action will result in the clearing of 86% of natural vegetation on the site.

IMPACT ON TRANSPORTATION

- Discuss applicant's methodology for Saturday data which is typically reserved for the Western Towns of Suffolk County.
- Discuss underestimated growth factors.
- Include data and discuss conclusions and speculation of future traffic trends due to COVID-19.
- Discuss comments from Suffolk County Department of Public works (SCDPW) dated April 28, 2021, "While the traffic generation of the project may not impact existing east bound traffic patterns regarding right turns, left turns may have a significant impact on existing eastbound traffic.
- Discuss CR39 and alternative access points.
- Discuss comprehensive plan recommendation as it relates to minimizing the number of access points along County Road 39.
- Traffic analysis shall be completed with actual counts and shall include, peak number of trips per hour during the height of the summer season, and shall contemplate "right-in/right-out" access only.
- The applicant should continue to seek potential cross-access to the site.
- Traffic analysis shall also include information and strategies to mitigate construction vehicles access to the site, specifically to avoid further impact to traffic on County Rd. 39 during peak hours.

IMPACT ON ENERGY

- Discuss inconsistencies with Sustainability Plan energy goals and objectives.
- Discuss green building design alternatives.
- Discuss the proposed in relation to the Town's commitment to the one hundred percent (110%) community electricity through renewable energy by 2025.

IMPACT OF NOISE, ODORS OR LIGHT

- The proposed action may result in an increase in noise, odors and outdoor lighting.
- The proposed action may produce sound above the local ambient noise levels for outside of structures.
- Impact of operating noise exceeding the local ambient noise levels for noise outside of structures.
- Impact of noise during site construction.
- Impact of noise during occupancy of the 60 rental units and on-site recreational facility.
- Submission of noise study.
- The proposed action may result in lighting creating sky-glow brighter than the existing area conditions.
- Impact of outdoor and ambient lighting on the neighboring area from the parking areas and the recreational areas.

CONSISTENCY WITH COMMUNITY PLANS

- The proposed project is not consistent with the adapted land use plans (Corridor Plan).
- The proposed action's land use components may be different from, or in sharp contrast to current surrounding land use pattern(s).
- The proposed action is inconsistent with County plans, or other regional land use plans.
- The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.
- Potential impact with the existing zoning Code for the Town of Southampton and the Town of Southampton Comprehensive Plan Update.
- Proposed action is inconsistent with suitability elements referenced within the Sustainability Plan.
- Discuss anticipated development with regards to Lot 1 to avoid segmentation.
- Provide an analysis of the anticipated energy consumption or the potential strain development may have on existing energy facilities. If found to be substantial, incorporating further green building initiatives into the design and utilizing alternative energy sources would constitute a mitigation technique and also a public benefit.

CONSISTENCY WITH COMMUNITY CHARACTER

- The proposed action may create a demand for additional community services, including police, fire ambulance and education facilities.

- Proposed action is inconsistent with the character of the existing natural landscape.
- Proposed action is inconsistent with the single-family residential nature of the area.
- Specify exact terms of the PILOT.
- Discuss school children enrollment as of right vs proposed.
- Discuss measures to mitigate ascetics associated with 60 community support units differing from the single-family residential character.

4.0 Organization and Overall Content of the DEIS Document

The DEIS must conform to the basic content requirements as contained in Title 6, New York Code of Rules & Regulations (6 NYCRR) 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 PROJECT

1.1 Introduction

1.2 Project Background, Need, Objectives and Benefits

1.2.1 Project Background

1.2.2 Public Need and Town Objectives

1.2.3 Objectives of the Project Sponsor

1.2.4 Benefits of the Proposed Project

1.3 Project Location and Current Site Conditions

1.3.1 Project Location

1.3.2 Current Conditions

1.4 Project Design and Layout

1.4.1 Overall Layout

1.4.2 Clearing, Grading and Drainage System

1.4.3 Sanitary Disposal and Water Supply Systems

1.4.4 Vehicle Access, Road System and Parking

1.4.5 Vegetative Screening, Landscaping, Lighting and Amenities

1.5 Construction Schedule and Operations

1.6 Permits and Approvals Required

2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Water Resources

2.1.1 Existing Conditions

2.1.2 Anticipated Impacts

- 2.1.3 Proposed Mitigation
- 2.2 Ecological Resources**
 - 2.2.1 Existing Conditions
 - 2.2.2 Anticipated Impacts
 - 2.2.3 Proposed Mitigation

