

**ZONING BOARD OF APPEALS  
THE TOWN OF SOUTHOLD  
STATE ENVIRONMENTAL QUALITY REVIEW ACT  
NOTICE OF PUBLIC SCOPING  
March 15, 2018**

Notification is hereby given to the public 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 issued a “Positive Declaration” and intends on holding a Public Scoping Session including a written comment period to receive involved and interested agency and general public input regarding the scope for a Draft Environmental Impact Statement (Draft EIS) for the proposed application for the Enclaves Hotel and Restaurant Site Plan and Special Exception Use Permit. The Public Scoping Session is will be held on March 15, 2018 at 5:30 PM at the Town Meeting Hall located at 53095 Main Road, Southold, New York.

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 the Suffolk County Tax Map number is District 1000; Section 63; Block 3; Lot 15.

The proposed project includes:

- 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 +/-500 to 540 sf hotel rooms and four detached cottages, each with an area of +/-592 sf;
- 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.

The ZBA, as Lead Agency, has classified the Proposed Action as an “Unlisted” action pursuant to the State Environmental Quality Review Act (“SEQRA”). Based on the review of the application, supporting plans and documentation submitted by the applicant, the ZBA has concluded that the Proposed Action may result in one or more significant adverse environmental impacts if not mitigated, and issued a “Positive Declaration” pursuant to SEQRA, requiring a full Environmental Impact Statement (“EIS”) be prepared by the Applicant.

A Draft Scope of Work (“Scope” or “Scoping Document”) for the Draft EIS is available for public review and comment at the public locations and website listed below. Comments relating to the Draft Scope of Work are requested and will be accepted by the contact person listed below until the close of business on Monday **March 26, 2018**. The process of determining the scope, focus and content of an environmental document is known as “scoping.” In particular, the scoping process asks agencies and interested parties to provide input on the proposed alternatives, the purpose and need for the project, the proposed topics of evaluation, and potential impacts and mitigation measures to be considered.

Following the public scoping process a Final Scope will be prepared and the Draft EIS will be prepared for the proposed action and alternatives. When the Draft EIS is completed and determined adequate for public review by the ZBA, the Town will formally accept the document, circulate it to all agencies having permit or approval authority, and make it available for public review at Town Hall and on the Town’s official website. Any person or agency interested in receiving a notice and commenting on the Draft EIS should contact the person listed below.

The Draft Scope can be viewed and downloaded from the following web address: <https://www.southholdtownny.gov/>, or can be directly accessed from the Town’s Weblink/Laserfiche file at <http://24.38.28.228:2040/weblink/Browse.aspx?dbid=0>

A hard copy of the Draft Scope is available for viewing at the following locations:

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

#### **CONTACT PERSON:**

To submit comments related to the Draft Scope of Work for the Draft EIS, please send comments to the address below:

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

**Email: [kimf@southholdtownny.gov](mailto:kimf@southholdtownny.gov)**

**All comments must be submitted electronically ([kimf@southholdtownny.gov](mailto:kimf@southholdtownny.gov)) or received via mail by the close of business on Monday March 26, 2018 or they will not be considered for the Final Scope of Work.**