

BOARD MEMBERS
Leslie Kanés Weisman, Chairperson

Patricia Acampora
Eric Dantes
Gerard P. Goehring
Nicholas Planamento



Southold Town Hall
53095 Main Road • P.O. Box 1179
Southold, NY 11971-0959
Office Location:
Town Annex /First Floor, Capital One Bank
54375 Main Road (at Youngs Avenue)
Southold, NY 11971

<http://southoldtownny.gov>

**ZONING BOARD OF APPEALS
TOWN OF SOUTHOLD**

Tel. (631) 765-1809 • Fax (631) 765-9064

April 19, 2018

Andrew V. Giambertone, AIA, President
Andrew V. Giambertone & Associates, Architects
62 Elm Street
Huntington, NY 11743

RE: RESOLUTION ADOPTING A FINAL SCOPE FOR THE
PREPARATION OF A NEW YORK STATE
ENVIRONMENTAL QUALITY REVIEW ACT DRAFT
ENVIRONMENTAL IMPACT STATEMENT

Dear Mr. Giambertone;

The Southold Town Zoning Board of Appeals adopted the following resolution at a meeting held on Thursday, April 19, 2018:

WHEREAS, the Town of Southold Zoning Board of Appeals has received an application (“Case #7046”) from Andrew Giambertone and Associates, Architects, on behalf of client and property owner 56655 Main Street LLC c/o Jonathan Tibett for a Special Exception Use Permit for “The Enclaves” 44-unit hotel and 74-seat “sit-down” restaurant, the hotel being a Special Exception Use in the Town’s Hamlet Business Zoning District; and

WHEREAS, the subject 6.75-acre property is located at 56655 Main Street (“NYS Route 25”) in the Town of Southold and is identified as Suffolk County Tax Map No: District 1000; Section 63; Block 3; Lot 15; and

WHEREAS, the proposed project has been classified as an “Unlisted” action pursuant to the State Environmental Quality Review Act (“SEQRA”) and SEQRA Lead Agency coordination is optional for Unlisted actions; and

WHEREAS, the Town Zoning Board of Appeals opted to conduct Lead Agency coordination, circulated letters to all involved agencies indicating that the Zoning Board of Appeals is most appropriate agency to lead the environmental review, and ultimately assumed Lead Agency review status in this matter; and

WHEREAS, the Zoning Board of Appeals and its environmental consultants, Nelson, Pope and Voorhis (“NP&V”) conducted a review of the Special Exception Application, proposed plans, and EAF Part 1 submitted by the Applicant and prepared an EAF Part 2, EAF Part 3, a Part 3 EAF attachment and Determination of Significance; and

WHEREAS, based on the environmental review and analysis, the Zoning Board of Appeals concluded that the proposed action may result in one or more moderate-to-large environmental impacts, and therefore issued a “Positive Declaration” pursuant to SEQRA, requiring the preparation of a full Environmental Impact Statement (“EIS”) by the Applicant to further evaluate potential environmental impacts and ensure appropriate project mitigations; and

WHEREAS, the Town Zoning Board of Appeals determined that public scoping was necessary to guide the content and types of information and analyses that will be contained within the Draft EIS, and requested the applicant to submit a Draft Scope, which was then reviewed/ revised by the Board and its environmental consultants; and

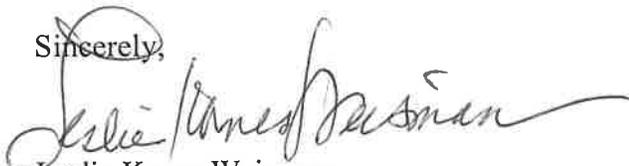
WHEREAS, the Board issued a Notice of Public Scoping, posted the Draft Scope on the Town’s website and held a public scoping session at the Town of Southold Meeting Hall on March 15, 2018 that was duly advertised in a local newspaper to solicit comments from the community, local organizations and involved and interested agencies; and

WHEREAS, the public and involved and interested agencies were asked to provide any written comments they may have regarding the scope and the content of the Draft EIS by the close of business on March 26, 2018; and

WHEREAS the Zoning Board of Appeals, with assistance from its environmental professionals, reviewed the Draft Scope against the input compiled during the formal public Scoping Session and the designated written comment period for the Draft Scope, reviewed this document for consistency with SEQRA, the input received, Town policies and professional standards and practices of planning and environmental reviews, and finalized the Scoping Document (“Final Scope”) for use by the Applicant in preparing the DEIS.

NOW, THEREFORE, BE IT RESOLVED, that the Town Zoning Board of Appeals, hereby adopts the Final Scope for the Enclaves dated April 19, 2018 as amended to add on page 11, first paragraph, line 7, and after the words Main Road, “which is a designated New York State Scenic Byway”, and hereby authorizes the Applicant and its representatives to commence preparation of the required DEIS for submission to the Town Zoning Board of Appeals.

Sincerely,



Leslie Kanés Weisman
Chairperson

cc: Planning Department
Town Attorney

**ZONING BOARD OF APPEALS
TOWN OF SOUTHOLD, NY
NOTICE OF A STATE ENVIRONMENTAL QUALITY REVIEW ACT
ADOPTION OF FINAL SCOPE
April 19, 2018**

Notification is hereby given that the Town of Southold Zoning Board of Appeals (“ZBA”), as lead agency pursuant to the State Environmental Quality Review Act (“SEQRA”) and implementing regulations thereto at 6 NYCRR 617, has, after receiving public comments from a public scoping session held March 15, 2018 and written comment period which ended March 26, 2018, adopted a Final Scope for a Draft Environmental Impact Statement (“Draft EIS”) for “The Enclaves” Hotel and Restaurant Special Exception Permit (“Case #7046”).

The project is proposed on 6.75 acres located on the north side of Main Road, +/-830 feet east of Boisseau Avenue and +/-90 feet west of the intersection of Main Road and Town Harbor Lane in the Town of Southold, Suffolk County, New York. The property address is 56655 Main Road and its Suffolk County Tax Map number is District 1000; Section 63; Block 3; Lot 15. The property is located within the Town’s Hamlet Business Zoning District. The subject project proposes to:

- Expand and renovate an existing two-story home, including connecting an existing adjacent shed and converting these structures to a 74-seat “sit-down” restaurant.
- Construct a 44-room hotel including a two-story L-shaped hotel building containing 40 +/- 500 to 540 SF hotel rooms and four detached cottages, each with an area of +/-592 SF;
- Install an outdoor in-ground swimming pool, pool patio, and pool cabanas on the west side of the proposed hotel building, a small decorative fish pond on the south side of the building, drainage catch basins and subsurface leaching pools to address stormwater runoff, an advanced on-site sewage treatment facility at the northeast corner of the property for on-site sanitary waste treatment and disposal, other necessary utilities (public water connections, electricity, etc.) and miscellaneous minor amenities and accessory features.
- Construct an access driveway and two parking lots totaling 25 spaces for the restaurant and an additional parking lot containing 88 spaces for the proposed hotel use.
- Remove one of the existing sheds and retain and reuse an existing one-story detached garage.

A Special Exception Use Permit is required from the ZBA for the hotel use and Site Plan review and approval is required from the Town Planning Board for the overall project.

The Final Scope provides an outline of the required scope and content of the Draft EIS for identifying potential environmental impacts and the methods and means to properly avoid or mitigate these impacts and will ultimately be used by the Town to determine the suitability of the Draft EIS for acceptance for public review once submitted. The Final Scope can be viewed and downloaded from the following web address: <http://southoldtownny.gov/1298/Environmental-Impact-Statement>

A hard copy of the Final Scope is available for viewing at the following location:

**Zoning Board of Appeals Office
Town Hall Annex Building
54375 Route 25
P.O. Box 1179
Southold, NY 11971**

**FINAL SCOPE
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**THE ENCLAVES HOTEL AND RESTAURANT
56655 MAIN ROAD, TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK**

April 19, 2018

Overview

This document is a Final Scope for the Draft Environmental Impact Statement (DEIS) for a Special Exception Use Permit for a hotel and sit-down restaurant to be located at 56655 Main Road (State Route 25) in the hamlet of Southold, Town of Southold, Suffolk County, New York (the "subject property").¹ The subject property is 6.75± acres and is identified as Suffolk County Tax Map District 1000 - Section 63 - Block 3 - Lot 15. The proposed action, referred to as "The Enclaves," includes the construction of a two-story hotel with 40 units that will range in size from 500 square feet (sf) to 540-sf, and four (4) separate cottages, each with an area of 592-sf. Amenities for the proposed hotel include an outdoor swimming pool, decorative fish pond, and patio area. Also proposed is the conversion of an existing single-family residential structure fronting Main Road to a 74-seat, sit-down restaurant. The proposed hotel, cottages and restaurant would include the respective parking spaces.

