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

**SOUTH COUNTRY ROAD, QUIOGUE**  
**Proposed Subdivision, Change of Zone, and Site Plan Application**  
670 Montauk Highway and 107 South Country Road  
Hamlet of Quiogue, Town of Southampton  
Suffolk County, New York  
*January 19, 2022*

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**1.0 Introduction**

This document is the Draft Scope of the topics, issues, and analyses to be included in the Draft Environmental Impact Statement (DEIS) for the proposed South Country Road, Quiogue subdivision, change of zone, and multi-family residential site plan and development that will provide much needed affordable housing.

The Applicant is NRP Properties, LLC (“NRP”). The DEIS will be prepared by Nelson Pope Voorhis (NPV) on behalf of NRP with support from a team of consultants and other professionals.

The Subject Property is located north of Montauk Highway (CR 80) and Old Meetinghouse Road; south of South Country Road; east of East Lane; and west of Carwin Lane in the Hamlet of Quiogue, Town of Southampton, Suffolk County, New York. The property address is 107 South Country Road and 670 Montauk Highway, Quiogue and the Suffolk County Tax Map Numbers are: 900-359-4-46 and 47. The project site is primarily within a residential community, except for the laundromat and car wash in the southwest corner of the 23.03-acre property and a nearby salvage yard to the northwest of the property.

A Long Environmental Assessment Form (LEAF) Part 1, Expanded Environmental Assessment Form (“EEAF”) report, and Site Plans were previously prepared for the proposed project. These materials have been preliminary considered by the Town and were the subject of a Town Board public hearing. These materials provide a basis for analysis under the State Environmental Quality Review Act (SEQRA) and the DEIS.

The Town Board, as Lead Agency in this matter, adopted a Positive Declaration pursuant to SEQRA on January 25, 2022. The content requirements for the DEIS are contained in the SEQRA Positive Declaration and are guided by the information requested in the adopted Planning Board report dated January 13, 2012.

Information contained in this Draft Scope has been prepared in conformance with the SEQRA requirements established under Title 6, New York Code of Rules & Regulations 6 NYCRR Part 617,

Section 617.8 of the implementing regulations. The DEIS and SEQRA process are intended to provide a comprehensive framework and input for the decision-making process of involved agencies and assist in the preparation of findings and final decisions on respective permits and approvals. The scoping document must be concise but thorough, well documented, accurate and consistent. Figures, tables, and supplementary reports 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 along with project plans.

## **2.0 Brief Description of the Proposed Action**

The Proposed Action involves the:

- subdivision of the 23.03-acre property into two lots (17.33± acres and 5.7± acres);
- a change of zone from CR-40 to Multifamily Planned Residential Development (“MFPRD”) on the larger of the two lots; and
- construction of a 104-unit residential community at 6 units per acre, all of which will be rented at Town/HUD Fair Market Rent affordability requirements.

Forty of the proposed dwelling units will be one-bedroom, 48 will be two-bedroom, and 16 will be three-bedroom. The mix of unit sizes and types will provide opportunities for households of various sizes, needs and incomes. The apartments will be distributed among eight detached two-story buildings and a community building or clubhouse will also be provided as a social/recreational amenity for future residents. First floor porch entries and second floor decks will be included. Outdoor recreational facilities will include a walking trail around the outer perimeter of the residential development, a tree-lined east-west pathway between four of the buildings that connects to the perimeter walkway, a network of other sidewalks and crosswalks to serve the buildings and parking areas, a small playground, two amenity outdoor grill areas, and vegetated perimeter buffers including a contiguous block of land in the southeast corner and along east side of the property that will remain naturally vegetated.

