

A. INTRODUCTION

This chapter presents the Recommended Plan for the East Quogue study area. A hamlet is defined as an unincorporated settlement area within a town. Hamlets are typically characterized by residential uses with the supporting necessary amenities for local residents, such as local goods and services along a “Main Street.” Hamlets are often more densely developed than their surroundings and contain residential uses, and utilize existing infrastructure and community services to accommodate growth while allowing for the preservation of open spaces and agricultural land in areas outside of the hamlet center. According to the Town of Southampton Town Code, a hamlet center is typically a pedestrian-oriented area of mixed commercial, residential, and civic uses that generally include higher-density forms of housing and access to public transportation.

As described in Chapter 1 under “Goals and Objectives,” it is the goal of this Recommended Plan to preserve the character of the East Quogue hamlet while recognizing that growth pressures through 2015 (the EIS analysis year horizon) are likely to result in the build-out of the remaining vacant properties in the hamlet other than those that are protected through land conservation measures. Currently, about 1,250 acres in the hamlet are vacant or underutilized (about 33 percent of the total land area within the study area). This plan recognizes that managed, low-impact growth would occur on these lands that maintain the scenic, natural, community character, and socioeconomic qualities of the hamlet of East Quogue. This Recommended Plan is the culmination of community meetings and alternatives analyses developed through the planning process that considered housing growth, open space preservation, groundwater and surface water protection, community amenities and needs, including recreational opportunities, community facility and school district demands, and a safe and efficient traffic circulation plan.

B. RECOMMENDED PLAN**PLAN OBJECTIVES**

This Recommended Plan emphasizes the preservation of the historic East Quogue community and the natural resources of the hamlet. Specifically, it preserves and protects the Pine Barrens Core Preservation Area to the north and the coastal lands of the bay shoreline and Weesuck Creek to the south. Situated between these two distinct ecological resources is the hamlet proper, its residential community, Main Street, and civic center with neighborhood parks, and educational facilities. This Recommended Plan builds upon these uses and allows them to expand into the currently vacant parcels, filling in the vacant lands and creating a mix of residential housing at various densities, supported by institutional uses, a Main Street that continues to provide local goods and services, waterfront recreation, farmland preservation, preservation of the Pine Barrens, and coastal shoreline ecologies, while providing public access.

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The large preservation zone in the northern portion of the study area would protect vast Pine Barrens lands and would eliminate the risk of forest fragmentation and thus provide a contiguous connection of protected lands. This plan would also provide for a mix of uses including active recreational open spaces, including a golf course and recreational center, as well as some light industrial uses that would be buffered from local residential uses. There would also be a system of trails through the preserved open space of the Pine Barrens.

In addition, the Recommended Plan would preserve all remaining vacant lands along the east coast of Weesuck Creek, adding almost 28 acres to the current 132 acres of land already preserved in this area as part of the Pine Neck Preserve. Preservation of these 28 acres of coastal forest and wetlands would provide linkage between the open space to the south and north and would be important to protecting the waters of Weesuck Creek and the greater Shinnecock Bay.

LAND USE RECOMMENDATIONS

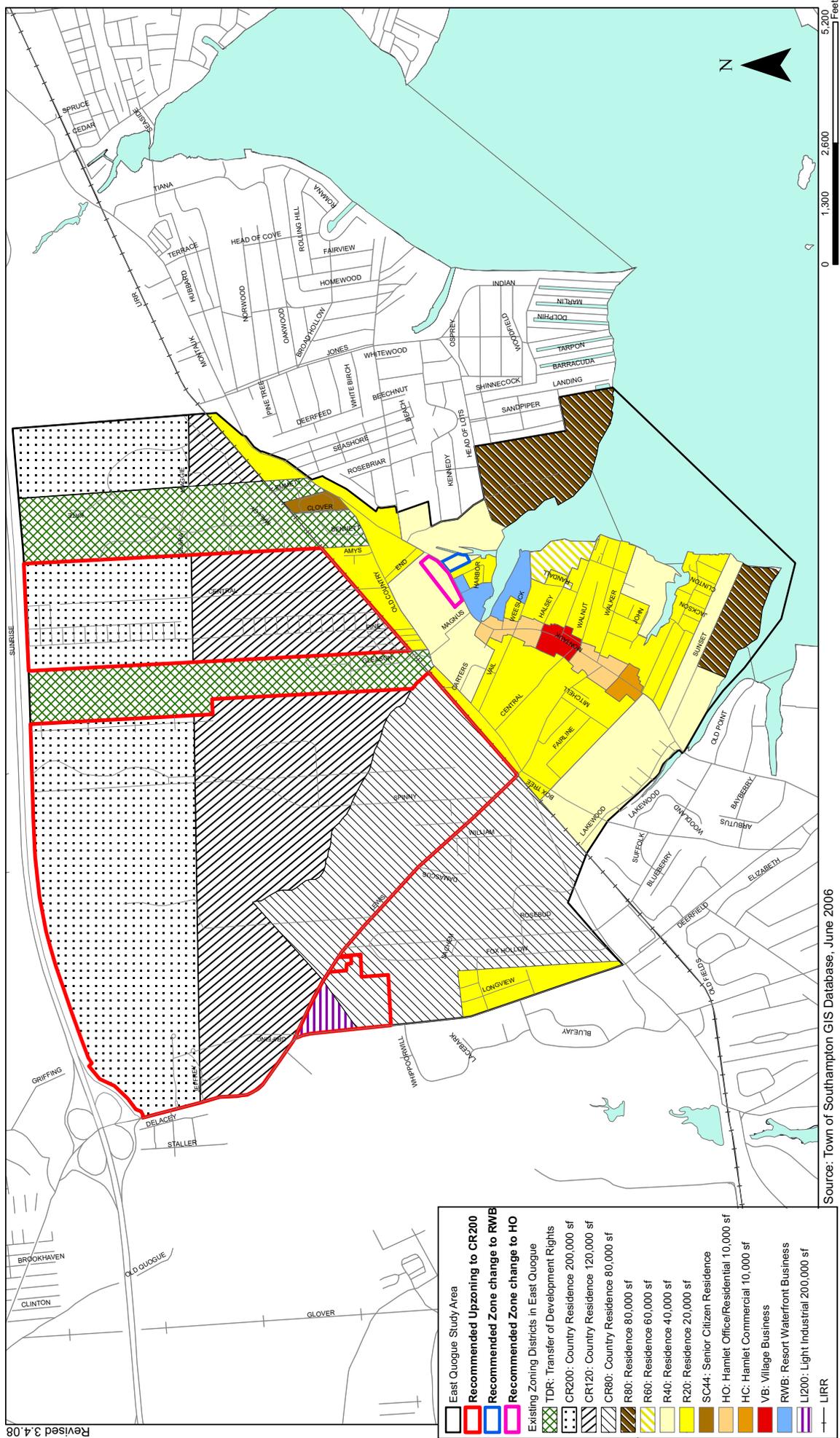
The recommendations of this plan are as follows (see also Figure 3-1 for recommended land use conditions and Figure 3-2 for proposed zoning districts):