The proposed action is subject to permits and approvals from the Town of Southold Zoning Board of Appeals (ZBA) (Special Exception Use Permit for the hotel), Town of Southold Planning Department (site plan review), Suffolk County Department of Health Services (SCDHS) (Article 6 Permit), New York State Department of Transportation (NYSDOT) (Highway Work Permit) and the New York State Department of Environmental Conservation (NYSDEC) (sewage discharge permit and State Pollution Discharge Elimination System [SPDES] permit). The Suffolk County Planning Commission (SCPC) has General Municipal Law Section 239-m planning review authority over the proposed action. Public water and utility service connections are also required from the Suffolk County Water Authority (SCWA), and PSEG Long Island and National Grid, respectively.

In April 2017, the applicant submitted an application for The Enclaves, which included Part 1 of the Environmental Assessment Form (EAF) and related application materials, including preliminary site development plans, architectural plans, and elevations. On October 4, 2017, the applicant filed a revised Part 1 EAF to address project and data changes. On June 29, 2017, the ZBA commenced coordinated review with the potentially involved agencies. On November 16, 2017, the ZBA declared itself lead agency, classified the proposed action as "Unlisted" and adopted a Positive Declaration. To ensure that the DEIS will address all significant issues, the ZBA has elected to conduct formal scoping pursuant to the New York State Environmental Quality Review Act (SEQRA) regulations set forth at 6 NYCRR §617.8.

This Draft Scope provides a description of the proposed action and the proposed content for the DEIS, based upon the EAF - Parts 2 and 3 prepared by the consultants to the ZBA and used as the

¹ The hotel use requires a Special Exception Use Permit form the ZBA but the restaurant use is listed as a "permitted" use in the Hamlet Business (HB) zone.

Determination of Significance (Positive Declaration). This Draft Scope has been prepared in accordance with 6 NYCRR §617.8(f) and sets forth the following:

- Brief description of the proposed action
- Potentially significant adverse impacts
- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Initial identification of mitigation measures
- Reasonable alternatives to be considered

Description of the Proposed Action

The subject property is a (294,202-sf (6.75±-acre) parcel located on the north side of Main Road, approximately 90 feet west of the intersection of Main Road and Town Harbor Lane in the Town of Southold. The property is zoned "Hamlet Business" and is currently developed with a two-story, single-family residence, detached garage and two sheds. Surrounding land uses include commercial and residential uses. The majority of the subject property (6.62± acres) is undeveloped and consists of land cover associated with the former agricultural use, maintained lawn and landscaping, as well as woodlands.

The proposed action includes the conversion and renovation of the existing single-family residence to a 74-seat, sit-down restaurant. As part of the proposed conversion, the applicant is proposing to connect the 3,339±-sf residential structure to the existing adjacent shed by way of a 519-sf addition. The remaining shed would be removed. Dedicated parking would be situated to the north and west of the proposed restaurant and would consist of 25 spaces and two (2) ADA spaces.

The proposed action also includes the construction of a two-story, 44-unit hotel with associated appurtenances, including an outdoor, in-ground swimming pool, poolside cabanas, small decorative pond, and a dedicated parking area. The proposed development includes a hotel building with 40 rooms ranging in sizes between 500 sf and 540 sf, and four (4) detached cottages, each with an area of 594 sf. Parking for the proposed hotel would be situated to the west and north of the building and would consist for 88 spaces and four (4) ADA spaces, with an additional four (4) spaces for the cottages.

Site access is proposed to be provided via the existing driveway located on the east side of the current residence (proposed restaurant) and a new curb cut for site egress is proposed on the west side of the current residence (proposed restaurant). As explained later in this Draft Scope, a complete traffic and parking analysis will be included in the DEIS.

As part of the proposed site design, new trees, shrubs and ground cover would be planted throughout the site, including the placement of dense buffering along the east and west sides of the subject property. The proposed landscaping plan would also include a hedgerow along the north side of the internal driveway, where it separates the restaurant and hotel portions of the overall property. An existing on-site irrigation well would remain.

It is anticipated that public water to serve the site would be provided by the SCWA. Sanitary waste is proposed to be handled with an advanced on-site sewage treatment facility to be constructed at the northern extent of the subject property. As explained later in this Draft Scope, water and sewer demand projections will be presented in the DEIS and consultations will be undertaken with the SCWA. An analysis of the Suffolk County Sanitary Code as it relates to the maximum permitted sanitary density and the proposed sewage treatment facility will also be included in the DEIS. Site utility connections, including electricity and natural gas, would be required from PSEG Long Island and National Grid, respectively. As part of the DEIS, consultations will be undertaken with both utility suppliers.

The proposed action includes a comprehensive stormwater management plan consisting of drainage catch basins and subsurface leaching pools to accommodate all stormwater on the subject property. As explained later in this Draft Scope, stormwater generation, volume projections and drainage design will be presented in the DEIS. Compliance with the relevant local and State regulations will also be included in the DEIS.

In order to implement the proposed action, the following approvals are required:

Agency	Permit/Approval
Town of Southold Zoning Board of Appeals	Special Exception Use Permit
Town of Southold Planning Board	Site Plan Review and Approval
Suffolk County Department of Health Services	Article 6 Permit
Suffolk County Planning Commission	239-m Referral
Suffolk County Water Authority	Public Water Service Connection
New York State Department of Environmental Conservation	Sewage Discharge Permit and State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharge during Construction Activities
New York State Department of Transportation	Highway Work Permit
PSEG Long Island/National Grid	Electric and natural gas service connections

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description of the existing conditions on the 6.75±-acre subject property and the proposed action. The *Description of the Proposed Action* section of the DEIS will specifically include information relating to the following:

- Project location, setting, land use, and zoning, and community service districts (school, fire, police, ambulance and water), with appropriate maps and aerial photographs
- Summary of the surrounding land uses and zoning
- Overview of physical characteristics of the site, including property acreage, site cover types (e.g., pervious and impervious areas), and existing structures

- Project layout and design, including information about the proposed development, structures to be removed, zoning compliance, changes in site cover types, site landscaping and screening, access, circulation, and parking
- Infrastructure requirements, including water supply, wastewater treatment, drainage, and utilities
- Project purpose, public need and benefits (including social and economic benefits)
- Description of preliminary operations to include: a detailed description of the various components/uses of the proposed hotel use will be provided, including areas open to the general public and areas restricted for use by hotel guests only, hours of operation/use, occupancy, anticipated frequency of use (weekday/weekend, duration and season) for conference spaces, restaurant/food service, exterior patios/seating, and anticipated events including any proposed outdoor music.
- Projected construction schedule, project phasing, if applicable, potential construction equipment storage/staging sites, delivery truck routes, hours of operations, workers' parking areas.
- Required local, county and state approvals

Potentially Significant Adverse Impacts

The DEIS will be prepared in accordance with the Final Scope promulgated by the lead agency and in accordance with 6 NYCRR §617.9(b) titled "Environmental impact statement content". Based upon review of the site, architectural plans and elevations, site plans and the EAF Part 1, an EAF Part 2, combined Part 3 Attachment and Determination of Significance (Part 3 Attachment/Positive Declaration) was prepared, and issued by the ZBA on November 16, 2017. The Part 2 EAF and Part 3 Attachment/Positive Declaration identified potential moderate-to-large impacts within the following impact categories: Land, Surface Water, Groundwater, Plants and Animals, Aesthetic Resources, Historic and Archaeological Resources, Transportation, Noise, Odor and Light, Human Health, Consistency with Community Plans, and Consistency with Community Character.

The DEIS will fully address the identified potential significant adverse impacts, as well as other relevant issues. Where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, the DEIS will set forth measures to mitigate those impacts. The proposed outline of the DEIS is set forth below, followed by a description of each section.