The MFPRD will provide a total of 226 parking spaces for its residents including 8 land-banked spaces and 18 Americans with Disabilities Act (“ADA”) accessible spaces, and 4 spaces for the leasing office to fully serve the expected diverse needs of this planned community and meet federal, state and local requirements. Areas around the buildings and parking lots will be landscaped and outdoor lighting will be designed in accordance with the standards outline in Chapter 330, Article XXIX, “Outdoor Lighting” of the Southampton Town Code. The development will be served by an existing public water main belonging to the Suffolk County Water Authority and will have an onsite sewage treatment plant (STP) at the southwest corner of the site to serve the proposed residential development and protect local groundwater resources. The required utilities and services are available to the site. The site plan will include all required drainage facilities to meet the capacity requirements of the requisite design storm and capture and recharge stormwater onsite through a system of catch basins and leaching pools. The

development site will be graded, landscaped, and screened, and outdoor lighting will be provided to ensure a safe and secure parking lot and community without causing light related impacts.

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

- Town Board – Change of Zone Approval and SEQRA Review
- Town Planning Board – Subdivision, Site Plan and Stormwater Pollution Prevention Plan (“SWPPP”) Approvals
- Town Stormwater Management Officer (“SMO”) - Stormwater Pollution Prevention Plan (“SWPPP”)
- Building Inspector - Building Permit
- Suffolk County Department of Health Services – State Pollution Discharge Elimination System (SPDES) Wastewater Discharge Permit and Public Water Service Connection
- Suffolk County Department of Public Works - Access/Curb Cut/Road Work Permit (CR 64)
- Suffolk County Water Authority – Public Drinking Water Service Connection
- Suffolk County Planning Commission - 239-m Review
- New York State Department of Environmental Conservation – State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity
- New York State Division of Homes and Community Renewal - Affordable Housing Program Approval

### **3.0 Potential Adverse Impacts and Issues for Review**

Potential impacts and topics of review include impacts on land, groundwater, aesthetics, transportation, energy, human health, consistency with community plans, and consistency with community character. The following is a list of the potential adverse impact topics to be addressed in the DEIS based on the Positive Declaration and the adopted Planning Department/Planning Board report.

#### **Impact on Land:**

- Impact from construction of nine (9) buildings including eight (8) for affordable housing structures and one community building/clubhouse, and associated infrastructure, including 226 parking spaces.
- Impact of density on the land.
- Impact of anticipated number of people (104 households; 185 bedrooms) on land. What is the maximum occupancy?
- Impact of clearing of land associated with proposal.
- Impact on soils and associated drainage to be installed. SPDES and SWPPP requirements shall be met.

### **Impact on Groundwater**

- Impact of sewage treatment plant.
- Possibility of STP to accommodate the flow from the adjacent Suffolk Pines Mobile Home Park.
- Environmental concerns with the existing car wash (Are the existing car wash/laundry facility to be connected to the STP?)
- Impact on the existing groundwater wells of SCWA and whether any new wells be required.
- Impact of density on groundwater.

### **Impact on Aesthetics**

- Impact of sewage treatment plant and its proximity to the adjacent Suffolk Pines Mobile Home Park.
- Impact of a use and whether it is in contrast with the surrounding community character.

### **Impact on Transportation**

- Impact of Traffic on nearby roadways, including the country road known as South Country Road. Field investigation and collection shall include peak times (accurate summer season counts and accurate counts during the school season).
- Impact of maximum occupancy on transportation.
- Impact on nearby intersections, including South Country Road/Montauk Highway & Montauk Highway and Old Riverhead Road.
- Impact on nearby roadways, such as Fairview Avenue, Homestead Avenue and Carwin Lane which may become a cut through to Montauk Highway.
- Sight line issues at South Country Road and Montauk Highway intersection.
- Impact of speeding on South Country Road. Analyze existing signage.
- Impact of one access. Investigate a secondary access onto Montauk Highway, or Carwin Lane. Discuss secondary access for fire/emergency vehicles.
- Impact of increasing the households in the area by 104 household or 16.6% (per Police Department correspondence).
- Secure accurate counts of school age children. Traffic impact from school buses.
- Discuss impact of Covid on raising/lowering the anticipated traffic impacts.
- Projected traffic increase may exceed capacity of existing road network.

### **Impact on Energy**

- Impact of additional use of energy associated with the project and impact on existing utilities. How are the apartments to be heated and cooled?

- Lack of information on the use of solar and other methods to mitigate the use of energy and assist in the affordability of the utility costs.

