

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) NOTICE OF COMPLETION
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) AND NOTICE OF SEQRA
HEARING
REQUEST FOR SPECIAL EXCEPTION AND THE DEIS PREPARED FOR THE ENCLAVES
HOTEL AND RESTAURANT
SOUTHOLD, TOWN OF SOUTHOLD, SUFFOLK COUNTY, NEW YORK**

Date: October 7, 2019

Lead Agency: Southold Town Zoning Board of Appeals (ZBA)

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

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 deemed the Draft Environmental Impact Statement (“DEIS”) for The Enclaves Hotel and Restaurant (see description below) complete for public review. **A public hearing on the DEIS will be held on Thursday, November 7, 2019 at 5:00 PM at Town Hall, 53095 Main Road, Southold, New York 11971-0959**, when verbal and written comments will be accepted. Written comments on the DEIS will be accepted at the offices of the lead agency until close of business Monday, November 18, 2019. Comments may be submitted via email to: *kimf@southoldtownny.gov*.

Name of Action: Request for Special Exception and the DEIS prepared for The Enclaves Hotel and Restaurant

SEQR

Classification: Type 1

Description of Action: The Proposed Action involves a Special Exception Use Permit to allow for the expansion and renovation of an existing two-story home and converting these structures to a 74-seat “sit-down” restaurant and the construction of a 44-room hotel including a two-story hotel building containing 40 hotel rooms and four detached cottages, each with an area of 592± square feet on a 6.75 acre property 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. Additional improvements include:

- 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 for the restaurant and an additional parking lot for the proposed hotel use.

- Removal 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 and approval is required from the Town Planning Board for the overall project. 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.

Location: 56655 Main Road
Southold, New York 11971

Potential Environmental Impacts: A DEIS has been prepared to examine the potential environmental impacts of the proposed action. The environmental issues addressed in the DEIS include: soils and topography; water resources; ecological resources; land use, zoning and plans; transportation; aesthetic resources and community character; noise and odors; historic and archaeological resources; human health and safety; growth-inducing aspects; energy resources; and alternatives to the proposed action.

Availability of Document: Copies of the DEIS are available for public review at the offices of the lead agency and on the Town's website at:

<http://southoldtownny.gov/1298/Environmental-Impact-Statement>

Additionally, copies of the DEIS are available for review at the Office of the Town Clerk, Town Hall, 53095 Main Road, Southold (between 8:00 AM and 4:00 PM), and at the Southold Free Library, temporarily located at the Feather Hill Shopping Center, 53345 Main Road, Southold.

Contact: Leslie Kanes Weisman, Chairperson, Southold Town Zoning Board of Appeals

Address: Town Hall Annex Building
54375 Route 25
P.O. Box 1179
Southold, NY 11971

Telephone: (631) 765-1809

A Copy of this Notice has been Sent To:

Scott A. Russell, Town Supervisor, and Members of the Town Board
Town of Southold
53095 Main Road
P.O. Box 1179
Southold, New York 11971

Donald Wilcenski, Chairman, and Members of the Town Planning Board
Town of Southold
53095 Main Road
P.O. Box 1179
Southold, New York 11971

Kimberly Kennedy
Suffolk County Water Authority
4060 Sunrise Highway
Oakdale, New York 11769

Craig Knapper
Office of Wastewater Management
Suffolk County Dept. of Health Services
360 Yaphank Avenue
Yaphank, NY 11790

Sarah Lansdale
Suffolk County Planning Commission
100 Veterans Memorial Highway
P.O. Box 6100
Hauppauge, NY 11788

Melik Tariq
NYS Department of Transportation
Traffic Engineering & Safety
250 Veterans Memorial Highway, Rm. 6A-7
Hauppauge, NY 11788

Regional Permit Administrator
Division of Environmental Permits
New York State Department of Environmental Conservation
Region One, SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790

NYS Office of Parks, Recreation and Historic Preservation
Field Services Bureau
Peebles Island Resource Center, PO Box 189
Waterford, NY 12188-0189
(via online *CRIS* system)

PSEG Long Island
175 East Old Country Road
Hicksville, NY
Attn: Lara Pomi-Urbat

PSEG Long Island
333 Earle Ovington Boulevard
Uniondale, NY 11553-3610
Attn: Sy Gruza

National Grid
Environmental Engineering
175 East Old Country Road
Hicksville, NY 11801
Attn: Cathy Waxman

Jonathan Tibett
c/o Charles R. Cuddy, Esq.
455 Griffing Avenue
Riverhead, New York 11901

This Notice has also been forwarded for publication in the Environmental Notice Bulletin.