

Appendix D-3
Adopted Final Scope
November 7, 2018



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Huntington, NY 11743-6991

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PLANNING & ENVIRONMENT

ANTHONY J. ALOISIO, AICP
Director

TO NOV 19 2018 TG

NELSON & POPE

November 7, 2018

Demetrius A. Tsunis
Fort Slongo, LLC
The Preserve at Indian Hills, LLC
1 Rabro Drive, Suite 100
Hauppauge, New York 11788

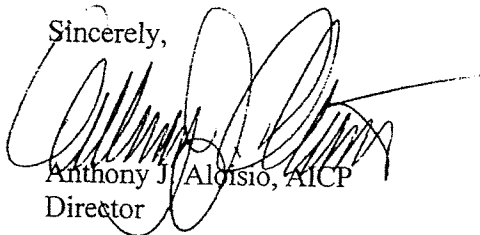
Re: The Preserve at Indian Hills (File #D-17-005-P)
0400-014.00-04.00-001.000 and 002.000
0400-015.00-01.00-003.003, 011.000, 012.000, 016.000, 019.000 and part of 022.000

Dear Mr. Tsunis:

At their regular meeting held on November 7, 2018, the Huntington Town Planning Board adopted the Final Scope for the Draft Environmental Impact Statement, as amended. Enclosed, please find a complete copy that has been filed with the Town Clerk.

In accordance with Town Code, Chapter A202, Subdivision and Site Plan Regulations, Schedule C, Miscellaneous Fees and Charges, a fee equal to \$2,500.00 shall be charged with submission of the Draft Environmental Impact Statement. If you have any questions or concerns, please do not hesitate to contact this office at (631) 351-3196.

Sincerely,



Anthony J. Aloisio, AICP
Director

Cc: Michael J. Cahill, Trustee, Maude D. Roberg Revocable Living Trust
Bruce Roberg
Michael L. McCarthy, Esq.
Thomas C. Dixon, PE, Nelson & Pope
Christian Granelli, Environmental Review (*Via email*)
Colleen Walsh, Planner (*Via email*)

AJA: cw



HUNTINGTON TOWN PLANNING BOARD

MEETING OF NOVEMBER 7, 2018

The following resolution was offered by L. Cernava
and seconded by K. Casey

WHEREAS, Fort Slongo, LLC and The Preserve at Indian Hills, LLC, c/o Demetrius A. Tsunis, 1 Rabro Drive, Suite 100, Hauppauge, NY 11788, the Maude D. Roberg Revocable Living Trust, Michael J. Cahill, Trustee, 325 Woodland Drive, Brightwaters, NY 11718, and Bruce Roberg, 2 Breeze Hill Road, Northport, NY 11768, the owners, have submitted a subdivision map known as **The Preserve at Indian Hills** prepared by Thomas C. Dixon, PE, Nelson & Pope, and indicated as parcels 0400-014.00-04.00-001.000 and 002.000, and 0400-015.00-01.00-003.003, 011.000, 012.000, 016.000, 019.000 and part of 022.000 on the Suffolk County Tax Map; and

WHEREAS, 154.56 acre subject property is contiguous to the Long Island Sound in the northeast region of the Town of Huntington, census designated place known as Fort Salonga, located on the northwest corner of Breeze Hill Road and Fresh Pond Road, the south side of Breeze Hill Road, approximately 1,162 feet west of Fresh Pond Road and the east side of Makamah Road, 752 feet south of Breeze Hill Road; and

WHEREAS, at their regular meeting held on August 8, 2018, the Huntington Town Planning Board adopted a resolution which reconfirmed their status as Lead Agency and issued a Positive Declaration pursuant to SEQRA based upon the impacts identified in the Environmental Assessment Forms, Parts 2 and 3, prepared in accordance with Article 8 of the Environmental Conservation Law; and

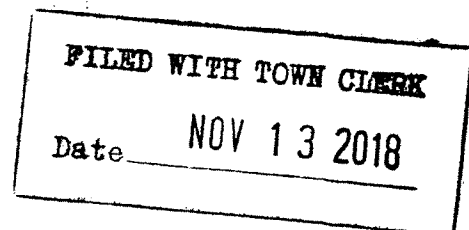
WHEREAS, said resolution directed the project sponsor to submit a Draft Scope for the Draft Environmental Impact Statement (DEIS) to the lead agency and directed the Director of the Department of Planning and Environment to file the Notice of the Determination of Significance; and

WHEREAS, the Notice of the Determination of Significance was filed and published in the Environmental Notice Bulletin (ENB); and

WHEREAS, the project sponsor submitted the proposed Draft Scope for the DEIS on August 14, 2018, which was distributed to all involved agencies and was made publically accessible on the Town of Huntington's website; and

WHEREAS, the public comment period, established in accordance with 6 NYCRR 617.8 (e) ended on September 17, 2018; and

WHEREAS, the Environmental Review Division reviewed the proposed Draft Scope for the DEIS, as well as all comments received, and prepared Revisions to the Draft Scope for the DEIS which was forwarded to the project sponsor, along with the comments received, to prepare and submit the proposed Final Scope for the DEIS; and