Proposed DEIS Outline

Cover Page

Table of Contents

Executive Summary

Introduction

Description of the Proposed Project

Potential Impacts

Proposed Mitigation Measures

Alternatives and Their Anticipated Impacts

Permits and Approvals Required

1.0 Description of the Proposed Action

- 1.1 Project Location and Site Conditions
- 1.2 Project Design and Layout
- 1.3 Project Objectives and Benefits
- 1.4 Construction and Operations
- 1.5 Required Permits and Approvals

2.0 Natural Environmental Resources

- 2.1 Soils and Topography
 - 2.1.1 Existing Conditions
 - 2.1.2 Potential Impacts
 - 2.1.3 Proposed Mitigation
- 2.2 Water Resources
 - 2.2.1 Existing Conditions
 - 2.2.2 Potential Impacts
 - 2.2.3 Proposed Mitigation
- 2.3 Ecological Resources
 - 2.3.1 Existing Conditions
 - 2.3.2 Potential Impacts
 - 2.3.3 Proposed Mitigation

3.0 Human Environmental Resources

- 3.1 Land Use, Zoning and Plans
 - 3.1.1 Existing Conditions
 - 3.1.2 Potential Impacts
 - 3.1.3 Proposed Mitigation
- 3.2 Transportation
 - 3.2.1 Existing Conditions
 - 3.2.2 Potential Impacts
 - 3.2.3 Proposed Mitigation
- 3.3 Aesthetic Resources and Community Character
 - 3.3.1 Existing Conditions
 - 3.3.2 Potential Impacts
 - 3.3.3 Proposed Mitigation
- 3.4 Noise and Odor
 - 3.4.1 Existing Conditions
 - 3.4.2 Potential Impacts
 - 3.4.3 Proposed Mitigation
- 3.5 Historic and Archaeological Resources
 - 3.5.1 Existing Conditions
 - 3.5.2 Potential Impacts
 - 3.5.3 Proposed Mitigation
- 3.6 Human Health and Safety
 - 3.6.1 Existing Conditions
 - 3.6.2 Potential Impacts
 - 3.6.3 Proposed Mitigation

4.0 Other Required Sections

- 4.1 Use and Conservation of Energy
- 4.2 Adverse Impacts That Cannot Be Avoided (Short-Term and Long-Term)
- 4.3 Irretrievable and Irreversible Commitment of Resources
- 4.4 Growth-Inducing Impacts
- 4.5 Impacts on Solid Waste Management

5.0 Alternatives and Their Impacts

- 5.1 Alternative 1: No-Action
- 5.2 Alternative 2: Permitted Use Plan

6.0 References

Tables

Figures

Appendices

Natural Environmental Resources

Soils and Topography

This section of the DEIS will identify the existing soil type(s) on the subject property based upon the Suffolk County Soil Survey, as published by the USDA Natural Resources Conservation Service (NRCS) and any available test hole data from the site. A soils map will be provided based on NRCS information. The potential impacts to soils will be discussed in terms of soil constraints presented in the Suffolk County Soil Survey based upon the proposed land use, structures, sewage disposal, and drainage methods. 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. If importation or exportation of soil is not expected this will be indicated. This section will also briefly discuss topographic conditions on-site as context and a topographic map will be provided. Discuss amount of soil material to be removed from site, if any, number of truck trips, length of time that this process would be on-going, and associated truck routes. Mitigation to address erosion, sedimentation, dust generation, and soil limitations or constraints, to the extent necessary, will be included.

Water Resources

This section of the DEIS will describe groundwater conditions, including depth to groundwater and groundwater quality beneath the subject property, based upon on-site borings and relevant documentation. The Groundwater Management Zone (as classified under Article 6 of the Suffolk County Sanitary Code) within which the subject property is located and site drainage characteristics will be described. Groundwater flow direction based upon Suffolk County Groundwater Contour Maps will be identified and an assessment of the potential impacts to downgradient groundwater and surface water resources will be included. A water table contour map depicting groundwater elevation and a wetlands map depicting State-regulated wetlands will be provided. The location of private and public wells will also be determined. Information regarding the proposed decorative fish pond and its maintenance will be provided. This section of

the DEIS will also include a summary of the findings of due diligence reports (i.e., Phase I/II Environmental Site Assessment [ESA] – see Human Health section of this DEIS).

The existing and projected potable water usage for consumption, and for irrigation supply, will be provided and methods and techniques for water conservation will be discussed. The existing irrigation well will be described and an assessment of the potential for a second irrigation well will be performed. Consultations with the SCWA will be undertaken and the location, availability and capacity for existing services to serve the project will be discussed. This section will also include calculations of projected sanitary flow and consistency with the Suffolk County Sanitary Code. The proposed advanced on-site sewage treatment facility, including the facility design, effluent quality, and system operation and monitoring, will be discussed. This section will also discuss the location of the proposed advanced on-site sewage treatment facility and conformance with the SCDHS-mandated setback distances. Potential water quality impacts from the application of fertilizers on fertilizer-dependent landscaping will be considered and the anticipated need for pesticide applications will be discussed. Impacts to water quality, including nearby wells, will be assessed utilizing a BURBS model. The relevant plans and information concerning current potable water use and sanitary generation will also be discussed.

Existing stormwater management methods will be described. The projected stormwater volume will be provided and proposed drainage methods will be presented. This section of the DEIS will also include consistency with Town of Southold requirements and other plans, as they relate to stormwater management. Erosion and sedimentation controls to reduce potential impacts will be also be included and evaluated for consistency with State and Town requirements, including the *New York Standards and Specifications for Erosion and Sediment Control* (NYSDEC, 2016) and the *New York State Stormwater Management Design Manual* (NYSDEC, 2015). The potential for flooding will be assessed. The applicability of Peconic Estuary Program Conservation Management Plan to the proposed project will be determined and if applicable, an assessment of the project's consistency will be provided. Mitigation to reduce impacts to groundwater quantity and quality and surface water quality will be included. Local Waterfront Revitalization Program (LWRP) consistency, and if applicable, PEP CMP consistency will be discussed in this section and/or in the Land Use, Zoning and *Plans* section of the DEIS.

Ecological Resources

As part of the DEIS, a qualified biologist/ecologist will inspect the site to determine the vegetation, wildlife, and general habitat character. The required wildlife survey will be conducted during the most appropriate time of the year to ensure a thorough analysis of species, including any rare or particularly vulnerable species. A tree survey will also be prepared and efforts will be made to identify mature trees and areas with continuous canopies to preserve to the extent practicable the natural character of the site, particularly along shared property boundaries with residential properties. An inventory of flora and fauna, as observed, will be prepared and included in this section of the DEIS, and an assessment of the species that could be expected to utilize the subject site will be performed. The level of required clearing will be described. Protected native plants, plant and animal species listed as endangered, threatened, special concern, exploitably vulnerable (or with other protective status), as well as rare habitats will be identified. Consultations with the

New York Natural Heritage Program will be undertaken for site information related to habitats, plant and animal species. This section of the DEIS will include the quantitative impacts to habitats as well as a qualitative assessment of the impacts to plants and animal species. Impact prevention and/or mitigation measures to reduce potential impacts will be identified. Provide a site habitat map or indicate habitat cover on a tree survey map. Reference and discuss a project landscape plan that includes native species and if ornamental species are to be planted, species that are suitably adapted to the site conditions to limit or preclude the need for fertilizers and pesticides. Consult the Long Island Species Management Area List (LIISMA List) prepared by Cornell Cooperative and Sea Grant as well as Suffolk County's "No Sale List" to ensure that no invasive species are included.

Human Environmental Resources

Land Use, Zoning and Plans

This section of the DEIS will generally describe the land uses and zoning within the hamlet area, as well as a detailed description of the uses and zoning on the subject site and in the surrounding area within 500 feet of the subject property. Photographs of the site and surrounding properties, as well as land use and zoning maps, will also be included. A description of the prevailing zoning, including the standards for special exception uses, will be described. Consistency with the requirements set forth in Chapter 280 - Article X. Hamlet Business (HB) District and Article VII. Section § 280-45B(2), as it relates to hotel special exception uses, will also be included and an assessment of the special exception use criteria (§ 280-143) and the applicable dimensional zoning requirements will be provided. All existing and proposed land uses on the site will be discussed, including a description of all proposed principal and accessory uses, operations and special events in the hotel building (including patios/outdoor seating), restaurant (first and second floors), the garage to be retained, the shed to be connected to the restaurant, and additions to the proposed restaurant building, as well as all uses and major activities, events or entertainment to take place on the grounds. The land use character and compatibility of the proposed action with the surrounding area will be evaluated. Land use plans that pertain to the project site and relevant to the proposed land use will be described and will include the 2005 Town of Southold Hamlet Study; Scenic Southold Corridor Management Plan; the Town of Southold Local Waterfront Revitalization Program (LWRP); and Long Island North Shore Heritage Area Management Plan. Consistency analyses with said plans will also be included. A market analysis, as well as tax and job creation analyses, will also be performed and summarized in this section of the DEIS, with supporting documents included within an appendix to the DEIS. Measures to mitigate potential land use and zoning impacts will be provided.

