

**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 from 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

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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)