
**FINAL 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
October 20, 2021

1.0 Introduction

This document is the Final Scope of the issues and analyses to be included in the Draft Environmental Impact Statement (DEIS) for the proposed “Concern, Southampton” a multifamily, residential development that will consist of 100% affordable housing, in perpetuity, in the hamlet of Southampton, Town of Southampton, NY. It includes amendments from the Draft Scope, which was available for public review and comment, and which was the subject of a public scoping session held at 6:00 p.m. on September 28, 2021 via videoconferencing as well as written comments that were submitted to the Town through October 12, 2021.

The Applicant is Concern for Independent Living, Inc. (“Concern”).

The site of this proposed project is proposed as 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 proposal involves a subdivision of said 9.48 acre property into two (2) lots. The overall site is located on the south side of Suffolk County Route 39 (aka County Road “CR” 39, aka Sebonac Road), opposite the Sacred Heart Cemetery and immediately south of the Southampton Full Gospel Church. The street address is part of 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 CR39 (4.48 acres) is presently developed with and occupied by the Southampton Full Gospel Church. The southern portion of the overall site (5.00 acres) is the location that is proposed to be developed with 60 rental apartment units. No development is proposed within the Village of Southampton portion of the project site.

A conceptual Site Plan with proposed plat layout 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 includes a subdivision of the overall site into two lots: Lot 1 proposed to consist of 4.48 acres with the existing church and associated landscaped area to remain; Lot 2 proposed to consist of 5.00 acres and contain the proposed development and sewage treatment plant (STP). 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 MF-44 district, to accommodate the proposed development of 60 rental apartment units.

One hundred percent (100%) of the proposed rental housing shall be designated as community benefit units, in perpetuity. Community Benefit Units 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 single family residential development as of right as well as places of worship (existing Church) by Special Exception. 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 yield of 15 residential lots could be provided across the entire site. The Groundwater Management Zone for this Parcel is identified by Suffolk County Department of Health as Zone V, which requires 40,000 sq. ft. of land area for conventional sanitary systems but does allow up to double the density within said zone with the transfer of sewage credits. In the current proposal, sanitary wastewater generated from the proposed development on Lot 2 will be treated on-site and disposed of via a new sewage treatment plant (STP) and therefore this type of density standard would not apply.

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 changes to the church or its operations are currently proposed to 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 maximum number of units on any one parcel in MF-44 is 1 unit per 11,000 sq. ft., except as provided for in §300-8 of the Town Code. The requested 60-unit yield is greater than the allowed yield in the MF-44 district for a 5.00 acre property; therefore the applicant is seeking Town Board approval for an increase in residential density on Lot 2 under Town Zoning Code Section 330-8.

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 SEQRA Positive Declaration was issued by the Town Board on July 13, 2021.

The Draft Environmental Impact Statement (DEIS) should impartially analyze the significant adverse environmental impacts of a proposed action and examine how impacts can be avoided or minimized. 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 must 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 proposes to construct five (5) two-story residential apartment buildings throughout proposed Lot 2. These will be walk-up style structures providing wood-frame apartments. Buildings 1 and 4 are proposed to have 14 units each, Building 2 is proposed to have 12 units, and Buildings 3 and 5 are proposed to 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 residents of the development. The following lists features the applicant plans for the residential units:

- Generally open kitchens with vinyl plank or tile floor covering;
- Kitchen cabinetry and countertops;
- Kitchen equipment that typically includes refrigerator/freezer, stove and oven with a hood vent, dishwasher and sink;
- Floor coverings of higher-end vinyl plank, laminate or tile;
- 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.

Also proposed 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;
- 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 “land-banked 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.

A total of one-hundred and eleven (111) on-site parking spaces for Lot 2 are proposed as required by §330-95 of the Town Code are proposed and indicated on the concept plan. Sidewalks will provide pedestrian connections within Lot 2 and will connect to the existing sidewalks along the south side of CR39. There will be no vehicle connection between Lots 1 and 2: the existing driveway onto CR39 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 an existing 50-foot wide access easement. It is expected that traffic exiting proposed 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 proposed 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 proposed Lot 2. It is estimated that a total of about 4.28 acres of natural forest vegetation (85.6% of the overall site, and entirely on Lot 2) will be cleared for development, leaving a vegetated 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

proposed 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
	Increase in Residential Density approval
	SEQRA Review (as Lead Agency)
	Change of Zone recommendation
Town Planning Board	Site Plan approval
	Subdivision approval
	Building Permits
Town Building Department	Water Supply Permit
SCDHS	Subdivision approval
SCDHS	STP approval
	STP review
SCSA	STP review
SCDPW	Roadwork Permit
	239m review
SCPC	Water Supply and Connection approval
SCWA	STP review
NYSDEC	SPDES Permit
	Review
NYS HCR* SHOP/LIHC/Tax Credit Programs	Must meet eligibility and funding requirements of such programs.