- Recommendation Area 1: Lands that are currently actively sand mined could either renew their mining permit (which expires in 2010), or be restored for a mix of ecological uses and utilized as a recreation/resort use (approximately 203 acres).
- Recommendation Area 2: Dedicate about 2 acres of Town owned property (Suffolk County Tax Map number 900-288-1-31.13) along Lewis Road, just north of Damascus Road, to the East Quogue Fire District (see Appendix A). Consideration would also be given to the siting of an emergency helipad.
- Recommendation Area 3: Agricultural land within this recommendation area would be preserved to the maximum extent practicable, with the remaining potentially developable parcels preserved through acquisition by the Town or purchase of development rights. This includes preservation of approximately 94 acres of the Densieski Farms and an additional 18 acres of agricultural land in the immediate vicinity. Purchase of development rights would be pursued for the Densieski agricultural tract at the critical scenic gateway intersection of CR 104 and Lewis Road. Densieski Farms is a priority acquisition for the community.
- Recommendation Area 3: Modification of LI200, CR80, and CR120 zoning of the Densieski property to CR200, which is a zoning designation consistent with the recommendations of this plan for the area. Upzoning of the Noble Farms property to CR200 and providing a cluster development of 16 residential units, and preserving 32 acres of open space and 14 acres of agricultural land.
- Recommendation Area 4: The property identified as Gibbs (Suffolk County Tax Map number 900-314-2-16) would remain in its current zoning district (CR80), which would allow five residential units.
- Recommendation Area 5: Approximately 4 acres of land would be allocated to the Suffolk County Water Authority (SCWA). SCWA would utilize the area to install a new well field to meet the future water demands of the area. The entire site would be on the Links property.
- Recommendation Area 6: To potentially create a more diverse tax base and mix of uses in the hamlet, approximately 27 acres of the Hills at Southampton property could be dedicated to light industry, including dry storage and maintenance uses (acceptable within the Pine Barrens Compatible Growth Area) that would potentially provide additional ratables with little local municipal service and fiscal costs. This area could be sited in the northern portion



Recommended Plan Land Use
Figure 3-1

East Quogue Generic Environmental Impact Statement



Revised 3.4.08

Source: Town of Southampton GIS Database, June 2006

Existing and Recommended Zoning
Figure 3-2

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of the study area, away from existing residential uses and possibly associated with a maintenance operation for the proposed golf course (see the discussion below for Recommendation Area 7).

- Recommendation Area 7: The largest of the planning areas, this recommendation assumes the Hills at Southampton property in combination with a comprehensively developed plan with the Links property could be developed with a mix of uses as follows: approximately 170 acres would contain 90 residential units (which also assumes transfer of development rights from old filed map lots to the north); a private golf course (potentially with some limited public use) could be constructed on about 125 acres, away from the Central Pine Barrens Core Preservation Area; and 23 of the golf course acres assume use of Town-owned property that could provide a buffer area between fairways. An additional 13 acres of the site could be allocated to a multi-use banquet facility/country club/conference center restaurant facility. All of these potential uses would be examined within the context of a luxury private golf course and a quality site/subdivision plan for the two properties.
- Recommendation Areas 8, 10, 11: These three recommendation areas are currently under common ownership, which allows greater development flexibility through transfer of development rights. Under this recommendation, property identified as the “Atlanticville” project north of the LIRR track would be upzoned to CR200 and the development would be clustered to the south or transferred to the parcels located between the LIRR track and north of Montauk Highway in the hamlet center proper (Suffolk County Tax Map number 900-289-2-10 and 11, 900-316-1-29 and 30, and 900-316-2-23). In addition, development rights from the property along the waterfront of Weesuck Creek (referred to as Josiah Fosters Path parcel) would be transferred north of the LIRR track. Under this Recommended Plan, there would be a mix of development between Montauk Highway and the LIRR track including residential and neighborhood office/service with second story residential (about 6 small apartments above the office uses). The transfer of development rights south of the track would allow development of about 47 residential units on 35 acres with the neighborhood office/service use (non-retail) developed on about 5 acres with the 6 second-story residential units (off-street parking would be required). The waterfront parcel south of Montauk Highway would be preserved through transfer of development rights. The transfer credits from the waterfront parcel would be developed based on the allowable yield of that property, estimated at up to 22 residential units. The units would then be transferred to the lands north of the LIRR track on about 53 acres, allowing for the preservation of about 37 acres to the north within and near the Central Pine Barrens Core Preservation Area.
- Recommendation Area 9: There are two alternatives for this area. Under the development scenario, the site known as Lar Sal Realty, the parcel north of the LIRR track, would be upzoned to CR200 and developed at a residential density consistent with the Rosko Farms reduced yield (Rosko Farm is the adjoining parcel to the east). This recommended design would preserve about 36 acres of the northern property and develop about 36 acres with 11 single-family residential units. The Lar Sal Realty portion of the property south of the LIRR track would remain in the R20 zoning district where 13 units would be located on almost 9 acres. A total of 24 units could then be built on all Lar Sal Realty property. Similar to Rosko Farms, the open space preservation north of the LIRR track would go beyond the provisions of the CR200 zoning district. Alternatively, the northern portion of the Lar Sal Realty property could be acquired by the Town, removing 11 units from the Recommended Plan build-out and expanding open space by 72 acres instead of 36 acres. This is a priority acquisition for the community because this site is currently available for sale.

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- Recommendation Area 9: For this recommendation, the development of Rosko Farms as approved by the Central Pine Barrens Commission (i.e., 8 single-family residential units and preservation of 28 acres of open space) could move forward. The Rosko Farms development, as proposed, would exceed the restrictions of the property if it were entirely upzoned to CR200.
- Recommendation Area 12: Under this proposal, the Turtle Bay property (Suffolk County Tax Map number 900-317-1-21.2) could be rezoned to Resort Waterfront Business (RWB) and developed as a waterfront-related commercial business, taking advantage of the sites already built condition and waterfront location (almost 3 acres). Important to the designation of this use is a public waterfront access component.
- Recommendation Area 13: As discussed above, this recommendation proposes transfer of development rights from the vacant 28 acres of land along the Weesuck Creek waterfront (Josiah Fosters Path parcel–Suffolk County Tax Map numbers 900-317-1-25, 26, 27) to lands north of the LIRR track within the Atlanticville property.