3.0 HUMAN ENVIRONMENTAL RESOURCES

- 3.1 Land Use, Zoning and Plans**
 - 3.1.1 Existing Conditions
 - 3.1.2 Anticipated Impacts
 - 3.1.3 Proposed Mitigation
- 3.2 Community Services**
 - 3.2.1 Existing Conditions
 - 3.2.2 Anticipated Impacts
 - 3.2.3 Proposed Mitigation
- 3.3 Transportation**
 - 3.3.1 Existing Conditions
 - 3.3.2 Anticipated Impacts
 - 3.3.3 Proposed Mitigation
- 3.4 Community Character and Visual Resources**
 - 3.4.1 Existing Conditions
 - 3.4.2 Anticipated Impacts
 - 3.4.3 Proposed Mitigation

4.0 OTHER REQUIRED SECTIONS

- 4.1 Construction Impacts**
- 4.2 Cumulative Impacts**
- 4.3 Adverse Environmental Impacts that Cannot be Avoided**
- 4.4 Irreversible and Irrecoverable Commitment of Resources**
- 4.5 Effects on the Use and Conservation of Energy Resources**
- 4.6 Growth-Inducing Aspects**

5.0 ALTERNATIVES CONSIDERED

- 5.1 Alternative 1: No Action**
- 5.2 Alternative 2 Development at Existing 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 will be reasonably related short-term and long-term impacts, with other required sections identified in 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

Project Background

- There will 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 including a description of previous clearing activities and present encroachments on the property by trespassers, debris dumping, status of current use, site ownership, and existing easements, if any.

Public Need and Town Objectives

- Include justification of proposed project in terms of Town goals for site, including the recommendations of the County Route 39 Study.
- Public need for the proposed project will be discussed.

Objectives of the Project Sponsor

- The objectives of the project sponsor will be included and discussed.

Benefits of the Proposed Project

- Include a discussion of the community benefits expected to accrue from the proposed project.
- Include a discussion of economic benefits expected.
- Discussion will be provided addressing community benefits with relation to the requested MF-44 district.
- A complete Fiscal and Economic Impact analysis will be prepared to examine tax revenue benefits and direct, indirect and induced economic benefits of construction and operation jobs (i.e., economic “ripple” effect).

Project Location and Current Site Conditions

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

Project Design and Layout

- Provide table summarizing the various significant site quantities discussed in the DEIS.
- Include a brief description of the overall project layout; describe basis for site yield, location/distribution of proposed structures on the site, services, utilities, access points, road system including road clearing corridors, limits of site disturbance, drainage systems, etc., as well as areas to remain natural and open space/recreation areas clearly identified.
- Discuss the sizes, numbers, bedroom counts, heights, etc. of the residential and associated structures.
- The grading program and associated areas disturbed will be discussed along with areas to be cleared, estimates of volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill.
- Site drainage and proposed drainage system and provide capacity and function information will be provided along with a discussion of conformance to NYSDEC SPDES storm water and erosion control regulations for construction and post-construction conditions.
- The vehicle access points and internal roadway layout will be described, internal traffic circulation will be discussed, and any off-site road improvements discussed; discuss internal roadway maintenance responsibilities and processes.
- Include a description of water supply, irrigation water supply and proposed wastewater handling and corresponding use of water supply and sanitary design flow.
- Conformance to applicable SCDHS regulations regarding water use and wastewater treatment systems will be discussed.
- The sizes and locations of all utilities and services will be described along with the status of future possible connection.
- The Town lighting requirements, proposed lighting and an illumination description will be provided, including a description of fixture shielding and other measures to prevent sky glow and light pollution.
- Any and all resident amenities will be noted, described and located, with maintenance responsibilities noted.
- Information on the type, amount and location of landscaping proposed will be provided as well as information on maintenance requirements such as irrigation and fertilization. Landscaping details should include proposed street trees and proposed clearing, planting, and landscaping within the proposed planting buffer.
- Describe provisions for storage and removal of solid wastes.
- Include a discussion on retained open space areas, areas of retention by applicant; future ownership/maintenance of open space areas, easements or restrictions to ensure retention of open space.
- Provide projected number of employees; provide estimates of residents and school-age children.