* 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 contain five (5) two-story residential apartment buildings totaling 60 units, with a two-story clubhouse providing on-site social services and a recreation area.
- Impact of additional use of the property at a higher density than current zoning designation.
- Comparison of existing intensity of use (vacant), as-of-right development (R-20 yield) and proposed multi-family supportive housing.
- 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 mature woodland (approx. 86% of Lot 2).
- Proposal involves construction of an on-site STP that must be maintained and operated to Suffolk County Health Department Standards.

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 COVID19.
- 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 educational 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:

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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 description of the site and subdivision 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 including the existing filed easement to the north east and how that will be utilized in the plan.

Public Need and Town Objectives

- Include justification of proposed project in terms of Town goals for site, including the recommendations of the County Road 39 Study.
- Include full justification of the need for the proposed density bonus from both a regional and local perspective.
- Public need for the proposed project will be discussed in terms of what problems does this development address; is this location the most suitable in terms of fulfilling this public need?
- A full disclosure of all funding program requirements must be provided, including an assessment of the HCR Program regulatory commitment terms and eligibility requirements.

Objectives of the Project Sponsor

- The objectives of the project sponsor will be included and discussed, to include long term plans for ownership and the sustainability of financing in terms of subsidy programs.

Benefits of the Proposed Project

- Include a discussion of the local community benefits expected to accrue from the proposed project.
- Include a discussion of short-term and long-term economic benefits expected (e.g. property tax revenue, taxes from added employment, etc.).
- 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 as a comparison between build out under existing zoning vs. proposed zoning 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 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.
- Clearly identify the nature and frequency of any and all services provided on-site and information on who is responsible to provide. Identify staff to be on-site and said roles as well as employee parking. If on-site services were to cease or change, describe who is responsible to provide off-site services and transportation.
- Discuss the sizes, numbers, bedroom counts, heights, etc. of the residential and associated structures and how they comply with the Town Code.
- 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, on site soil conditions and the grading program/proposed drainage system will be provided along with a discussion of specific conformance to NYSDEC SPDES

storm water and erosion control regulations for construction and post-construction conditions.

- Natural gas pipelines and STP infrastructure placement will be discussed.
- 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.
- Groundwater quality and quantity are both relevant issues. Groundwater pumpage data, groundwater quantity (i.e. water supply, irrigation water supply and overall availability) and assessment of related impacts to include potential for salt-water intrusion are required. In addition, any impacts of the subsurface sewage system as it relates to soils and impacts that may deteriorate the quality of groundwater shall be provided.
- Related to the above, include analysis of the existing wastewater handling including the existing wastewater flow calculations for the existing church and discuss conformance to existing SCDHS standards as it relates to overall conformance with subdivision regulations.
- Compare the nitrogen budget from existing conditions, the as of right uses and the proposed multi-family development with STP, and how the expansion area designed for the STP will affect the future yield and density projections for the proposed Lot 1 (church) parcel.
- General conformance to applicable SCDHS regulations and Comprehensive Groundwater Management policies regarding water use and wastewater treatment systems will be discussed, for the subdivision and the development project.
- 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, including sufficient on-site storage for the residents; 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 all security measures and protocols associated with the project.

- Describe management, maintenance and operation of residential component; describe any special conditions which may apply, including the detailed selection/application and eligibility process that is followed for tenants to be chosen to reside in the project.
- Describe the application and selection process for the proposed residents in terms of Federal and State qualification requirements and how that comports with Chapter 216 of the Town Code that provides for local residents in the selection process. Provide a sample application future residents will need to complete.
- Provide detailed goals to providing housing units for veterans and the disabled. Include minimum and maximum numbers of residents to be achieved in the above categories. If candidates from these groups are not selected/available, is there a tiered system or is it a random selection process?

Construction Schedule and Operations

- The anticipated construction process, methods, sequence and anticipated schedule 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 total amount of soil material to be removed and any fill brought in from an operational standpoint. Discuss number of truck trips, length of time that clearing and grading 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, including the existing buffer along the northeast corner of the property.
- The project sponsor has obtained funding awards from New York State Homes & Community Renewal (HCR) to assist in the construction of the residential units and will be subject to the conditions, terms and requirements of the Supportive Housing Opportunity Program (SHOP). Outline and describe what kind of commitments are required pursuant to this and any other applicable programs through which funding is sought in order to construct and operate the development.