CIRCULATION PLAN

- Under this proposed plan, traffic circulation north of the LIRR track would include new roadways connecting with Lewis Road on the west to the Pines Subdivision on the east. This connection would be provided from Malloy, Candice, and Clara Drives within The Pines Subdivision and across the Rosko Farms, Lar Sal Realty, and Atlanticville properties. Malloy Drive would continue west and connect to the existing Malloy and Gleason Drive subdivision as well as the proposed golf course and Hills at Southampton property (Figure 3-1 shows the proposed traffic circulation plan). These new roads would alleviate the traffic volumes that would otherwise use Old Country Road for an east-west connection, and the intersection of Lewis Road and Box Tree Road/Old Country Road. In addition, it could create the opportunity to discontinue a number of existing at-grade rail crossings.
- In addition to the circulation plan, a parking and street improvement plan is recommended for the East Quogue Main Street area. This plan would evaluate current and future parking needs in the hamlet center, and could also consider circulation needs that would link parking and businesses with sidewalks and aesthetic improvements along the street corridors as well as connections with local bus service (see Figure 2-36 in Chapter 2, “Existing Conditions”). One potential location for the parking is the vacant lot adjacent to the local post office on Bay Avenue with the potential for additional access easements between Walnut Avenue and Bay Avenue.
- Although vehicle trips are greatly reduced under the Recommended Plan from other alternatives (see Chapter 4, “Alternatives”), it is recommended that site-specific traffic studies be performed for the larger development proposals during development review, in order to avoid impacts or to ensure that proposed connections to existing roads can provide an adequate traffic circulation.
- Lastly, the Recommended Plan for circulation includes a network of footpaths and trails that would extend through the expansive proposed open spaces in the Pine Barrens portion of the study area.

UTILITIES PLAN

- Zero net stormwater runoff off site to local streets, in particular to Lewis Road. Any new street connections to Lewis Road that require improvements would include a no net increase in runoff design and relieve existing local street flooding to the extent possible.
- Provide for a new SCWA well field in the northern portion of the study area (see Figure 3-1). This new well field would provide additional water supply from a site near the protected Pine Barrens and away from other uses and could allow for positive water pressure if sited in the higher elevations of the study area.
- All new transmission lines would be installed below grade.
- Implement best management practices to reduce the impact of runoff on the water quality of Weesuck Creek and Shinnecock Bay.

C. ACTION ITEMS

In order to implement the recommendations of this plan, the following actions would need to be taken:

- Use of Community Preservation Funds (CPF) as well as Suffolk County and New York State funds (as available) to purchase development rights for Densieski Farms, other remaining agricultural parcels, as well as Town acquisition using CPF funds for the northern portion of the Lar Sal Realty property north of the LIRR track.
- Zoning map change to rezone all property north of the LIRR track to CR200 (see Figure 3-2).
- Zoning map change to Hamlet Office (HO) for the Main Street frontage for a distance of about 1,200 feet west of East End Avenue with the accompanying HO District design requirements (see Figure 3-2).
- Zoning map change to rezone all Densieski property to CR200 (see Figure 3-2).
- Rezone the Turtle Bay site to RWB (see Figure 3-2).
- Transfer about 2 acres of land along Lewis Road from the Town to the East Quogue Fire District for a new facility.
- Encourage cluster development and mixed use development to facilitate land preservation and provide a mix of uses including recreational facilities.
- Preserve open space and construct public trails and access trails as part of the subdivision process.
- Design for new public roads as part of the subdivision process, including the important east-west connection between Lewis Road and The Pines.
- Initiate a parking/circulation study for Main Street, with an emphasis on identifying off-street parking opportunities.
- Install best management practices to reduce water quality impacts from runoff to Weesuck Creek and Shinnecock Bay.
- Implement new SCWA well field.

- Initiate zero increase in off-site runoff policy for drainage to Lewis Road.
- Eliminate any unnecessary grade crossings with completion of east-west connecting road.
- Explore with the Suffolk County Department of Public Works improvements to the intersection of Lewis Road and Quogue-Riverhead Road (CR104).

D. ENVIRONMENTAL IMPACT ANALYSIS

LAND USE, PUBLIC POLICY, AND NEIGHBORHOOD CHARACTER

Figure 3-1 and Table 3-1 present a land use map and data for the hamlet under this Recommended Plan. As shown in Table 3-1, the dominant land uses in East Quogue would continue to be residential and preserved open space, but the Recommended Plan would also establish a substantial resort and recreation use, which would be a new use in the study area. This use would include approximately 125 acres at the Hills of Southampton property that would be developed with a private golf course (limited public use) and a banquet facility. In addition, in the long term, the sand mine properties at the northwest corner of the study area would be reused with habitat restoration, resort, and recreation uses.¹ The Recommended Plan would marginally increase (by about 17 percent) residential uses within the study area, but would significantly increase (about 79 percent) open space and recreation uses. This would include both the preservation of large, contiguous tracts at the northern end of the study area within the Central Pine Barrens preservation area, as well as about 28 acres along the coastal frontage of Weesuck Creek (east shoreline). The latter would expand open spaces north from the Pine Neck Preserve, providing about 160 total contiguous acres on the east shore of Weesuck Creek. In addition, there would be the aforementioned conversion of the sand mine properties as well as the addition of a private golf course for recreational uses. The Recommended Plan would also preserve all active agricultural land to the extent practicable, increasing this preserved land use by almost 65 percent. Preservation of these lands would further the Town's and hamlet's commitment to preserving agricultural lands and promoting the long-term use of agriculture in the hamlet. Moreover, preservation of these agricultural lands would forever protect the key gateway to the East Quogue hamlet and its rural character (see also below, "Scenic Resources").

The Recommended Plan would add four new uses to the study area, including a private golf course, a resort and recreation use, waterfront business to be located at the existing Turtle Bay property, and a clubhouse/restaurant/banquet facility to be located on the same property as the private golf course.

Under the Recommended Plan, Main Street would continue as an active commercial center for neighborhood goods and services. At the east end of Main Street there would be the addition of neighborhood office uses (e.g., medical offices) and the in-fill of residential uses. Given that Main Street is a gateway into the hamlet, the development review of this site should incorporate the aesthetic considerations of the Town's HO District for any development proposal for this property. On the south side, the Turtle Bay site would be redeveloped with a water-related commercial business with access to the water with, perhaps, small kayaks and a restaurant with waterfront views.

¹ Use of the property for sand mining could also continue under a renewed DEC permit.

Limited residential uses could also be developed north of the LIRR track. This would include development of the Lar Sal Realty property immediately west of and adjoining the Rosko Farms site (alternatively, this land could also be preserved). In addition, residential uses would be part of the mixed-use development with the golf course/banquet facility/conference center facilities uses to the west.