Transportation

This section of the DEIS will describe the existing traffic conditions and evaluate the effects of the proposed action on the surrounding area roadways and parking. A complete Traffic Impact Study (TIS) will be prepared and appended to the DEIS and summarized in the body of the text. The TIS will include the following tasks:

- A field inventory of existing roadway features including geometry, lane widths, traffic controls, pavement markings and parking restrictions.
- Observations of existing traffic movements at various times of the day and under different conditions.
- Collection and analysis of existing traffic data, including accident data from the most recent three-years for the study intersections and adjacent roadways, and volume data, as available from the NYSDOT, including data from a NYSDOT permanent count station on Route 25 in Southold, and supplemented with data held by the project traffic engineer.
- Manual turning movement counts at the intersections of Route 25 at Boisseau Avenue/Hobart Rd, Route 25 at Locust Lane, Route 25 at Town Harbor Lane and Route 25 at the 7-11 driveway opposite the site. These counts will be collected on a typical weekday in the summer and/or fall from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., as well as on a typical Saturday midday in the summer and/or fall between 11:00 a.m. and 2:00 p.m. to reflect the peak hours of the proposed use and highest peak hours of traffic on the adjacent streets.
- Perform sight distance measurements at the proposed access location on Route 25 taken into consideration on-street parking along the site frontage and compare results with AASHTO recommendations to determine if the sight distance at the proposed driveway location is adequate.
- Estimates of traffic, based upon the latest edition of the *ITE Trip Generation Manual*. The trip generation estimates shall take into account any special events that are associated with the proposed uses.
- Distribution of the site-generated traffic onto the surrounding street network utilizing background traffic patterns found in the counts performed; accounting for access locations, peak seasonal adjustments, and any turning restrictions expected.
- Identification of other planned developments proximate to the subject property through discussions with Town representatives.
- Examination of the ability of the street network to accommodate the project-related traffic volume during peak AM, PM and Saturday midday hours.
- Examination of access to and from the site from the standpoint of location and design. The TIS will assess any roadway and traffic control improvements necessary to facilitate the proposed project.

- Evaluation of the proposed site plan with regard to traffic circulation, safety, maintenance, and adequacy of layout and consideration of impacts on or from local pedestrian and bicycle activity along Main Road and adjacent public sidewalks.
- Comparison of the trip generation estimates for the proposed use with estimates for other As-of-Right use(s) permitted under current zoning.
- Capacity analyses will be performed for the above-described intersections for the following conditions:
 - 2018 Existing Condition
 - 2020 No-Build Condition (with other approved developments, as applicable)
 - 2020 Build Condition
 - 2020 Build Condition with Modifications, as necessary
- Assess truck management and routing, including awareness of area speed limits, school zones, vehicle noise, and Jake breaking and movements through the Southold hamlet and area neighborhoods. Trucks involved in construction, maintenance and operations (deliveries) to the site should be included.
- Evaluation of the level of parking provided on-site in relation to requirements set forth in the Town Code.
- Indicate whether large vehicles (e.g., limousines and buses) will access and park on-site and how the action accommodates appropriate interior traffic circulation and parking of oversized vehicles.
- Assess on-street parking on the north and south sides of NYS Route 25 in the parking analysis and the potential impact to the adjacent properties. Include an assessment of the 74-seat restaurant, the proposed 25 standard parking spaces and two (2) Americans with Disabilities Act ("ADA")-accessible parking spaces are sufficient for employee and customer parking. Consider safety of pedestrians crossing NYS Route 25 if patrons of the restaurant are expected to park on the south side of NYS Route 25.
- Prepare a detailed report containing text, tables, and graphics for submission to the Town of Southold.

Aesthetic Resources and Community Character

This section of the DEIS will describe the existing site and community character. The changes to the aesthetic character of the site and surrounding neighborhood, including the effects of the proposed architecture, building height, building scale, development pattern, development density, landscaping, outdoor lighting, and signage will be included and general consistency or compatibility with the existing desirable elements of the community that create its unique character and sense-

of-place. The changes to the existing residence and compatibility of the proposed hotel will be presented. The impacts to community character will be evaluated and will include compatibility of the proposed land use and its operations with the surrounding area. An evaluation of community character impacts relative to the goals of applicable adopted plans will also be included. As part of the assessment of impacts on aesthetic resources and community character, photographs will be provided of the area streetscape and to-scale computer-generated imagery will be prepared to illustrate existing conditions and changes to views from vantage points along Main Road, which is a designated New York State Scenic Byway, and neighboring/adjacent land uses (assuming proposed landscaping at moderate maturity). Site exterior lighting standards and requirements addressing the level of illumination, light trespass, glare, skyglow, etc., and consistency therewith, will also be included and screening and buffering (particularly adjacent to residential lots) will be discussed. Measures to mitigate impacts will be identified, as appropriate.

Noise and Odor

This section of the DEIS will describe the existing noise environment, the effects of the proposed development and any mitigation required to reduce potential noise impacts. A complete Noise Study will be prepared and appended to the DEIS and summarized in this section of the DEIS. The Noise Study will include an identification of the ambient noise levels at four (4) locations during times of peak ambient noise generation, projected noise impacts and any mitigation required to reduce potential noise impacts. A 1/3 octave band spectrum analyzer will be used to identify existing ambient levels at the subject property, in both the morning and the evening peak noise times. At both times, the acoustical consultant will take four (4) readings at four (4) different nearby noise sensitive locations for 20 minutes each with pictures taken at each location at the time of each reading. The acoustical consultant will, to the extent required, utilize a loudspeaker and 1/3 octave band spectrum analyzer to identify any acoustical anomalies which may occur due to additional acoustic reflections off the adjacent buildings. The projected impact of the sound pressure levels as received at the (4) four noise sensitive locations, where ambient data was collected, will be compared to the requirements set forth in the Town noise ordinance (Chapter 180) and any applicable State standards. The Noise Study will consider impacts from both construction and routine operations and. The noise analysis will also address the potential impacts associated with additional traffic and site activity (including any outdoor music) and the anticipated days, hours and season that peak noise conditions from the project would occur, particularly during events that may involve amplified sound. Mitigation measures, if determined to be necessary, will be identified. Regarding the potential impacts associated with odor, the potential odor-generating sources will be identified, including any potential effects from on-site wastewater treatment and disposal, and mitigation to reduce impacts, to the extent required, will be included. Noise associated with demolition and construction activities will be addressed.

Historic and Archaeological Resources

This section of the DEIS will identify the potential historic and archaeological resources based upon published resources of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the Town and the and Long Island North Shore Heritage Area Management Plan. The Part 3 Attachment/Positive Declaration identifies the potential for archaeological impacts due to the

site's location within a State designated archaeologically-sensitive area. However, subsequent to the preparation of the Part 3 Attachment/Positive Declaration (issued November 16, 2017) and prior to the preparation of this Draft Scope, the Town of Southold consultants undertook consultations with OPRHP. In correspondence dated December 28, 2018, OPRHP indicated: "*We have no archeological concerns or architectural concerns with the proposed new construction. As such, we have no further comments regarding the new building's construction.*" OPRHP has provided comments regarding the proposed rehabilitation of the historic house. This section of the DEIS will summarize this correspondence and all subsequent comments and determinations of OPRHP based upon consultations that will be undertaken and applicable documents and correspondence will be provided in the appendix of the DEIS for reference. Mitigation to reduce impacts will be included.

