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

“THE PRESERVE AT SOUTH COUNTRY ROAD”, QUIOGUE

Proposed Change of Zone Application

670 Montauk Highway and 107 South Country Road

Hamlet of Quiogue, Town of Southampton

Suffolk County, New York

March 15, 2022

1.0 Introduction

This document is the Final Scope of 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 workforce 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.

A Draft Scope dated January 19, 2022 was submitted to the Town and made available to the public at Town Hall and on the Town’s website and a public scoping session was noticed and held

by the Town Board on February 22, 2022 to request input on the necessary scope and content of the DEIS. Several members of the community were provided comments and the Town Board closed the public scoping session and provided a 10-day written comment period for additional comments. A meeting was also held between the Applicant and their representatives and the CAC-West civic association on March 10, 2022 to present the project to this group and receive additional input.

Information contained in this Final 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 DEIS 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 are proposed as one-bedroom, 48 are proposed two-bedroom, and 16 are proposed as three-bedroom units. The mix of unit sizes and types are requested by the applicant in order to provide opportunities for households of various sizes, needs and incomes. The apartments are proposed to 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 of the development. 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 development proposal includes 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 outlined 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 is proposed to have an onsite sewage treatment plant (STP) at the southwest corner of the site to serve the proposed residential development and meet Suffolk County Health Department requirements to 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 change the zoning and 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"- Town Engineer) - 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/traffic, energy, human health, consistency with community plans, and consistency with community character. The following is a list of the topics to be addressed in the DEIS based on the Positive Declaration, the adopted Planning Department/Planning Board report, and input from the public during the public participation process.

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 providing workforce housing west of the canal versus east of the canal and need to distribute this type of housing in other Southampton communities.
- Impact of anticipated number of people (104 households; 185 bedrooms) on land and secondary effects of introducing this many households in a concentrated area. Discuss the maximum occupancy for each unit type and how will the management company ensure that there is ongoing compliance?
- Impact of clearing of land associated with proposal.
- Impact on soils and associated drainage to be installed. SPDES and SWPPP requirements shall be met.
- What specific sustainability measures are being provided in the development proposal?
- Indicate distance to Hamlet Center and specifically detail how the proposal meets the MFPRD and all other applicable standards enumerated in Chapter 292, Subdivision and Chapter 330, Zoning (Site plan).

Impact on Groundwater and Surface Waters

- Impact of sewage treatment plant.
- Potential impacts from contaminants associated with STP.
- Possibility of STP to accommodate the flow from the adjacent Suffolk Pines Mobile Home Park. Elaborate on whether the Suffolk Pines Mobile Home Park can connect if an agreement were formed? How much flow would it represent? What would the benefit be in terms of local nitrogen inputs? Is this applicant amenable to this type of connectivity?
- Environmental concerns with the existing car wash (Are the existing car wash/laundry facility to be connected to the STP? Would there be an impact on the development from existing dry cleaning operations or existing contamination from the Gabreski Airport?)
- Impact on the existing groundwater wells of SCWA and whether any new wells will be required because of this action. Provide pumpage data for vicinity wells.
- Impact of density on groundwater. What are the travel times to Impaired water bodies? How will the MFPRD ensure that groundwater resources are protected?
- Impact of nitrogen on Quantuck Creek.

Impact on Aesthetics

- Impact of sewage treatment plant and its proximity to the adjacent Suffolk Pines Mobile Home Park.

- Impact of the multi-family use and whether it is in keeping or contrast with the surrounding community character.
- Impact on the scenic character of this portion of South Country Road and historic character of Montauk Highway where Strebel's is located. Render views from entrance into the site and from Montauk Highway in terms of the historic building and its context.

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. Accident data shall be provided.
- 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, indicate routes. Indicate distance of site from Schools. Would pedestrian sidewalks or crosswalks be required?
- 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 will the apartments be heated and cooled? What is the project's overall impact on energy consumption?
- Provide feasibility for the use of solar and other methods that can be incorporated into the design 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. How does the real-time number of school-age students generated at Speonk Commons compare to the Rutgers Projection? Use this factor to provide an upper range for potential students.
- Impact of stress on Community Services including Police protection, Fire protection and Ambulance services from increased density.
- Impact of laundromat and contamination from the Gabreski Airport on future residents.