**Table 3-1
Land Uses Under the Recommended Plan**

Land Use	Total (No Action)	Total with Recommended Plan	Net Change (acres)	Percent Total of Study Area (with plan)
Low Density Residential (Single-Family)	1,265.4	1,528.9	+263.5	40.4
Low Density Residential and Wooded (>20 acres)	32.4	--	-32.4	--
Medium Density Residential	8.4	8.4	--	0.2
High Density Residential	11.6	11.6	--	0.3
High Density Residential (Mobile Homes)	15.6	15.6	--	0.4
Subtotal Residential	1,333.4	1,564.5	+231.1	41.4
Agricultural	132.3	--	-132.3	--
Agricultural Preservation	195.1	321.2	+126.1	8.5
Subtotal Agricultural	327.4	321.2	-6.2	8.5
Golf Course	--	124.3	+124.3	3.3
Public Recreation and Open Space	798.2	1,122.0	+323.8	29.7
Cemetery	22.1	22.1	--	0.6
Resort/Recreation	--	203.5	203.5	5.4
Subtotal Open Space/Preserved/Recreation	820.3	1,471.9	+651.6	38.9
Industrial	1.2	28.2	+27.0	0.7
Sand Mining	203.5	--	-203.5	--
Subtotal Industrial	204.7	28.2	-176.5	0.7
Transportation (Streets, Rail, Right-of-Way)	260.2	262.8	+2.6	7.0
Utilities	27.9	27.9	--	0.7
SCWA Well Field	14.7	19.3	+4.6	0.5
Subtotal Utilities	302.8	310.0	+7.2	8.2
Neighborhood Business	29.7	27.4	-2.3	0.7
Neighborhood Office/Business with Residential (Second Story)	1.3	10.8	+9.5	0.3
Waterfront Business	--	2.7	-2.7	0.1
Marina	11.7	4.6	-7.1	0.1
Clubhouse/Restaurant/Banquet Facility	--	12.8	+12.8	0.3
Community Facilities	24.6	26.6	+2.0	0.7
Vacant	724.8	--	-724.8	--
Total Land Area	3,780.7	3,780.7	--	--
Surface Waters	263.3	263.3	--	--
Total Study Area	4,044	4,044	--	--
Sources: Town of Southampton Geographic Information Systems, June 2006 and AKRF, February 2008				

POPULATION AND HOUSING

As shown in Table 3-2, the Recommended Plan would add about 212 new residential housing units to the study area (an increase of about 16 percent over the No Action condition total) and would add an estimated 123 school-age children to the East Quogue study area. If the Lar Sal property north of the LIRR track is preserved, the increase in new residential units would be 201 with 117 school-age children.

Table 3-2
Population and Housing Change from No Action to Recommended Plan

	No Action	Recommended Plan	Percent Change
Residents	2,566-2,667*	3,191-3,445*	+24.4-29.2*
School-age Children	530	653	+23.2
Housing Units	1,365	1,577	+15.5
Notes:	*The range is based on 3 to 4 bedroom households		
Sources:	US Census 2000; Town of Southampton Town Code, March 2006; East Quogue Union Free School District, January 2008.		

COMMUNITY FACILITIES AND SERVICES

FIRE AND EMERGENCY SERVICES

With the Recommended Plan, about 2 acres of the Town-owned site (Suffolk County Tax Map number 900-288-1-31.13) along Lewis Road, just north of Damascus Road, would be conveyed to the East Quogue Fire District. This additional land would allow the fire district to construct a substation that could store new equipment and vehicles and a site that could more easily and effectively answer calls at new residential developments north of the LIRR track. This site could also provide a dedicated helicopter landing area instead of utilizing the East Quogue Elementary School, which is the district’s current practice. According to representatives of the East Quogue Fire District, no new equipment would be needed for the new substation since they are presently considering purchasing a new engine within the next year or so. In addition to supplementing local fire services, this new station could also provide traffic calming along Lewis Road due to the required blinking yellow light associated with the station.

As stated above, the Recommended Plan would include new east-west roadway connections that would assist the East Quogue Fire District in reaching emergencies north of the LIRR track. The fire district currently has to utilize railroad grade crossings, which hinders their response time to emergency situations.

The Recommended Plan with additional residential units, private golf course, recreation uses, and dry storage industrial park would not significantly increase the demand on police and fire services within the study area. Adherence to buffers between pinelands and developed areas (e.g., fire breaks) would be useful in avoiding impacts from larger wildfires. It is recognized that increases in development would necessitate an increase in fire department personnel. To that end, more affordable housing units in the area provide the opportunity for younger couples to reside in East Quogue, and younger residents are more inclined to be part of the local volunteer service.

It is expected that there would be some limited added service demand from the Town for the management of protected open spaces; however these open spaces are proposed for the protection of natural resources, water quality, and the Central Pine Barrens and thus, would not place a significant demand on Town services and would not increase demand on emergency services.

EAST QUOGUE UNION FREE SCHOOL DISTRICT

With the No Action condition, the East Quogue Union Free School District (UFSD) would operate at 92 percent capacity (506 students). The Recommended Plan would generate an estimated 123 school-age children. Based on a conservative assumption that 70 percent of the school children in the study area are at an age that they attend the East Quogue Elementary School, the projected enrollment would increase to 583 students.¹ The capacity of the East Quogue Elementary School is 550 students. Thus, the school would be operating at 106 percent of its capacity. The East Quogue UFSD currently has a recognized future need for expanded space at the existing school to meet the growing needs of the school district. Options that are being explored by the school district include a new administration building on existing district property, which would free up space in the existing building for classrooms. Another option is the potential acquisition of property adjacent to the school property for the expansion of the elementary school. If expansion in the future is deemed necessary, the East Quogue UFSD may also consider having two separate schools, one for grades K-2 and one for grades 3-6, which means one additional building may need to be constructed on a new site. It is recognized that with or without the Recommended Plan, the East Quogue UFSD needs to prepare a school district plan to address future needs of the community. However, the Recommended Plan seeks to minimize the addition of students to the district and future impacts on the school capacity. Thus, the Recommended Plan would substantially reduce demands on the school district as compared to the Proposed Projects and Zoning Build-Out (As-of-Right) Alternatives (see Chapter 4, “Alternatives”).

WESTHAMPTON BEACH UNION FREE SCHOOL DISTRICT

Based on correspondence with the Westhampton Beach UFSD, the junior high and high schools would have enough capacity to accommodate future growth for East Quogue projected under this plan. Westhampton Beach UFSD has accounted for significant growth in a demographic study conducted in 2002 to account for future growth in feeder districts (i.e., districts that send their students to Westhampton Beach for secondary education). This district is also in the process of creating larger gym and music spaces with interior renovations at the junior high school, which would free up classroom space. Specifically, the junior high and high school, during the 2007-2008 school year, are operating at about 87 percent capacity. If the balance of the students generated by the Recommended Plan were to attend Westhampton Beach UFSD (e.g., 30 percent of the total), the junior high and high schools would operate at about 90 percent capacity.

¹ Currently, about 47 percent of the total school age students living in East Quogue attend school at Westhampton Beach UFSD.

ECONOMIC AND FISCAL CONSIDERATIONS

FISCAL ANALYSIS

The development of an estimated 212 residential units¹ under the Recommended Plan would contribute about \$2.2 million to the Town's tax base with about \$1.7 million allocated to the East Quogue UFSD. Based on the 2006-2007 cost per student², the addition of 123 students would increase costs to the district by approximately \$2.2 million, which yields a deficit of about \$500,000. However, the Recommended Plan also proposes the addition of other uses within the study area that would not generate students, but would increase ratables including a dry storage industrial park/maintenance facility, private golf course, banquet facility, waterfront business, and resort and recreation uses. These uses would offset this deficit and support the UFSD operations.