- Describe management, maintenance and operation of residential component; describe any special conditions which may apply.

Construction Schedule and Operations

- The anticipated construction process, methods, sequence and schedule, insofar as information in this regard is available, will be discussed.
- Project phasing, if applicable, will be presented, with anticipated milestones that would initiate/conclude each phase.
- Describe potential construction equipment storage/staging sites, delivery truck routes, hours of operations, workers' parking areas.
- Discuss amount of soil material to be removed from site, if any, number of truck trips, length of time that this process would be on-going, and associated truck routes.
- Describe the measures taken to prevent/mitigate soil erosion during construction, the pertinent regulations and required plans and permits in this regard, and other actions taken to protect natural and sensitive areas.

Permits and Approvals Required

- Provide brief narrative of remaining SEQRA review steps.
- Identify the anticipated government and agency permits and approvals, as well as any Covenants & Easements.

Natural Environmental Resources

Water Resources

- The existing drainage conditions on the site will be described.
- The existing surface water bodies on the site and tributary to it shall be identified and located.
- Any existing impacts on surface water quality from the project sites will be identified and discussed.
- The elevation of the water table beneath the site will be described, using on-site soil borings, if available.
- The expected direction of groundwater flow based on hydrologic interpolation will be identified.
- The existing groundwater quality in the vicinity will be referenced from existing literature.
- The existing nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance computer modeling methods.
- Any existing impacts on groundwater quality from the project sites will be identified and discussed.
- Calculations of projected sanitary flow and consistency with SCSC Article 6 will be provided.
- The anticipated nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance computer modeling methods.

- The anticipated impact of the project with respect to groundwater quality shall be fully examined in terms of sanitary discharge compliance, wastewater treatment system operation, irrigation and fertilization practices (estimated), and conformance to regulatory requirements.
- Any anticipated impacts on surface water quality from the project will be identified and discussed.
- Other potential sources of water quality impacts related to pesticides, chemical storage, tank storage (if applicable) and any other sources shall be analyzed.
- Mitigation measures which may reduce potential water quality impacts shall be identified

Ecological Resources

- 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. Existing natural communities will be described, mapped, classified, and ranked, with respect to state and global rarity of the community type, consistent with the New York Natural Heritage Program's (NHP) natural community classification database, described in "*Ecological Communities of New York State.*" An inventory of flora and fauna observed and expected will be provided.
- 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, if present.
- The NHP shall be contacted for site file information concerning habitats, plant and animal species, which will be utilized for field surveys and investigations of the property.
- Impact to habitats shall be quantified and discussed qualitatively in terms ecological impact to plants and animals.
- Mitigation measures to reduce potential impacts will be identified and method of implementation determined.

Human Resources

Land Use, Zoning and Plans

- This section will depict and describe the existing land use and zoning of the subject site and in the surrounding area, to a distance of approximately 1,000 feet.
- Analyses of land use and zoning patterns will be conducted of the relationship between the site, immediately adjoining properties and the surrounding neighborhood.
- The zoning regulations applicable to the project site in its existing condition shall be provided.
- Land use plans applicable to the project site (the Town Comprehensive Plan Update and the County Route 39 Study), shall be outlined, and the recommendations pertinent to the proposed project or project site presented.
- The DEIS will assess the compatibility of the project with area land uses, the impacts of the proposed project on land use and zoning patterns, and conformance to zoning regulations.