Human Health and Safety

As part of the DEIS, a Phase I/II ESA will be performed and included within an appendix. This section of the DEIS will include a summary of the existing conditions, as it relates to recognized environmental conditions (RECs) and/or potential environmental concerns (PECs), as determined from a Phase I ESA. Soil sampling will be performed for the potential presence of soil contaminants related to past agricultural practices, and would include samples obtained at a density of one sample per two acres. Samples will be obtained from the upper soil layer of 0"-6" and a deeper sample from 18"-24" below surface grade. If required, a soil management plan will be prepared. If necessary and based upon the ESAs, groundwater sampling will also be performed. The methodology, results and mitigation/remediation (if required) will be summarized. The presence of any subsurface structures (oil tanks, sanitary systems) will also be investigated. This section of the DEIS will also summarize the demolition and construction schedule, phasing and consistency with permissible Noise ordinance demolition and construction hours, and the associated potential impacts will be evaluated as it relates to potential human health hazards. A description of mitigation measures proposed to address and minimize the potential demolition and construction impacts also will be included in this section of the DEIS.

This section and/or other applicable section(s) will also address any additional demand or special considerations relating to emergency services (i.e., police, fire and ambulance). Emergency services providers and service districts will be identified and the respective districts/organizations will be contacted by letter to inform them of the project and request input as to their ability to serve the proposed project. Any issues, concerns or recommendations that are raised will be thoroughly examined and mitigations will be provided as necessary to ensure that the public health and safety are protected. Based on this input and evaluation, necessary mitigations will be provided.

Other Required Sections

Use and Conservation of Energy

This section of the DEIS will include a brief discussion on those aspects of the proposed action that will contribute to an increase in energy as well as potential options for conservation.

Adverse Impacts That Cannot Be Avoided (Short-Term and Long-Term)

This section of the DEIS will include a brief listing of those adverse environmental impacts described/discussed previously that are anticipated to occur, but which cannot be completely mitigated.

Irretrievable and Irreversible Commitment of Resources

This section of the DEIS will include a brief discussion of those natural and human resources that will be committed to and/or consumed by the proposed project.

Growth-Inducing Impacts

This section of the DEIS will include a brief discussion of those aspects of the proposed project that will or may trigger or contribute to future growth in the area and the expected impacts that would come from such growth.

Impacts on Solid Waste Management

This section of the DEIS will discuss solid waste management, projection of the additional solid waste expected to be generated once the proposed project is fully operational (tons or lbs./day or week), plans for on-site minimization, and recycling or any possible reuse of materials to avoid disposal of solid waste should be indicated. Impacts on local solid waste management streams will be noted and applicable mitigations will be provided. Management and disposal of demolition and construction wastes (C&D) during the site development phase will also be discussed in this section and/or referenced and discussed with the assessment of construction-related impacts.

Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

In order to conduct the analyses of potential adverse impacts, available information will be collected and reviewed, and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

Soils and Topography

- Suffolk County Soil Survey
- Soil borings, as available
- LIDAR Maps

Water Resources

- United States Geological Survey (USGS) water table map and monitoring well data, as available
- Suffolk County Groundwater Contour Maps
- Phase I/II ESA
- Relevant plans, standards and regulations, such as *The Long Island Comprehensive Waste Treatment Management Plan*, *The Long Island Comprehensive Special Groundwater Protection Area Plan*, *Suffolk County Water Resources Management Plan* (2011 and reissued in 2014), *Suffolk County Sanitary Code*, *New York Standards and Specifications for Erosion and Sediment Control*, *New York State Stormwater Management Design Manual*, and *Reducing the Impacts of Stormwater Runoff from New Development*
- Chapter 236 of the Town of Southold Code (Stormwater Management)
- BURBS model, as developed at Cornell University by Hughes et al.
- NYSDEC Freshwater and Tidal Wetland maps
- U.S. Fish and Wildlife Service – National Wetlands Inventory
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map
- Consultations with SCWA

Ecological Resources

- Correspondence with the New York Natural Heritage Program and site file information regarding habitats, plant and animal species
- Observation data from field investigations
- Published material regarding the presence of 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
- Ecological Communities Map
- Wetlands Map
- Tree Survey

Land Use, Zoning and Plans

- Available and relevant zoning codes, maps and plans (*Town of Southold Zoning Code, 2005*, *Town of Southold Hamlet Study*, *Scenic Southold Corridor Management Plan*, *Town of Southold Local Waterfront Revitalization Program*, and *Long Island North Shore Heritage Area Management Plan*)
- Site and area inspections

Transportation

- Traffic counts
- Most-recent three-year accident data
- ITE's publication entitled *Trip Generation*, latest edition
- *Highway Capacity Manual*, latest edition
- Consultations with and input from the NYSDOT and Town of Southold

Aesthetics and Community Character

- Architectural plans and elevations, landscaping plan and outdoor lighting plan
- Computer-generated imagery
- Site and area inspections
- Chapter 172 of the Town of Southold Code (Lighting, Outdoor)
- Findings of the Noise Study and TIS
- Consistency with community character goals of applicable adopted plans

Noise and Odor

- Noise measurements utilizing 1/3 octave band spectrum analyzer at the subject property and surrounding properties
- Town of Southold noise ordinance (Chapter 180)
- Industry standards for odor mitigation

Historic and Archaeological Resources

- Consultations with OPRHP
- Available information regarding historic resources, including the OPRHP Cultural Resource Information System and Town documents, and Long Island North Shore Heritage Area Management Plan

Human Health

- Phase I/II Environmental Site Assessment
- Sampling results
- Reports regarding subsurface conditions and demolition activities
- Relevant NYSDEC, USEPA and Town documents related to the subject property
- Construction schedule

Initial Identification of Mitigation Measures

As the DEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, the DEIS will set forth measures to mitigate those impacts within the topic sections, as presented in the Proposed DEIS Outline earlier in this Draft Scope.

Reasonable Alternatives to Be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action that are feasible, considering the objectives and capabilities of the project sponsor. This DEIS will analyze the impacts of the following alternatives and compare

(quantitatively and qualitatively) these impacts to those associated with implementation of the proposed action, based upon the specific issues outlined above:

- No-Action (site remains as it currently exists)
- Development Pursuant to Prevailing Zoning (Permitted HB Use and no variances)

BOARD MEMBERS
Leslie Kanés Weisman, Chairperson

Patricia Acampora
Eric Dantes
Gerard P. Goehringer
Nicholas Planamento



Southold Town Hall
53095 Main Road • P.O. Box 1179
Southold, NY 11971-0959
Office Location:
Town Annex / First Floor, Capital One Bank
54375 Main Road (at Youngs Avenue)
Southold, NY 11971

<http://southoldtownny.gov>

**ZONING BOARD OF APPEALS
TOWN OF SOUTHOOLD**

Tel. (631) 765-1809 • Fax (631) 765-9064

November 16, 2017

Andrew V. Giambertone, AIA, President
Andrew V. Giambertone & Associates, Architects
62 Elm Street
Huntington, NY 11743

RE: RESOLUTION IDENTIFYING THE ZONING BOARD OF APPEALS AS
LEAD AGENCY & ADOPTION OF A STATE ENVIRONMENTAL QUALITY
REVIEW ACT POSITIVE DECLARATION
SPECIAL EXCEPTION APPLICATION OF THE ENCLAVES, 44 UNIT
HOTEL AND RESTAURANT, SCTM NO. 1000-63-3-15

Dear Mr. Giambertone;

The Southold Town Zoning Board of Appeals adopted the following resolutions at a meeting held on Thursday, November 16, 2017:

WHEREAS, the Town of Southold Zoning Board of Appeals has received an application (Case #7046) from Andrew Giambertone and Associates, Architects, on behalf of client and property owner 56655 Main Street LLC c/o Jonathan Tibett for a Special Exception Use Permit for "The Enclaves" 44-unit hotel and 74-seat "sit-down" restaurant, the hotel being a Special Exception Use in the Town's Hamlet Business Zoning District; and

WHEREAS, the subject 6.75-acre property is located at 56655 Main Street (NYS Route 25) in the Town of Southold and is identified as Suffolk County Tax Map No: District 1000; Section 63; Block 3; Lot 15; and

WHEREAS, the proposed action will also require site plan review and approval from the Southold Planning Department; a sewage discharge permit and potentially a State Pollution Discharge Elimination System (SPDES) General Permit for stormwater discharge from the New York State Department of Environmental Conservation (NYSDEC); a sewage treatment facility approval from the Suffolk County Department of Health Services (SCDHS); a public water service connection approval from the Suffolk County Water Authority (SCWA); electrical

service provided by PSEG Long Island; an access/curb cut/work permit from the New York State Department of Transportation (NYSDOT); and consultation with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) due to the site's potential archaeological sensitivity; and