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 Mobile Home Park).
- Numerical counts and ratios of affordable housing historically approved in the Town of Southampton, western portion of the Town vs. the eastern portion of the Town. Identify the burden on the western districts.
- Impact of additional school age children on the Westhampton school district and the other school districts who may provide services who pays tuition or provides additional services (i.e., BOCES, etc.). Verify number of anticipated school age children.
- Impact on local library.
- 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.
- Discuss housing eligibility requirements, methodology for selection of who lives in the units, need for proposed number of units, source of grant funding and how it effects eligibility.

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 and community 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, zoning districts, services, tax map numbers, etc.)*

1.2.1 Existing buildings, other site improvements and uses.

1.2.2 Description of any easements, restrictions and/or other conditions that affect the future development and use of both the MFPRD and Strebel's site, including the submission of a full title report.

1.2.3 Description/location of any Critical Environmental Areas in vicinity *(map)*

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- vehicular and pedestrian, including any existing or potential trail connections, roadway layout, traffic circulation, conformance to design requirements for fire/emergency access; describe parking design, arrangement, and proximity to alternative transportation options. Include a map of local roadway network.*)

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.*)

1.4.1 Discuss in sufficient detail the maintenance program for grounds and recreational building (*including typical months, days and hours of operation of sprinklers, mowing and leaf blowing equipment, other grounds maintenance and proposed solid waste removal schedule*)

1.4.2 Include description of anticipated phasing (if any) including expected year of project completion. Include graphic illustrating construction sequence. *Discuss construction equipment to be used; quantity, vehicle type and size, days and hours, duration and routing (origin and destination) of construction traffic anticipated on local streets and type of loads to be transported, including measures to be taken to safeguard the public during the construction process.*

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; include said assessments in appendices)

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 results of soil, groundwater and vapor sampling; discuss any potential impacts from the laundromat operation and contamination from Gabreski Airport on the development; discuss dust, erosion and sedimentation.*)

2.2.3 Proposed Mitigation and corrective measures necessary to overcome any soil limitations inclusive of the need for vapor barriers.

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, proximity to public supply wells and groundwater contributing areas, water quality monitoring results for public wells; review SWAPs.*)

2.3.2 Anticipated Impacts (*Using quantitative and qualitative methods, discuss potential for impact from project and development density to groundwater resources. Describe anticipated water demand and availability both for potable consumption and irrigation purposes, location of public wells, and groundwater characteristics in consideration of STP and on-site stormwater management; address both groundwater 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; include consideration of nitrogen, pharmaceuticals, personal care products, PFOA, PFOS and 1,4 Dioxane.*)

2.3.3 Consider cumulative impacts of other developments proposed or planned in the immediate vicinity of the subject site.

2.3.4 Proposed Mitigation

2.4 Ecology

2.4.1 Existing Site Conditions (*Describe existing habitat conditions and history based on site inspection and historic aerial 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 or endangered species if present.*)

2.4.3 Discuss ecology of proposed open space and protections proposed as part of MFPRD

2.4.4 Proposed Mitigation including clearing schedule

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 Comprehensively address all comments provided to the Town by Dunn Engineering Associates in their letter dated January 24, 2022 and update traffic impact study accordingly

3.3.4 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 scenic road into site access and views from Montauk Highway beyond the historic Strebel's building; discuss outdoor lighting, and any proposed buffers or screening).*

3.4.3 Proposed Mitigation

3.5 Cultural Resources

3.5.1 Existing Conditions *(Include OPRHP/SHPO site file information. Address future of Strebel's building, listed in AKRF as an historic resource and the landmarking potential of the building)*

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; discuss impacts of workforce housing projects west of the canal.)*

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 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.)*

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 discussion related to how the proposed project may trigger or contribute to future growth in the area. Depict on map how many other parcels are greater than 5 acres within a one-mile radius that are also eligible for MFPRD zoning. Include discussion related to future build-out of Strebel's site.)*

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, including subdivision layouts compliant with CR40 requirements (standard and cluster plans)*)
- 5.3 **Alternative Reduced Density Alternative** (*Consideration of a project with a reduced density, including a plan and renderings. Is there an opportunity in the reduced density for the set aside or purchase of open space as a public benefit?*)

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, written commentary from other agencies, and verbal and written comments from the public. 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 and data on contamination in the general area; 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*, 10th 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 Final 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.