#### **Impact on Human Health**

- Impact of transportation issues on human health.
- Impact of density/maximum occupancy on the school population.
- Impact of stress on Community Services including Police protection, Fire protection and Ambulance services.

#### **Consistency with Community Plans**

- Project inconsistent with the 1999 Comprehensive Plan Update as this area was recommended to remain as low density residential. Alternative in the form of an as of right yield subdivision shall be included.
- Affordable housing goal is to be located in and adjacent to Hamlet centers and this site is not located adjacent to any Hamlet centers or adjacent Villages.
- Affordable housing goal of equitably dispersing affordable housing in all parts of the town. Future affordable housing shall be proposed east of the canal. The site is immediately adjacent to another Town affordable housing project and is also adjacent to a pre-existing non-conforming high-density development (Suffolk Pines Mobil Home Park).
- Impact of additional school age children on the Westhampton school district and the other school districts who may provide services (i.e., BOCES, etc.). Verify number of anticipated school age children.
- Multi-family planned residential development zone is proposed and shall meet the standards under Article IV Multi-Family Planned Residential Development District of the Town Code.
- Address any inconsistencies with sustainability goals contained in the Sustainability Plan.

#### **Consistency with Community Character**

- Entrance of the project along a road with a country character. Use may be in direct contrast with the main low-density character of the area.
- Majority of the development in the area to the north, east and the south is low density residential.
- Impact of a use which is in contrast of the surrounding community character.
- Impact of type of management of property and how it will be maintained.

#### 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 will include the following sections:

COVER  
COVER SHEET  
TABLE OF CONTENTS  
SUMMARY

#### 1.0 DESCRIPTION OF THE PROPOSED ACTION

##### 1.1 Project Background, Need, Objectives and Benefits

1.1.1 Project Background *(Provide description of the project, site and current application history. Describe project in the context of other projects on adjacent and nearby sites.)*

1.1.2 Public Need and Town Objectives *(Justify proposed project in terms of Town goals.)*

1.1.3 Objectives of the Project Sponsor *(Provide discussion of the applicant's goals in pursuing proposed project.)*

1.1.4 Benefits of the Project *(Provide discussion of the benefits to accrue from the proposed project.)*

1.2 **Location** *(Using appropriate mapping and/or tables, describe location of site, in terms adjacent/nearby significant properties, zones, districts, services, tax map numbers, etc.)*

##### 1.3 Proposed Design and Layout

1.3.1 Overall MFPRD Layout *(Brief description of the site and project layout; note site acreage, density, existing and proposed structures and/or features, access points, traffic circulation, road/features, services, utilities, site quantities table; describe landscaping, screening, natural areas, community amenities; etc.*

1.3.2 Clearing, Grading & Drainage *(Describe necessary clearing and grading, volumes of soil to be excavated, cut/fill brought to or removed from site, and maximum depths of cut/fill; indicate the portion of site to contain impervious surfaces; describe existing drainage and proposed drainage system, and provide capacity and function information, as necessary)*

1.3.3 Access, Street System and Parking *(Describe/discuss access, roadway layout, traffic circulation, conformance to design requirements for fire/emergency access; describe parking design, arrangement, and proximity to alternative transportation options.)*

1.3.4 Site Landscaping, Vegetative Screening & Outdoor Lighting *(Provide information on the type, amount and location of landscaping, vegetative buffers, and/or screening necessary and proposed; screening of STP; information on maintenance requirements such as irrigation and fertilization, and any fencing that exists or may be proposed.)*

1.4 **Construction and Operations** *(Discuss construction activities and future onsite operations; vehicle handling, site management and maintenance; stormwater*

*and wastewater management; handling of solid waste, safeguards and permitting; parking areas; hours of operations, delivery routes, etc.)*

- 1.5 Permits and Approvals Required** *(Brief discussion of the required permits, reviews and approvals; expected permits/involved agencies.)*

**2.0 NATURAL ENVIRONMENTAL RESOURCES**

**2.1 Topography**

2.1.1 Existing Topography *(Using appropriate mapping and/or tables, describe current topographic character of site; indicate high and low elevation points, indicate and quantify slopes.)*