WHEREAS, the Suffolk County Planning Commission (SCPC) has General Municipal Law Section 239-m planning review authority over the project; and

WHEREAS, the proposed project has been preliminarily classified as an "Unlisted" action pursuant to the State Environmental Quality Review Act (SEQRA) and SEQRA Lead Agency coordination is optional for Unlisted actions; and

WHEREAS, the Town Zoning Board of Appeals opted to conduct Lead Agency coordination and circulated letters to all involved agencies indicating that the Zoning Board of Appeals is most appropriate agency to lead the environmental review and that it was interested in assuming Lead Agency review status in this matter; and

WHEREAS, responses were received from the Suffolk County Division of Planning, NYSDEC Division of Environmental Permits and the Suffolk County Water Authority indicating that they had no objection to the Town Zoning Board of Appeals becoming Lead Agency in this matter and the allotted 30-day Lead Agency coordination time period eventually lapsed and no further correspondence were received, thereby allowing the Zoning Board of Appeals to become Lead Agency; and

WHEREAS, the Zoning Board of Appeals and its environmental consultants Nelson, Pope and Voorhis (NP&V) conducted a review of the Special Exception Application, proposed plans, and EAF Part 1 submitted by the Applicant and prepared an EAF Part 2, EAF Part 3, a Part 3 EAF attachment and Determination of Significance; and

WHEREAS, based on the environmental review and analysis, the Zoning Board of Appeals has concluded that the proposed action may result in one or more moderate-to-large environmental impacts, and that a "Positive Declaration" pursuant to SEQRA must be adopted and a full Environmental Impact Statement (EIS) must be prepared by the Applicant to further evaluate potential environmental impacts and appropriate project mitigations.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Southold Zoning Board of Appeals, hereby declares itself Lead Agency in the above referenced matter and adopts the annexed SEQRA Positive Declaration.

BE IT FURTHER RESOLVED, the Applicant is hereby instructed to prepare a Draft Scope for the required EIS per applicable standards and specifications of SEQRA and the content of the EAF Parts 2, 3 and Part 3 attachment, and that the Town file a notice of Positive Declaration with the NYSDEC's Environmental Notice Bulletin.

If you have any questions regarding the information contained in this resolution, please contact the Zoning Board of Appeals Office.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Kanes Weisman". The signature is written in black ink and is positioned below the word "Sincerely,".

Leslie Kanes Weisman
Chairperson

cc: Planning Department
Town Attorney

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project: The Enclaves Hotel & Restaurant
 Date: November 15, 2017

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>Clearing +/-5.92 acres of 6.75-acre site</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>

l. Other impacts: upslope of tidal creek/Peconic Estuary, w/in Town LWRP area, project exceeds sewage density, unknown future fertilization plan		<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--	--------------------------	-------------------------------------

4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part I. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater,	D2d, E2l	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>The proposed action will exceed SCDHS density standards, requires on-site sewage treatment sole source aquifer, increase demand on water supply, former agricultural use/ possible past on-site pesticide use</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part I. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: <u>Project will generate more runoff stormwater could runoff on to adjacent properties or street if not properly controlled</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2,h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: Mapper indicate presence of rare plants in area. Past NHP letter notes 2 threatened plants w/habitat needs similar to site (which is proposed to be cleared)		<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

NO

YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: Former agricultural use, Haven loam, 0-2%, prime ag soils, capability class I-1		<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: Introduction of Special Exception use (hotel) adjacent to residential area, need additional review of outdoor lighting, landscaping, architecture, signage		<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: In 2009 OPRHP requested additional archaeological investigations be conducted	E3g	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

If "Yes", answer questions a - e. If "No", go to Section 12.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If "Yes", answer questions a - c. If "No", go to Section 13.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Increased traffic may affect seasonally busy roadway, nearby intersections & business district - additional study needed to determine impacts to major roadway</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: <u>Outdoor seating area, outdoor music, outdoor swimming pool, exterior lighting to be provided, anticipate air conditioning units, some adjacent uses are residential</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: <u>The property was used for agriculture in the past and pesticides may have been used</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans.
 (See Part 1. C.1, C.2. and C.3.)
 If "Yes", answer questions a - h. If "No", go to Section 18.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. 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.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: <u>Requires a Special Exception permit, must be consistent with comprehensive and other applicable plans, compatibility with residences important</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character.
 (See Part 1. C.2, C.3, D.2, E.3)
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>Special Exception use, compatibility w/ adjacent residences, more review of outdoor lighting & music, architecture, landscaping, screening, signage)</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

SEE ATTACHED

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

EAF Parts 1, 2.3: Architectural Plans and Elevations prepared by Andrew Giambertone Associates; Site Plans prepared by PWGC; project application and application support materials submitted by the applicant, Town Planning records/consultations with involved agencies.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Southold Zoning Board of Appeals as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: The Enclaves Site Plan and Special Exception Permit

Name of Lead Agency: Town of Southold Zoning Board of Appeals

Name of Responsible Officer in Lead Agency: Leslie Kanes Weisman

Title of Responsible Officer: Town of Southold Zoning Board of Appeals Chairperson

Signature of Responsible Officer in Lead Agency:

Date: 11/16/17

Signature of Preparer (if different from Responsible Officer):

Date: 11/15/17

For Further Information:

Contact Person: Kim Fuentes

Address: 54375 Main Road, Southold, NY 11971

Telephone Number: (631) 765-1809

E-mail: kim.fuentes@town.southold.ny.us

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

FULL ENVIRONMENTAL ASSESSMENT FORM PART 3 ATTACHMENT

SITE PLAN APPROVAL AND SPECIAL EXCEPTION PERMIT FOR PROPOSED “THE ENCLAVES” HOTEL AND RESTAURANT 56655 Main Street, Southold

Evaluation of the Magnitude and Importance of Project Impacts Determination of Significance

Introduction

The Applicant, “56655 Main Street, LLC,” submitted an application for a Special Exception Permit to the Town of Southold Zoning Board of Appeals (“ZBA”) for “The Enclaves” hotel and restaurant. Submitted in addition to the application were Site Plans prepared by PWGC (last revised April 11, 2017), Architectural Plans and Elevations prepared by Andrew Giambertone Associates (last revised April 13, 2017), a Long Environmental Assessment Form (“LEAF”) Part 1 (dated July 7, 2017, revised October 4, 2017) and associated materials submitted in support of the Special Exception Permit Application.

The Town ZBA The proposed project is an “Unlisted” action pursuant to SEQRA, and therefore requires environmental review under SEQRA.

Location

The subject property is located on the north side of Main Road, +/-830 feet east of Boisseau Avenue and +/-90 feet west of the intersection of Main Road and Town Harbor Lane in the Town of Southold. The property address is 56655 Route 25 (“Main Road”) and the subject parcel is identified as Suffolk County Tax Map District 1000, Section 63, Block 3, Lot 15. The site is 6.75 acres in area, is zoned “Hamlet Business” and is located within a mixed commercial/single-family residential neighborhood. The property is currently partially developed with a two-story single-family home, detached garage and two sheds but is mostly undeveloped, and contains a small lawn, some ornamental landscaping, fringing/perimeter woodlands and old field successional growth associated with a former agricultural use.

Description of the Proposed Action

The applicant’s proposal includes the following:

- Expansion and renovation of an existing two-story home, including connecting an existing adjacent shed and converting these structures to a 74-seat “sit-down” restaurant.
- Construction of a 44-room hotel including a two-story L-shaped hotel building containing 40 +/-545 square foot hotel rooms and four detached +/-620 square foot cottages;

**Full EAF Part 3 Attachment
Evaluation of Magnitude & Importance of Project Impacts
Determination of Significance**

- Installation of an outdoor in-ground swimming pool, pool patio, and pool cabanas on the west side of the proposed hotel building, a small decorative fish pond on the south side of the building, drainage catch basins and subsurface leaching pools to address stormwater runoff, an advanced on-site sewage treatment facility at the northeast corner of the property for on-site sanitary waste treatment and disposal, other necessary utilities (public water connections, electricity, etc.) and miscellaneous minor amenities and accessory features.
- Construction of an access driveway and two parking lots totaling 25 spaces for the restaurant and an additional parking lot containing 88 spaces for the proposed hotel use.
- Removal of one of the existing sheds and retention and reuse of an existing one-story detached garage.