The preservation of lands within the study area for open space and recreation, agricultural purposes, and protection of surface and groundwater resources as well as natural features would result in a more limited increase in ratables, but would also create very limited demand for services. The cost of the land acquisition program would largely be financed through the 2 percent real property transfer tax (the Community Preservation Fund), supported by other County and State-wide sources. Thus, the funds to acquire lands would not be drawn from the Town's capital operating budget. While there are some marginal operating costs associated with the Town staff time to plan, coordinate, and manage the acquisition of these properties, these administrative costs are not significant in the context of the Town's overall budget. Therefore, continued open space acquisition for the purposes of surface and groundwater protection and natural features and agricultural preservation would not adversely impact the fiscal resources of the Town.

ECONOMIC CONSIDERATIONS

Under the Recommended Plan, the Main Street business district would somewhat expand to the east to provide office uses that serve the future hamlet community and would make use of underutilized lands (lands fronting on Main Street for commercial purposes). This would also include reuse of the Turtle Bay waterfront site on the south side of Main Street with a water-related commercial use. On the north side of Main Street there would be a small office center that could provide local office services, such as medical or legal services, that would support a diversity of uses along Main Street while not competing with existing retail businesses.

As stated above, it is also recommended that a parking plan be developed. This plan would support the Main Street economy by identifying easily accessible parking spaces and improving local circulation. Optimally, a location for additional off-street parking would be provided.

¹ For the economic analysis, it was assumed that the 212 new residential units would have a property and improvement taxable value of about \$1 million.

² According to the East Quogue School District, the 2006-2007 cost per student was \$17,919.

OPEN SPACE AND RECREATIONAL FACILITIES

OPEN SPACE

The Recommended Plan would add about 652 acres of open space and recreation lands to the East Quogue study area. Consistent with the Town's Comprehensive Plan, Community Preservation Project Plan and the *Long Island South Shore Estuary Reserve Comprehensive Management Plan*, the Recommended Plan would preserve lands north of the LIRR track in association with the Central Pine Barrens as well as lands to the south along the eastern shoreline of Weesuck Creek. Of the 652 acres of open space and recreation lands, approximately 350 acres would be preserved in perpetuity. Open space preservation would largely occur through the subdivision process and about 28 acres (Suffolk County Tax Map numbers 900-317-1-25, 26, 27) along Weesuck Creek would be preserved through the transfer of development rights process. Preservation of this parcel, in addition to the Pine Neck Preserve to the south, would create a nearly contiguous band of about 160 acres of open space along the east frontage of Weesuck Creek up to The Pines subdivision.

Consistent with the regional Central Pine Barrens plan, preserved open space, under the Recommended Plan, would be located in the northern portion of the study area, in the Central Pine Barrens Core Preservation Area and west of the Pines Subdivision. This open space preservation would create a contiguous band of natural vegetation from the northern center of the study area to the north easternmost boundary. If the sand mine properties to the west are also converted to resort and recreation uses, as proposed under the Recommended Plan, the entire northern portion of the study area would be natural open space.

In addition to the preservation of natural features in the northern portion of the study area, the dedication of these lands to open space would also retain and protect the significant knob and kettle topography that is characteristic of the Ronkonkoma Moraine.

Open space preservation is also proposed along the eastern shoreline of Weesuck Creek. The preservation of this property would complete a contiguous swath of preserved land from Pine Neck Preserve along the entire eastern border of the study area to the LIRR track. The Weesuck Creek watershed has been recognized as an important component of the health and water quality of the greater Shinnecock Bay and therefore contributes to the significant commercial and recreational economy that is provided by the bay. This land has been earmarked by the Town as sensitive habitat and significant to maintaining the overall ecology of Shinnecock Bay. The preservation of the eastern shoreline would help to counteract the degradation of this surface water body due to the heavy residential activity along its western shoreline.

For comparison, in the No Action condition, approximately 22 percent of the study area is dedicated to open space and recreation. With the Recommended Plan, open space would increase by about 79 percent to account for about 40 percent of the land use within the study area, a significant contribution to the preservation of natural features as well as the maintenance of the aquifer system and recharge areas, and the protection of the watershed environmental quality as a whole. Further, the preservation of these lands would meet the overall Town policy of maintaining existing connections of open space and creating linkages through a network of greenways and trails.

RECREATIONAL FACILITIES

Active Recreational Activities

The Recommended Plan also proposes the addition of a private golf course as well as resort and recreation facilities. This would greatly expand active recreational uses to the area. These uses could also include some limited public access.¹

Trails

In addition to the open space, a trail system is proposed as part of the Recommended Plan. The new trail system would run from Lewis Road up to Sunrise Highway and from Sunrise Highway down to Gleason Drive through the preserved open areas and connect to the existing Spinney Road trail and the New York State Department of Environmental Conservation trails in the northwestern portion of the study area. As part of the Noble Farms project, additional lands would be preserved as open space with trail access from Lewis Road to the northern portions of the study area. The new trail system would promote public access and utilization of the preserved lands as passive recreation.

NATURAL RESOURCES

With the preservation of almost 350 acres of additional Pine Barrens land north of the LIRR track and another almost 30 acres of coastal woodlands and wetlands along Weesuck Creek, the Recommended Plan would be consistent with State, regional, and local policy documents that encourage the preservation of the Central Pine Barrens due to significant habitat types and wildlife species as well as the preservation of coastal resources of Shinnecock Bay/Weesuck Creek thereby protecting water quality, providing a contiguous corridor for wildlife species associated with Pine Neck Preserve and the Central Pine Barrens, and protecting tidal wetland areas.

Preservation of the northern, higher elevations (Pitch-pine – oak forest habitat) within the study area, identified as a Critical Resource Area within the Central Pine Barrens and “Henry’s Hollow” would further protect the habitat that potentially supports the coastal barrens buckmoth, which is a New York State special concern species (i.e., a species at risk of endangerment).

The Recommended Plan would therefore have a significant positive impact on natural features in the study area. With the Recommended Plan, there is an enhanced opportunity for these ecological resources to thrive in their natural state and maintain their local populations, particularly with the large contiguous blocks of preserved habitats. The Recommended Plan would also expand protection efforts for natural resources within the study area. Further, the protection of forested habitat and open water/forest interface while eliminating the risk of forest fragmentation would curtail the decline of bird species and support their continued presence and use of the study area.

¹ It is recognized that the Town owns approximately 23 acres of land in the planning area.

PHYSICAL FEATURES AND WATER RESOURCES

SOILS

It is not expected that the development proposed with the Recommended Plan would materially change soils or geology within the study area.

WATER RESOURCES

Surface water impacts are a function of localized impacts on groundwater near surface water bodies and changes in characteristics of stormwater runoff that enters the surface water. Best management practices at the golf course as well as land clearing minimization through design would be established to prohibit degradation of groundwater and surface water resources within the study area that could occur with the reduction in the potential for impacts from fertilizers and pesticides. It is recommended that innovative best management practices be employed at the golf course to control pollutant loadings to surface water and groundwater resources. Minimized pollutant loadings would also benefit wildlife and vegetation that thrive in and around these systems. To reduce pollutant loadings from recreational and residential sources, the Recommended Plan would include the following:

- Clustering development to reduce fertilizer and pesticide contributions from residential yards;
- Establish requirements for turf and environmental management plans for the private golf course that would reduce nutrient and pesticide loadings as well as a monitoring program that ensures all requirements are being met on a regular basis; and
- Best management practices at existing discharges from streets and other impervious surfaces for the purposes of protecting and providing natural resources and aesthetic benefits.