2.1.2 Anticipated Impacts *(Discuss changes in topography of site due to grading and fill program; discuss if site is balanced or if there is import or export of material based on calculations by project engineer and describe impacts; discuss potential impacts from topographic alteration; describe dust, erosion and sedimentation control measures incorporated into the project; discuss need for Stormwater Pollution Protection Plan (SWPPP) and SPDES General Permit for Stormwater Discharges from Construction Activity.)*

2.1.3 Proposed Mitigation

**2.2 Soils**

2.2.1 Existing Conditions *(Using appropriate mapping and/or tables, describe surface soils found on-site based on the Suffolk, County Soil Survey and soil borings and prepared Geotechnical Report; discuss characteristics and limitations/constraints of each soil which may have an effect on project; quantify coverage of each soil; discuss prior Phase I and II Environmental Site Assessments.)*

2.2.2 Anticipated Impacts *(Discuss details of the proposed grading program; evaluate soil constraints; consider conclusions and recommendations of prior Geotechnical Report and Phase I and II ESAs; discuss dust, erosion and sedimentation.)*

2.2.3 Proposed Mitigation

**2.3 Water Resources**

2.3.1 Existing Conditions *(Using mapping, narrative and/or tables and quantitative methods where possible, identify any onsite or adjacent surface waters or wetlands; review NYSDEC and USF&WS wetlands maps; conduct analysis of runoff volumes, current surface and groundwater quality, quantity, elevation (depth to water table) and flow direction, known localized groundwater contamination, and proximity to public supply wells and groundwater contributing areas.)*

2.3.2 Anticipated Impacts *(Using quantitative and qualitative methods, discuss potential for impact from project and development density to groundwater resources, public wells, and groundwater characteristics in consideration of STP and on-site stormwater management; address both quantity and quality; prepare nitrogen budget analysis; identify any impacts to wetlands and surface waters; address overall and specific potential sources of pollutants and potential impacts.)*

2.3.3 Proposed Mitigation

**2.4 Ecology**

2.4.1 Existing Site Conditions *(Describe existing habitat conditions and history based on site inspection and historic air photographs; check for any special designations on the site or area using Environmental Resource Mapper and*

*contact NY Natural Heritage Program; identify habitat types and wildlife observed and expected.)*

2.4.2 Anticipated Impacts *(Discuss NY NHP response information; discuss clearing, changes to habitat, retained vegetation and landscaping; discuss any issues involving rare species if present.)*

2.4.3 Proposed Mitigation

### **3.0 HUMAN ENVIRONMENTAL RESOURCES**

#### **3.1 Land Use, Zoning and Plans**

3.1.1 Existing Conditions *(Using mapping, narrative and/or tables, describe current land use and zoning of site and adjacent properties, and the pattern of land use and zoning in the vicinity; discuss existing zoning and permitted uses.)*

3.1.2 Anticipated Impacts *(Discuss proposed zoning and development; conformance of proposed project to existing or anticipated future land use and zoning patterns of site and vicinity; conformance to land use and appropriate land use plans including 1970 Master Plan, Town Comprehensive Plan Update, and Southampton Sustainability Plan, and other applicable adopted plan recommendations; examine Town Code standards and requirements; assess consistency with affordable housing goals; and need and benefit of project from a land use perspective.)*

3.1.3 Proposed Mitigation

#### **3.2 Community Services**

3.2.1 Existing Conditions *(Describe existing utilities present in scope of project area; contact community service providers, expected to include public schools, police, fire, ambulance, public water, wastewater, electric and natural gas; discuss existing taxing jurisdictions from Economic/Fiscal Analysis.)*

3.2.2 Anticipated Impacts *(Describe changes in utility installations proposed as part of project and assess potential impacts; summarize input from community service providers; estimate number of school age children expected; discuss anticipated tax revenue, distribution and school district impacts from Economic/Fiscal Analysis; address any impacts on other school districts that may be affected; estimate water demand and sewage generation; discuss proposed STP and drinking water connection; emergency access and circulation.)*