A Special Exception Use Permit is required from the ZBA for the hotel use and Site Plan review is required by the Town Planning Board. The proposed action will also require a sewage discharge permit and a State Pollution Discharge Elimination System (“SPDES”) General Permit for stormwater discharge from the New York State Department of Environmental Conservation (“NYSDEC”), a sewage treatment facility approval from the Suffolk County Department of Health Services (“SCDHS”), a public water service connection approval from the Suffolk County Water Authority (“SCWA”), electrical service provided by PSEG Long Island; an access/curb cut/work permit from the New York State Department of Transportation (“NYSDOT”), and consultation with the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) due to the site’s potential archaeological sensitivity.

Application Review

The EAF Parts 1, 2 and this Part 3 Attachment provide the information necessary for the Lead Agency, the Town of Southold ZBA, to adopt a State Environmental Quality Review Act (“SEQRA”) declaration indicating the potential significance of the proposed action and whether additional steps will be required to further evaluate impacts and mitigations in fulfillment of 6 NYCRR Part 617 (SEQRA). Based on the review of the above described documents, including existing environmental conditions and project plans, it appears that the proposed action may result in one or more moderate-to-large environmental impact(s) as outlined below. Therefore, issuance of a “Positive Declaration” is warranted, requiring the preparation of a full Environmental Impact Statement (“EIS”).

The information submitted to date requires additional essential details and analyses to properly evaluate the project’s environmental impacts and render a final Determination of Significance (under SEQRA) and must be amended accordingly to fulfill the standards and requirements of a SEQRA Draft EIS (“DEIS”). The DEIS for this project must be guided by the attached EAF Part 2 and this EAF Part 3 report, and the content of a final scoping document after a public scoping

session is held. Applicants are therefore instructed to review the above referenced documents and prepare a draft scope that is suitable for public and ZBA review.

Reasons Supporting this Determination

- *Impact on Land:* Potential moderate to large impact. The project involves the clearing of +/-5.92 acres (approximately 88 percent) of a 6.75-acre lot. Soil will be significantly disturbed from excavation, backfilling, and grading from installation of building footings and foundations, drainage structures, on-site sewage leaching pools, an in-ground swimming pool, fish pond, water services and other utilities. Soil disturbance may result in erosion and transport of soil off-site by wind, runoff or tracking by construction vehicles exiting the site, if not properly controlled. The depths of necessary excavations, extent of necessary cut and fill/total volume of soil material to be excavated and total volume of soil and construction and demolition debris (C&D) to be removed from the site must be evaluated. The number of truck trips associated with the accessing and transport of demolition debris and soil during demolition and construction should also be determined. The duration of anticipated construction is anticipated to last in excess of one year and may impact nearby residents/businesses and Main Street. Any such impacts should be identified and discussed in detail, including anticipated duration and any necessary impact prevention or mitigation efforts. The proposed hotel use is a Special Exception Use which may contrast with adjacent residentially developed and zoned land and/or the Hamlet Business District if not properly designed to ensure it is properly integrated into the site and community.
- *Impact on Surface Water:* Potential moderate to large impact. The proposed project exceeds SCDHS sewage density threshold standards. This condition triggers a requirement for the installation of an advanced on-site sewage treatment facility to reduce nutrients and other pollutants, which should be described in detail. The proposed development may affect the quality of water bodies downstream as topography and groundwater elevations at the subject property are up-gradient of two tidal creeks which are part of the greater Peconic Estuary. These creeks could be adversely affected by nitrogen loading which are soluble and highly mobile in surface runoff and groundwater. The site was formerly used for agricultural purposes and soils may still contain pesticide residues. Proposed landscaping may also increase nitrate loading at the site if fertilizers are applied and stormwater runoff is not properly controlled to prevent off-site transport including discharge to adjacent street drainage systems which may ultimately discharge to or near the creeks. The aforementioned creeks are roughly one-quarter mile from the subject site and further evaluation is warranted to ensure that stormwater runoff and nitrogen is properly controlled. The project site is also located within the Town's Local Waterfront Revitalization Program ("LWRP") boundary and therefore must be evaluated for consistency.

- *Impact on Groundwater:* Potential moderate to large impact. The project will exceed SCDHS sewage density standards triggering the need for an on-site sewage treatment facility. The existing depth to groundwater and adequacy of separation distance for proposed drainage and wastewater leaching systems should be evaluated. The project must utilize a public water supply and will increase demand on this supply. Potable drinking water will be obtained from a sole source aquifer. The sole source aquifer will need to be protected and water conservation would be beneficial.
- *Impact on Flooding:* Potential small impact. The site is not within a FEMA 100-year or 500-year flood zone but a significant portion of the site will be cleared and will be covered with impervious surfaces that generate runoff and reduce natural on-site recharge. Suitable drainage controls will have to be installed to ensure proper on-site drainage and prevent runoff on to streets or adjacent properties.
- *Impact on Plants and Animals:* Potential moderate to large impact. Currently, most of the project site is vegetated naturally. According to the EAF Part 1, 5.92 acres or 88 percent of the 6.75-acre site will be physically disturbed including the removal of existing habitat and a significant number of trees on the property. NYSDEC's Environmental Mapper indicates that there are rare plants in the general area of the site and past NYSDEC Natural Heritage Program correspondence indicates that two rare plants identified in the area have habitat needs that are similar to existing site conditions. A thorough inventory of plants, animals and habitats should be performed, including evaluation of maintaining existing large diameter trees remaining along the perimeter of the property.
- *Impact on Agricultural Resources:* Potential small impact. According to the Suffolk County Soil Survey, the project site contains Haven loam, 0 to 2 percent Capability Class I-1 prime agricultural soils. The presence of these soils, the site's flat topography, the fact that the property was formerly used for agricultural purposes, and the presence of agricultural land in the area, suggests that the site may be well suited for agriculture; however, the limited size of the property, its location within a Hamlet Business zoning district and the past abandonment of farming on the site, does reduce the property's agricultural significance and the potential for significant impacts.
- *Impact on Aesthetic Resources:* Potential moderate to large impact. The proposed action involves the introduction of a Special Exception use (hotel) adjacent to residential uses and residentially zoned land, as well as located in the Hamlet center. The property is visible by local residents, persons who do business in the Hamlet Business District, and passersby along Main Road (SR 25). Main Road is a heavily traveled arterial road which experiences its heaviest use during the summer and early fall seasons, therefore the changes to the 6.75-acre site could affect visual conditions. Aesthetic/visual impacts could result if architecture, landscaping, outdoor lighting, and signage are not carefully designed or if suitable screening and appropriate transition between disparate uses are not provided. The existing building to be retained on-site dates back to the 19th Century and

along with other similar structures offers a distinct and desirable character that the Town may like to retain. The design of the hotel should be compatible with and not clash with the on-site building and the overall character of the area. To scale, computer generated imagery and line of sight sections from vantage points along Main Road and adjacent residential uses should be provided to demonstrate the visual and aesthetic effects of the proposed project prior to (i.e., the existing condition) and after construction is completed.

- *Impact on Historic and Archaeological Resources:* Potential moderate to large impact. The subject property is located within a State designated archaeologically sensitive area. Previous Phase I and II archaeological surveys were conducted at the site and reports were submitted to the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) for review. The Phase II report stated that the site was not eligible for listing on the National Register of Historic Places. The OPRHP, in its March 20, 2009 letter to the Town Planning Board, however, indicated that it did not concur with the Phase II archaeological survey’s conclusion and requested that additional archaeological investigation be conducted. The status of the archaeological review should be fully documented, including consultation with OPRHP.
- *Impact on Transportation:* Potential moderate to large impact. Increased traffic generated by the proposed hotel and restaurant may adversely affect Main Road (SR 25), which is a seasonally busy east/west arterial roadway. The extent of uses and activities proposed by the hotel and restaurant should be explained (i.e., anticipated frequency and times of day for various indoor and outdoor uses, types of events anticipated within meeting rooms and various seating areas shown by the floor plans, etc.). Main Road has just one lane in each direction and currently there are no turn lanes or traffic signalization at any of the nearby intersections. Increased traffic may affect turning movements at adjacent intersections, or result in delays on Main Road (SR 25). A 7-11 convenience store is located almost directly across the street and potential conflicts with vehicles existing this use should be evaluated in relation to the proposed access. Bicycle and pedestrian activities by others in the area may also contribute to traffic/ pedestrian conflicts. The adequacy of the local street system to accommodate the proposed use without significant impacts should be demonstrated through a traffic study, including consultation with NYSDOT. Suitable traffic mitigation should be proposed as needed.
- *Impact on Noise, Odor and Light:* Potential moderate to large impact. The proposed action will include an outdoor seating/dining area; outdoor music; outdoor swimming pool and pool patio area; air conditioning unit(s); driveway, walkway and parking lot lighting; and increased vehicle trip generation that will generate some noise and light and glare from headlights. These activities and conditions may increase ambient noise levels and possibly cause light-related impacts that could affect adjacent residential property or other land uses if not properly mitigated.