As part of the golf course design, the Recommended Plan encourages the use of an Integrated Pest Management (IPM) plan consistent with Suffolk County's *Organic Parks Maintenance Plan*. The IMP would outline methodologies and approaches to manage turfgrass and control pests in an environmentally sensitive manner. Plans would be submitted that detail biological, chemical, cultural, and physical controls to manage turf on the golf course and should minimize the need for pesticides by growing turf quickly and keeping it healthy, generally focusing on controlling pests rather than eradicating them, while also utilizing a wide range of techniques to prevent and minimize pest damage.

With regards to organic golf courses, Suffolk County recognizes that in the absence of a chemical free course, it is necessary to tailor the application and formulation of organic fertilizers to produce a balance of nutrients that will contribute to produce a natural soil balance. Another important component of a viable and environmentally sensitive golf course is the planting of native vegetation that would encourage and enhance wildlife habitat and food sources. It is expected that the proposed golf course would wholly adhere to Suffolk County organic golf course standards.

With respect to the street ends, the Town has an active program to evaluate its street-end stormwater discharge for the purposes of identifying opportunities for best management practices at these locations. Current maps prepared by the Town identify outfall locations as the end of Weesuck Avenue to Weesuck Creek, Bay Avenue and Jackson Avenue also into Weesuck Creek, as well as an outfall to Daves Creek. The Town is exploring measures to reduce pollutant loadings at these locations that, if measures can be identified, would serve to further

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the protection of water quality and natural resources habitats in the Weesuck Creek/Shinnecock Bay system.

In sum, the Recommended Plan would not have a significant adverse impact on soil, geology, or water resources.

UTILITIES

With the Recommended Plan, demands for potable water usage would increase, on average, about 70,000 gallons per day in this service district,¹ and as part of this plan, supplemental water supplies are proposed. In addition, SCWA also recognizes an increasing demand on water for irrigation. As recommended above, clearing restrictions and other land preservation and landscaping techniques could be used to reduce the overall demand for water for irrigation purposes. In addition, as discussed above, based on interviews with SCWA, the growing demand for water in the area warrants a need for additional wells. Thus, as part of the Recommended Plan, about 4 acres of land in the northern portion of the study area are assumed to be used by SCWA for additional wells. In addition to providing additional pumping capacity, the well field would be located north of all the East Quogue development and would be above the developed portion of the study area. This location therefore provides the advantages of pumping groundwater flowing out from the protected Pine Barrens (groundwater flowing from north to south) and better water pressure due to the higher elevations within this portion of the study area. The open space dedication would be through the subdivision process with use agreements for SCWA facilities for drinking water provisions.

With respect to energy and other utility uses, although it would be expected that there would be a need for new site connections to the grid, no major new utility improvements would be expected with the proposed plan.

Because the area is not served by sewer, local septic systems would need to provide the sanitary wastewater disposal. Approval of all subsurface wastewater disposal systems falls under the jurisdiction of the Suffolk County Department of Health Services, which would only approve the systems if it could be demonstrated that no impact would occur on local water quality. It is expected that given the residential densities proposed under the Recommended Plan, no significant impacts would occur due to local sanitary disposal systems.

In addition to the above, street flooding along Lewis Road is recognized as an existing condition. Thus, no new development should contribute any off-site runoff to Lewis Road. In addition, to the extent that a proposed road connection can reduce runoff on Lewis Road or relieve local flooding, this is a positive benefit of the Recommended Plan and its implementation.

SCENIC RESOURCES

Overall, the Recommended Plan would protect the scenic quality within the hamlet by preserving and enhancing various features of the community including the woodlands, hamlet center, waterfront, wetlands, country roadways, and agricultural lands. By maintaining this quality of the study area, the Recommended Plan would also protect the most critical scenic

¹ Water demand generation was calculated based on Suffolk County Department of Health Services rates (300 gallons per day per unit) and increasing the calculated wastewater generation by 10 percent.

features of the hamlet, including its agricultural uses, Main Street, and natural features of the Pine Barrens and Shinnecock Bay coastal frontage.

The Recommended Plan would preserve vast vacant lands north of the LIRR track as well as the eastern shoreline of Weesuck Creek while development would be encouraged away from environmentally sensitive and scenic areas of the hamlet. The single-family residences proposed along Old Country Road would need to conform to the current residential context and scale of the area while the commercial development along Montauk Highway would provide an orderly transition in uses and density while accommodating residential and commercial and professional uses. This would include the design treatments in accordance with the HO District requirements for any proposed office or business uses along the east end of Main Street, as this is a gateway to the community. Most important, the Recommended Plan would preserve the scenic byway along Lewis Road, which is the gateway to the hamlet from the north. At the western edge of the study area, the preservation of the agricultural uses would protect East Quogue's scenic character and maintain the open agricultural views along this corridor. Permanent protection of the scenic qualities at this critical gateway is essential and would be accomplished through purchase of development rights on the Densieski agricultural tract. In addition, establishing the east-west roadway connections north of the LIRR track would reduce traffic on scenic corridors such as Montauk Highway (Main Street).

At the eastern edge of the study area, the preservation of the lands along Weesuck Creek would protect the views of the shoreline and bay as well as the area's water quality. These lands should be protected through acquisition and other conservation measures.

CULTURAL RESOURCES

The Recommended Plan would not alter or demolish any cultural resources in the study area. None of the sites that would be developed contain historic resources as identified by the Town's cultural resources survey, nor are any development sites located near these resources. In addition, by targeting development to infill parcels north of the LIRR track and preserving lands along the eastern shoreline of Weesuck Creek, the Recommended Plan would preserve and protect historic buildings and resources and the visual content of the community.

TRAFFIC AND TRANSPORTATION/PARKING FACILITIES

TRAFFIC

The residential component coupled with the private golf course proposed under the Recommended Plan would generate about 217 AM peak hour trips and 280 PM peak hour trips. For comparative purposes, an analysis of the Proposed Projects Alternative, as provided in Chapter 4, "Alternatives," projected that the developments as proposed (i.e., the Hills at Southampton, Atlanticville, etc.) would generate 514 new trips during the AM peak hour and 851 trips during the PM peak hour. The Recommended Plan therefore represents between 33 and 42 percent of those total trips and thus, would generate substantially less traffic and is not likely to require traffic mitigation.