- The project's conformance to the MF-44 zoning district requirements will be discussed.
- The conformance of the project with the applicable recommendations of the above-specified land use plans will be evaluated and discussed.
- Measures which may be used to mitigate potential impacts to land use, zoning or recommendations of land use plans shall be provided.

Community Services

- A Fiscal and Economic Impact Analysis has been prepared for the project, and will be attached to the DEIS as an appendix.
- The text of the DEIS will contain information and tables from the Fiscal and Economic Impact Analysis, as necessary to describe the existing and anticipated fiscal and tax conditions of the site and the pertinent community services providers, under both Existing Conditions and with the proposed project.
- The existing tax revenue of the site shall be established, from Town tax bills; the distribution of taxes to taxing jurisdiction shall be presented and discussed.
- The anticipated tax revenues generated by the project will be estimated, and the impacts to each taxing jurisdiction will be discussed.
- The roster of community services analyzed in the DEIS include:
 - Public schools;
 - Police services;
 - Fire and ambulance services;
 - Water supply;
 - Solid waste handling; and
 - Energy supply.
- The above-listed community services available to and/or utilized on the site will be described.
- The anticipated demands on each of the above services from the proposed project will be described qualitatively (and quantitatively, where possible).
- The impact analysis contained in the DEIS will include consultations with service providers regarding existing demand for services and capacity.
- Mitigation measures that will or may be provided will be described and discussed for each of the above services.

Transportation

- A Traffic Impact Study (TIS) has been prepared for the proposed project, and will be attached to the DEIS as an appendix.
- The text of the DEIS will contain information and tables from the TIS, as necessary to describe the existing and anticipated traffic conditions of the site and area, under both Existing and anticipated Build conditions.
- The DEIS text will also contain the conclusions of the TIS in regard to anticipated impacts of the project, as well as any measures the project may include that mitigate any described impacts determined by the TIS.

Community Character and Visual Resources

- The visual character of the existing site and vicinity will be depicted by ground and aerial photography using a key map for locations of all ground photography. These photographs will then be used as a basis for a text description of the site's appearance and character within the overall community.
- Impacts of the proposed project on community character will be determined and described to fully disclose the change of visual character of the site.
- This assessment will include vantage points from bordering roadways and other appropriate publicly-accessible locations.
- Mitigation measures such as potential screening will be considered with respect to visual impacts.

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 6 NYCRR Part 617.9 (b)(3). Mitigation measures will 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 will be provided in the DEIS.

- **Construction-Related 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 that are anticipated to occur, which cannot be completely mitigated.
- **Irreversible and Irretrievable Commitment of Resources** - Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.
- **Effects on the Use and Conservation of Energy Resources** - Provide brief description of planned and/or potential energy-conserving measures, which may include use of energy-efficient devices. Include a general discussion related to the potential for buildings and site to be constructed to LEED® certification.
- **Growth-Inducing Aspects** - Provide brief discussion of those aspects of the proposed project that will or may trigger or contribute to future growth in the area.

7.0 Alternatives to be Studied

SEQRA requires a description and evaluation of the range of reasonable alternatives to a proposed action that are feasible, considering the objectives and capabilities of the project sponsor. As noted in SEQRA, *"The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed"*. The following alternatives are required for the DEIS:

- Alternative 1: No Action
- Alternative 2: Development per Existing Zoning

Issues Deemed Not Relevant, Not Environmentally Significant or Adequately Addressed in Prior Environmental Review

The intent of the DEIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project. The Draft Scope has been the subject of a public scoping process in conformance with SEQRA Part 617.8, which will conclude with the issuance of this Final Scope by the lead agency. Issues identified during the scoping process that are deemed not relevant to the preparation of the DEIS include the following:

- TBD based on scoping meeting

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This document is intended to fulfill the lead agency requirements for issuance of a Draft Scope for a DEIS in accordance with 6 NYCRR 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 proposed project.