3.2.3 Proposed Mitigation

#### **3.3 Transportation**

3.3.1 Existing Conditions *(Describe the existing roadway characteristics including sight distance and nearby intersections; collection of peak time data (accurate summer season counts and counts during the school season; existing traffic patterns; related information as presented in traffic impact study)*

3.3.2 Anticipated Impacts *(Discuss anticipated trip generation, distribution, circulation and any impact on counts from Covid; perform intersection capacity analysis and assess ability of roads to accommodate traffic; truck traffic routes to be used; evaluate adequacy of sight distance of the proposed access; analyze existing signage/speed limits; impacts of school buses; discuss secondary and emergency access; identified other planned projects in the area that may further impact traffic.)*

3.3.3 Proposed Mitigation



**3.4 Community Character and Visual Resources**

3.4.1 Existing Conditions *(Using mapping, narrative, photographs and graphics, describe the visual community character of the site and area for observers along South Country Road and from any other public vantage points.)*

3.4.2 Anticipated Impacts *(Discuss potential impacts; analyze potential visual or aesthetic impacts and potential change to community character and any impacts on adjoining properties; include visual renderings of development; consider views from road into site access; discuss outdoor lighting, and any buffers or screening).*

3.4.3 Proposed Mitigation

**3.5 Cultural Resources**

3.5.1 Existing Conditions *(Include OPRHP/SHPO site file information on lack of archaeological/historic site sensitivity.)*

3.5.2 Anticipated Impacts *(Indicate potential impact based on 3.5.1.)*

3.5.3 Proposed Mitigation

**4.0 OTHER REQUIRED SECTIONS**

**4.1 Construction Impacts** *(Provide a brief description and analysis of potential impacts to the community associated with the construction process and/or construction activities, such as truck movements, equipment operations, import/export of soil, etc. Note that these impacts could only occur during the construction period which, is limited in duration by the Town.)*

**4.2 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.)*

**4.3 Adverse Environmental Impacts that Cannot be Avoided** *(Provide brief listing of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be fully mitigated.)*

**4.4 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.)*

**4.5 Effects on the Use and Conservation of Energy Resources** *(Identify energy resources to be used; provide a brief discussion on those aspects of the proposed project which would contribute to an increase in energy as well as potential options for conservation.)*

**4.6 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.)*

**5.0 ALTERNATIVES**

**5.1 Alternative 1: No Action** *(Alternative whereby the site remains in its current condition.)*

**5.2 Alternative 2 Development under Existing Zoning** *(Alternative whereby the site is developed in accordance with existing zoning.)*

**6.0 REFERENCES**

FIGURES  
APPENDICES  
SITE PLANS

## 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.

Information sources for the DEIS include, but are not limited to the following: Soil Survey of Suffolk County, NY; Natural Resources Conservation Service website and database; LIDAR and USGS topographic maps; Suffolk County Groundwater Management Zone Map; Suffolk County Groundwater Contour Map; Town zoning laws, site plan regulations, special permit standards, and other codes as necessary; GIS generated maps; site plans, floor plans, and elevations; SEQRA Environmental Assessment Forms Parts 1, 2 and 3/Determination of Significance and the Town’s official SEQRA Positive Declaration for this project; NYSDEC’s Environmental Mapper database, Spills and Site Remediation database; Phase I and II Environmental Site Assessments for the site; Suffolk County Water Authority water district monitoring data; adopted Town comprehensive and other applicable plans; NYS Office of parks Recreation and Historic Preservation’s Cultural Resources Information System (CRIS); Suffolk County Sanitary Code; NY Natural Heritage Program survey information; NYSDEC Ecological Communities publication (Edinger *et al.*, 2013); Breeding Bird Survey; Institute of Transportation Engineers (“ITE”) publication entitled *Trip Generation*, 10<sup>th</sup> Edition; traffic counts; *Highway Capacity Manual*; Traffic Impact Study for the project; economic and fiscal analysis report for the project; various available published fiscal and economic data; US Census data; Rutgers demographic multipliers; input from consultations with service providers and input from Town officials and the community; site and area inspections; and other sources as needed and available.



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.