In addition, the Recommended Plan would include a traffic circulation plan that provides an east-west roadway connection north of the LIRR track. It is proposed that new public roads be provided that connect Lewis Road on the west through the Hills at Southampton property to the Pines Subdivision to the east. Public road connections would be provided from Malloy, Candice, and Clara Drives within the Pines Subdivision across to the Rosko Farms, Lar Sal Realty, and

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Atlanticville properties. Malloy Drive would continue west and connect to the existing Malloy and Gleason Drives as well as the proposed golf course and Hills at Southampton property (Figure 3-1 shows the proposed road connection plan). These new road connections would help to reduce the amount of traffic that would need to take Old Country Road, portions of Lewis Road, and use the intersection of Lewis Road and Box Tree Road/Old Country Road. It is assumed that all roads within the development sites would be designed according to Town code and be public roads.

With the Recommended Plan, no significant changes are expected in the study area's accident rates or public transit conditions. On-site parking would be provided within all proposed developments, and also designed according to Town code.

Finally, while the Recommended Plan would significantly reduce vehicle trips as compared to other alternatives, it is also recommended that site-specific road designs and traffic analyses be performed for individual projects as they are developed to determine if traffic improvements are required to provide an acceptable level of service along the local roads.

PARKING

As stated above, the plan includes a recommendation for a parking plan for the hamlet. This would identify local parking needs and potential off-street parking locations. Development of a parking plan would support existing Main Street local businesses (see the discussion above) and relieve the demands on on-street parking, particularly during the summer months. One such potential location is the vacant portion of a lot adjacent to the existing East Quogue Post Office on Bay Avenue.

PEDESTRIAN CONDITIONS

No significant changes are expected in the study area's pedestrian conditions. Sidewalks within each proposed development are encouraged and these sidewalks should connect with walking trails and external sidewalks where that potential exists.

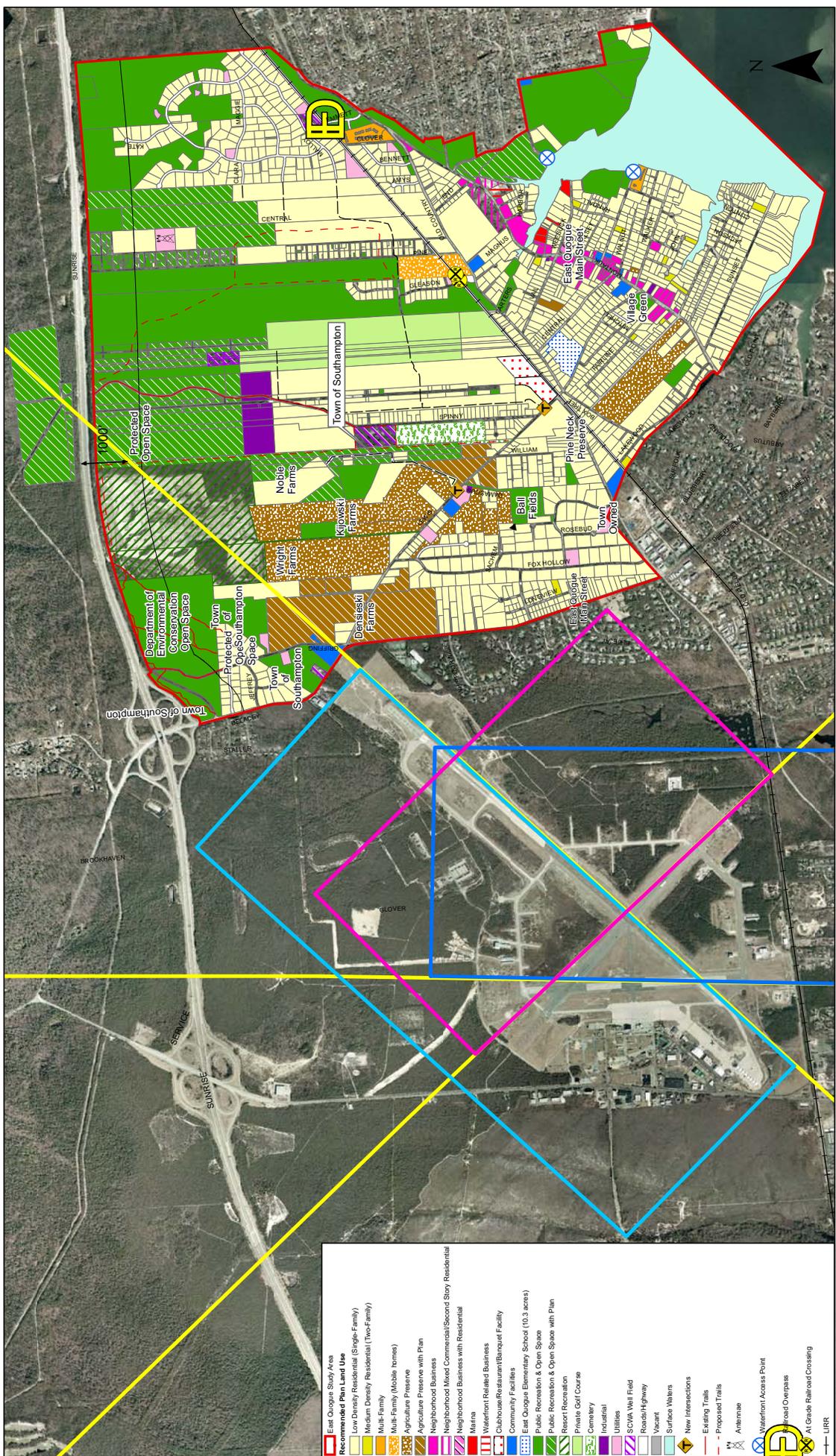
Improvement measures that could reduce traffic as a whole would include the installation of sidewalks, bike paths/bike lanes, and bike racks within new developments to encourage pedestrian and bike travel.

AIR

Because no significant increases in traffic are expected, no air impacts would be significant with the Recommended Plan.

NOISE

Because no significant increases in traffic are expected, no noise impacts from mobile vehicular sources would occur under the Recommended Plan. In addition, the Recommended Plan does not propose any residential or sensitive uses within the Gabreski Airport flight path (see Figure 3-3). Thus, noise from the airport would not interfere with new residential developments proposed under the Recommended Plan.



[Red Outline]	East Quogue Study Area
[Yellow]	Recommended Plan Land Use
[Light Green]	Low Density Residential (Single-Family)
[Light Blue]	Medium Density Residential (Two-Family)
[Light Purple]	Multi-Family
[Light Orange]	Multi-Family (Mobile homes)
[Light Green]	Agriculture Preserve
[Light Blue]	Agriculture Preserve with Plan
[Light Purple]	Neighborhood Mixed Commercial/Second Story Residential
[Light Orange]	Neighborhood Business with Residential
[Light Green]	Marina
[Light Blue]	Waterfront Related Business
[Light Purple]	Clubhouse/Restaurant/Bar/Event Facility
[Light Orange]	Community Facilities
[Light Green]	East Quogue Elementary School (10.3 acres)
[Light Blue]	Public Recreation & Open Space
[Light Purple]	Resort Recreation
[Light Orange]	Private Golf Course
[Light Green]	Cemetery
[Light Blue]	Industrial
[Light Purple]	SCWA Wall Field
[Light Orange]	Utilities
[Light Green]	Roads/Highway
[Light Blue]	Vacant
[Light Purple]	Urban Wetlands
[Light Orange]	New Intersections
[Light Green]	Existing Trails
[Light Blue]	Proposed Trails
[Light Purple]	Aviation
[Light Orange]	Waterfront Access Point
[Light Green]	Road Overpass
[Light Blue]	At Grade Railroad Crossing
[Light Purple]	LIRR