Natural Environmental Resources

Water Resources

- The existing drainage conditions on the site will be described and the proposed drainage conditions from the introduction of additional impervious surface areas will be discussed.
- The existing surface water bodies on the site and tributary to it shall be identified and located.
- Any impact on surface water quality from the project will be identified and discussed.
- The elevation of the water table beneath the site will be described, using on-site soil borings in location deemed satisfactory by the Town Engineer.
- Location of existing public water supply wells shall be identified and analysis of any impacts on said wells shall be discussed, including pumpage data and subwatershed data on the quantity and quality of groundwater.
- 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 and any impacts of the project to the subwatershed of Lake Agawam will be considered. Identify project is located in Groundwater Management Zone V and the standards to be met for the existing church and the proposed development.
- The existing nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance computer modeling methods. The methodology of the model shall be provided.
- Any existing impacts on groundwater quality from the project sites will be identified and discussed. Discuss conformance to existing SCDHS standards for conformance to the subdivision regulations for the existing church use.
- Calculations of projected sanitary flow and consistency with SCSC Article 6 will be provided.
- 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, including any potential for natural gas lines to leak into groundwater/aquifer.
- 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, including the upgrading of the existing church property to an IA System.

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. Full description of clearing proposed for existing church property and proposed development project. In terms of species displacement, are there lands equally as habitable in the vicinity of this project?
- Site is located in the Archaeologically Sensitive Area. Phase 1 B Archaeological Assessment will be required.
- Discuss total amount of soil material to be removed and any fill brought in from an outside source.
- Mitigation measures to reduce potential impacts will be identified and method of implementation determined, including mitigation of the existing and proposed clearing of the site.

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 ½ mile.
- 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, including lot coverage, SPDES/SWPPP compliance, etc.
- 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.
- Discuss the recommendation of the CR 39 Corridor Land Use Plan for the change from R-20 to HO Zoning District and assess how the proposed project conforms to the recommendations of this and any other applicable Comprehensive Plan recommendation.
- 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.
- Discuss provided buffers from the adjacent land uses from the proposed buildings and uses from the adjacent existing land uses.

- The project's conformance to the MF-44 zoning district requirements will be discussed, including the variance required for 200 feet of lot frontage Section 330-34.
- The conformance of the project with the applicable recommendations of the above specified land use plans will be evaluated and discussed.
- Noise impacts and odor impacts from the operation of the STP shall be considered with options for mitigation.
- Noise study to be provided.
- 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, ambulance, hospital and medical 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, wherever possible) including nearby services for veterans and disabled occupants.
- The impact analysis contained in the DEIS will include consultations with service providers regarding existing demand for services and capacity. Energy demand in terms of the existing grid and capacity/loads will be discussed.
- Discuss open space and nearby parks and other facilities for the residents from the project.
- 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) 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 Build conditions.
- 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” and how this can be mitigated
- 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 current actual counts (not during the Covid months of 2020) 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 shall provide information illustrating good faith efforts to seek agreements that provide cross-access to the site.
- TIS shall include traffic counts associated with the existing church.
- Discuss the anticipated use of transportation by the residents. How many will own cars, use public transportation, other modes of transportation (ie bicycles, taxis, Uber, etc.).
- TIS shall include description/analysis of public transportation and anticipated usage to required services for the occupants (doctor’s appointment, shopping, veteran services, etc.) and Town amenities.
- Describe types of public transportation and frequency.
- Discuss pedestrian walkways within the project site.
- Discuss the walkability of the neighborhood within ½ mile and projects potential to increase pedestrian activity (e.g. walking to fast food, across North Sea Road to convenience store and other locations) and any future public improvements necessary for safety purposes.
- The TIS will include actual traffic counts from the existing roadways and nearby intersections within a ½ mile radius. TIS shall include traffic accidents information on within ½ mile of the proposed project.
- TIS shall include an analysis for elimination the proposed left hand turn out of the proposed project.
- TIS shall include analysis of the existing easement on the northeast portion of the property.
- TIS shall include an analysis of vehicular connections to the west to Seasons Lane and/or to the south to Hillcrest Terrace.
- Include an analysis of emergency access roadways to the west, south or east.
- TIS shall include information on nearby projects including the community pool on Magee Street.

- 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.
- 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, including the impact of existing traffic and impact of the proposed nearby community pool on the proposal.
- **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 and energy producing measures, which may include use of energy efficient devices and solar panels. Include a general discussion related to the potential for buildings, car charging stations 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.
 - Discussion on existing Community Services as identified above, including economic impact of demand on said services.
 - Discussion of existing church use and anticipated/potential future uses (build-out analysis) of Lot #1.

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
- Alternative 3: Development per Existing Zoning including affordable housing pursuant Section 330-9
- Alternative 4: Development with vehicular connection through the Hampton Center to the east.
- Alternative 5: Reduced number of units to conform to MF-44 zoning code standards.

Each alternative will use graphics, text, tables and analytical data that detail:

1. The qualitative and quantitative comparison of the environmental (waste water, traffic community services, etc.) and social impacts of each of the alternatives and the proposed project;
2. The mitigation that may be necessary under each alternative and with the proposed project;
3. The comparison of each of the impact categories presented in this scope as they relate to each alternative and the proposed project.
4. The construction impacts of each of the alternatives.

All graphics, text, tables and analytical data for the alternatives will be formatted in the same way for ease of comparison among scenarios.

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. No issues were identified during the scoping process that are deemed not relevant to the preparation of the DEIS.

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.