- *Impact on Human Health:* The potential magnitude of impact is unclear and therefore the following should be further assessed. Past agricultural activities may have involved the use of pesticides such as herbicides, insecticides or rodenticides. If so, and depending on the formulation used and its mobility and persistence in the environment, pesticide residue may still be present in soil and therefore could be released into the environment once soils are disturbed. The agricultural use was abandoned long ago but the potential for impacts needs to be further assessed. This would include soil sampling and development of a soil management plan if pesticides are present above actionable levels. Additionally, the extent of existing sanitary systems, oil tanks, asbestos containing materials (ACM), lead based paint or similar building materials that may be present and hazardous during demolition and construction activities should be discussed, including proposed measures necessary to prevent worker, future occupant or public exposure.
- *Consistency with Community Plans:* Potential moderate to large impact. The project requires a Special Exception Use Permit from the ZBA and therefore must be evaluated for conformance to the Town's general Special Exception Use standards and any specific standards the Town may have for the hotel use (if applicable). In addition, the project should be shown to be consistent with the Town of Southold Comprehensive Implementation Strategy, the Scenic Southold Corridor Management Plan, the Hamlet Study, the Town LWRP, and any other applicable Town plan that has been adopted by the Town. Ensuring compatibility of the proposed land uses with adjacent residential uses is important.
- *Consistency with Community Character:* Potential moderate to large impact. The proposed project involves a request for approval of a Special Exception Use adjacent to as-of-right residential and Hamlet Business uses. The compatibility of the proposed project with the on-site structures to remain, as well as adjacent land uses should be presented. Issues of concern under the community character category include consistency and compatibility with the land uses and zoning in the area, noise, outdoor lighting, landscaping, visual screening, architectural appearance, and signage.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: The Enclaves		
Project Location (describe, and attach a general location map): 56655 Main Road (Route 25), Southold		
Brief Description of Proposed Action (include purpose or need): Converting existing single family residence into a restaurant. Restaurant will be 3,858sf and will have 74 seat, the addition to the existing building is 519sf Constructing new 2 story hotel with outdoor pool area and required parking. The hotel will consist of 44 rooms room sizes between 500sf & 540sf, there are 4 detached cottages which are 594sf each. The sewage disposal system is a formal Sewage Treatment Plant (STP) - less than 10Mg/L og nitrogen which is less than County regulations of 19. There is an existing garage on site which will remain and used for storage. Parking will be provided as follows; for Restaurant 25 spaces plus 2 ADA spaces, for Hotel 88 spaces plus 4 ADA spaces, 4 additional spaces for the cottages. New project will completely comply with all zoning regulations and be situated such that no music, entertainment or loudspeaker system will be audible beyond the property lines. Developers recognize the need for Hotel space in the area. The North Fork is growing in popularity, beyond Riverhead there are limited opportunities for transient stays in particular now that Southold has limited "airbnb" opportunities. Evidence of this demand is indicated by recent approvals of some 40 odd hotel rooms in the nearby Hamlet of Greenport. Therefore the purpose of the proposed development is to accommodate that need in a discreet location well off Main St.		
Name of Applicant/Sponsor: Andrew V. Giambertone	Telephone: (631) 367-0050	E-Mail: avg@giambertonearchitects.com
Address: 62 Elm St.		
City/PO: Huntington	State: NY	Zip Code: 11743
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 56655 Main Road c/o Jonathan Tibett	Telephone: (516) 997-6190	E-Mail:
Address: 185 Willow Point Road		
City/PO: Southold	State: NY	Zip Code: 11971

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Southold Planning Board	June 23,2017
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Southold ZBA	June 23,2017
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS,SCWA	November 2017 (projected)
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NY State Dept. of Transportation, NY DEC	November 2017 (projected)
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? YesNo

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) YesNo

If Yes, identify the plan(s):

NYS Heritage Areas:LI North Shore Heritage Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? YesNo

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

HB- Hamlet Business

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Southold _____

b. What police or other public protection forces serve the project site?
Southold Town Police _____

c. Which fire protection and emergency medical services serve the project site?
Southold Fire Department _____

d. What parks serve the project site?
Southold Park, Founders Landing Park, Hortons Point, South Harbor, Triangle Park _____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial (Hamlet Business, as defined by Town of Southold Code) _____

b. a. Total acreage of the site of the proposed action? _____ 6.75 acres
b. Total acreage to be physically disturbed? _____ 5.92 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 6.75 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ 16 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

If Yes,

i. Total number of structures 5

ii. Dimensions (in feet) of largest proposed structure: 33.92 height; 78&72 width; and 270&205 length

iii. Approximate extent of building space to be heated or cooled: 61,200 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

i. Purpose of the impoundment: Fish Pond

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Municipal Water

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: 41,546 million gallons; surface area: .06 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth fill, bentonite clay liner.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 16,506 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Distribution Area 30
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 8,800 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
8,800 gallons per day composed of sanitary waste.

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):
 On-site Biological Engineered Single Sludge Treatment System. _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 3.52 acres (impervious surface)
 _____ Square feet or 6.75 acres (parcel size)
 ii. Describe types of new point sources. _____

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 On-site stormwater management structures, all runoff will be discharged to subsurface leaching pools. _____

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
1,140,552 KWH / YR.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
Grid / Local Utility - PSEG

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 0 • Saturday: _____ 0 • Sunday: _____ 0 • Holidays: _____ 0 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hrs. • Saturday: _____ 24 hrs. • Sunday: _____ 24 hrs. • Holidays: _____ 24 hrs.
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 During Const. possibly, 8am - 4pm, after construction limited amount of noise from outdoor pool which is located mid-site will be buffered by the building to adjacent residential properties located on the west side. To the North are the LIRR tracks to the East an existing boat yard.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Metal Halide, 100W fixtures on 10ft high x 4" square aluminum pole.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 448 tons per _____ 16 months (unit of time)
 • Operation : _____ 1.8 tons per _____ 1 week (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: It will be carted off site by carting contractor.
 • Operation: It will be carted off site by carting contractor.

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.129 acres	2.87 acres	+ 2.741 acres
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.621 acres	3.87 acres	- 2.751 acres
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 152218
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

NYDEC concluded that a fish and wildlife impact assessment is unnecessary, because there is no receptor population or habitat that would be affected by the chemicals in surface soil. See supplied DEC Site Record. Please note referenced site is at elevation 6, our proposed site is at elevation 27, unaware of impacts from referenced site as it is south west and down gradient from proposed development.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

OL (Silts & Silty Clays)	_____	10 %
SP (Sands)	_____	90 %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ 26.9 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	90 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	10 % of site
<input type="checkbox"/> Poorly Drained	_____	_____ % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	100 % of site
<input type="checkbox"/> 10-15%:	_____	_____ % of site
<input type="checkbox"/> 15% or greater:	_____	_____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Native Birds _____</p> <p>Rabbits _____</p> <p>Squirrels _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

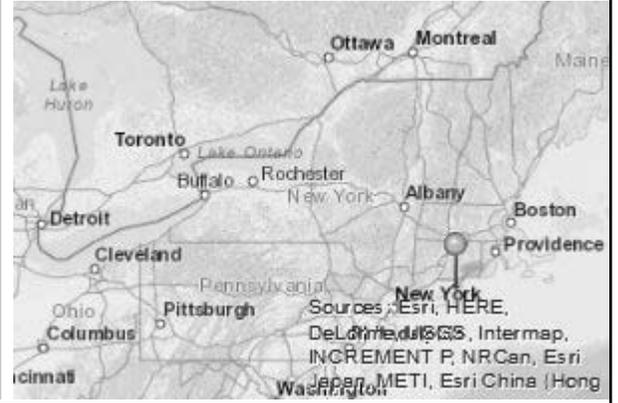
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Andrew V. Giambertone Date 10/04/2017 (revised)

Signature _____ Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	152218
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No