Source: Town of Southhampton GIS Database, June 2006

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Gabreski Airport Typical Flight Patterns
Figure 3-3

SOLID WASTE MANAGEMENT AND RECYCLING

The Town does not provide municipal curbside garbage and recyclables collection service. As described in Chapter 2, Southampton Town residents and small businesses can opt to either arrange for collection through private carters or become a self-hauler by bringing trash and recyclables to a local disposal center. All disposal centers accept household garbage and recyclables. High volume generators of trash and recyclables (such as industrial and commercial operations) are prohibited from using the Town's recycling centers, and must instead hire a private carter to handle refuse removal and recyclables collection. Because solid waste management for residential and commercial uses would be handled by private carters or be self hauled to local transfer stations, the Recommended Plan would not impact solid waste management and recycling. All uses would be required to conform to local recycling laws and thus, must separate recyclables from the solid waste stream before accepted at the local disposal centers.

E. GROWTH INDUCING IMPACTS

This section analyzes the potential for the Recommended Plan to result in any growth inducing impacts or impacts that would be secondary to the impacts projected under the plan. The term "growth-inducing aspects" generally refers to the long-term secondary impacts of a proposed project that trigger further development outside of the project area that would not have such development without the Recommended Plan. Secondary impacts may include growth of physical development, population increases in the surrounding community, increases in economic growth, and/or social or cultural expansion. Projects that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth.

It is not expected that the Recommended Plan would have any appreciable adverse impact due to growth inducing impacts. As discussed in more detail in Chapter 1, "Project Background," it is the objective of this analysis to protect community land patterns and environmental resources while also recognizing that managed growth will occur, with open space preservation and recreational opportunities through smart growth principles and land applications that direct development away from environmentally sensitive areas and towards appropriate receiving areas. It is also the Town's objective to recognize the community values of East Quogue as a place to live, work, and recreate, and to limit adverse impacts from development. In the absence of these planning measures, unmanaged future growth could cumulatively impact the local school district and tax structure, ecological habitats, groundwater and surface water quality, and adversely impact existing and potential open spaces. In addition, recommendations set forth in this GEIS will provide direction for decision makers relative to future land management in the study area. Thus, the Recommended Plan would not induce growth, rather it would serve to manage growth that is already anticipated to occur in the study area in the future without the proposed recommendations.

F. CONSTRUCTION IMPACTS

It is not expected that the Recommended Plan would result in any significant construction impacts in the study area. Construction impacts are temporary and would be reduced under this plan. Moreover, certain construction techniques (such as erosion and sediment control practices) would be employed to minimize the adverse effects of construction. Following are the short-

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term impacts anticipated as a result of construction of the proposed developments under the Recommended Plan:

- Land use and community character-related impacts from increased noise, vibration, and dust;
- Presence of a relatively small number of construction vehicles along area roads;
- Localized noise and vibration from construction vehicles and equipment;
- Traffic impacts due to a small increase in worker vehicular traffic on area roads;
- Localized air quality impacts such as fugitive dust emissions from earth movement; and
- Temporary removal of relatively small areas of animal and plant habitat.

Potential short-term construction impacts and abatement measures are discussed in more detail below.

AIR QUALITY

Localized impacts on air quality that can occur during construction include fugitive dust (particulate) emissions from earth movement. Appropriate fugitive dust control measures, including watering of exposed areas and dust covers for trucks, should be employed to minimize such impacts.

NOISE

Potential impacts from noise during construction of the future development would include short term noise from construction equipment operation and noise from vehicles traveling to and from the work sites. In general, the construction of the proposed developments would result in some increased construction noise for a limited period of time. Construction equipment is required to meet applicable noise emission standards to reduce or avoid impacts.

GROUNDWATER AND SURFACE WATER RESOURCES

Per New York State Department of Environmental Conservation regulations, individual developers would need to prepare a Stormwater Pollution Prevention Plan (SPPP) and submit a Notice of Intent (NOI) with that agency prior to the start of any construction on sites greater than 1 acre. In addition, erosion and sediment control measures would be installed prior to beginning other land disturbances and would not be removed until the disturbed land areas are stabilized. Such practices include seeding or mulching for surface stabilization, silt fences, haybale dikes, and water quality swales. Maintenance would be performed as necessary to ensure continued stabilization. All erosion and sediment control measures and best management practices (including specifications for temporary and permanent seeding) used during construction should comply with the specifications contained in the and the *New York State Standards and Specification for Erosion and Sediment Control* in order to prevent significant adverse impacts from stormwater.

G. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Irreversible and irretrievable commitment of resources refers to both the built and natural resources that would be expended in the construction and operation of a proposed project. As stated, the Recommended Plan seeks to recognize that inevitable growth could occur while maintaining the scenic, natural, community and socioeconomic qualities of the hamlet of East Quogue.

While the Recommended Plan would require some commitment of natural resources in the form of vegetative cover or plant and animal habitat, the plan would have a positive impact on natural features in the study area. With the Recommended Plan, there is an enhanced opportunity for ecological resources to thrive in their natural state and maintain their natural integrity, particularly as a result of the large contiguous blocks of preserved lands. The Recommended Plan would expand protection efforts for natural resources within the study area. Further, the protection of forested habitat and open water/forest interface while eliminating the risk of forest fragmentation would curtail the decline of bird species and support their continued presence and use of the study area.

H. ENERGY USE AND CONSERVATION

As discussed above, the proposed plan would require energy in the form of gas and electricity consumed during construction and operation of the proposed developments. However, the proposed plan would not have an adverse effect on the distribution, generation, and maintenance of existing energy facilities.

I. MITIGATION AND UNAVOIDABLE ADVERSE IMPACTS

When significant impacts are disclosed, State Environmental Quality Review Act requires an analysis of mitigation. For each significant impact, feasible mitigation (e.g. measures to mitigate potential impacts on rare or endangered plant or animal species, water quality protection measures) should be examined. When there is no reasonable feasible mitigation, these impacts are disclosed as unavoidable adverse impacts.

As discussed above, the Recommended Plan would have limited environmental impacts. With respect to traffic, the Recommended Plan represents between 33 and 42 percent of the total vehicle trips that would be generated under the Proposed Projects Alternative (see Chapter 4, “Alternatives”) and thus, would require little or no mitigation. However, even though the Recommended Plan would generate a reduced number of traffic trips and would not be expected to impact the local street network, site specific traffic analysis are recommended for individual projects to ensure proper traffic flow and circulation, particularly with new connections to local streets and extensions of streets.

In addition, site specific review could be performed for planning board or Town Board review for any of the projects discussed above that may have the potential for significant adverse environmental impacts that may require additional studies of groundwater or surface water impacts and natural resources, for example. *