WHEREAS, the proposed Final Scope for the DEIS, prepared by the project sponsor, was submitted on October 18, 2018; and

WHEREAS, the Environmental Review Division has reviewed the proposed Final Scope for the DEIS, incorporated changes and refers the complete Final Scope for the Draft Environmental Impact Statement (DEIS) to the Huntington Town Planning Board for their consideration; and

WHEREAS, the Huntington Town Planning Board requires the Planning Staff to include additional information in the Final Scope for the DEIS with respect to noise impacts related to property maintenance and sight distance studies to be performed at additional intersections; now therefore be it

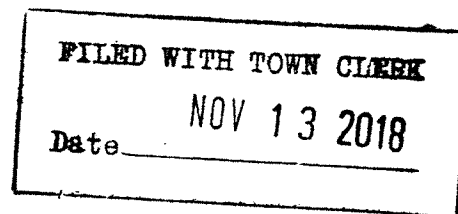
RESOLVED, that upon due deliberation, the Huntington Town Planning Board hereby accepts as complete and adopts the Final Scope for the Draft Environmental Impact Statement (DEIS), as amended to include additional information, **attached hereto and made part hereof**, and be it further

RESOLVED, that the applicant shall prepare a Draft Environmental Impact Statement (DEIS) that identifies and analyzes the impacts of the subdivision application and alternatives in accordance with the standards listed in 6 NYCRR 617.9.

VOTES: 5 AYES: 5 NOES: 0 ABSENT: 1

P. Mandelik, Chairman	Not Voting
P. Ehrlich, Vice Chairman	Aye
J. Devine	Aye
K. Casey	Aye
L. Cernava	Aye
D. Pennetta	Absent
D. Walsdorf	Aye

The resolution was thereupon declared duly adopted.



**Final Scope for the
Draft Environmental Impact Statement**

**THE PRESERVE AT INDIAN HILLS SUBDIVISION APPLICATION
TOWN OF HUNTINGTON, NEW YORK**

Lead Agency and Contact Person:
Town of Huntington Planning Board, 100 Main Street, Huntington, NY 11743
Christian Granelli, Planner

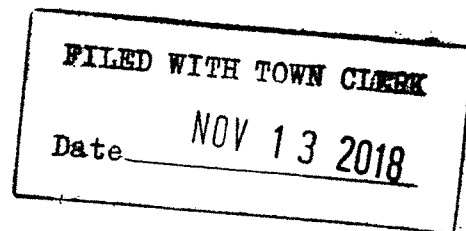
DEIS/Draft Scope Preparer and Contact Person:
Nelson, Pope & Voorhis, LLC, 572 Walt Whitman Road
Melville, NY 11747
Charles Voorhis, CEP, AICP. (631) 427-5665

November 8, 2018

1.0 INTRODUCTION

This document is the Draft Scope for the Draft Environmental Impact (DEIS) in connection with the proposed action "*The Preserve at Indian Hills*." The Scoping process will be completed in conformance with the standards and procedures set forth in 6 NYCRR Part 617, State Environmental Quality Review (SEQRA), specifically, §617.8 Scoping. This Draft Scope includes identification of the subject site and a brief description of the proposed project as well as the proposed content and extent and quality of information to be included in the DEIS. The DEIS will include a Description of the Proposed Action, Existing Environmental Conditions, Anticipated Environmental Impacts, and other required sections including Mitigation Measures and reasonable Alternatives to the proposed action including the No Action Alternative.

The information to be included in the DEIS is responsive to the Positive Declaration issued for the proposed project and is intended to provide the framework and information to allow the Planning Board as lead agency to take a "hard look" at potential adverse environmental impacts from the project and to provide information to enable the Board to issue an informed decision. The SEQRA process also provides a forum for public input and interagency review to ensure that issues and concerns are addressed through an organized process leading to the completion of a Final EIS (which responds to substantive comments on the DEIS) and issuance of a Statement of Findings based on the EIS record. Once the Findings are adopted, the Planning Board will be in a position to render a decision on the subdivision.



2.0 SITE LOCATION AND DESCRIPTION OF THE PROPOSED PROJECT

2.1 Location

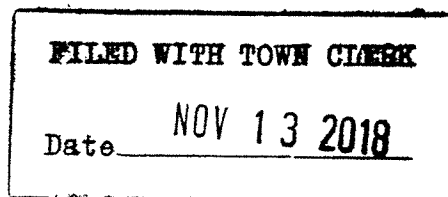
The subject site is 154.56 acres in size and is located in the hamlet of Fort Salonga, on the existing Indian Hills Golf Club, with additional parcel holdings south of the Indian Hills Golf Club. The subject site is generally south of Long Island Sound, east of Mystic Lane and east of Hayes Hill Road, west of Fresh Pond Road and both north and south of Breeze Hill Road, with a parcel extending west to Makamah Road. The site is more particularly described as Suffolk County Tax Map (SCTM) numbers:

District 0400; Section 014; Block 04; Lots 1 and 2, and
District 0400; Section 015; Block 01; Lots 3.3, 11, 12, 16, 19 and p/o 22

2.2 Background

The proposed preliminary subdivision application was submitted to the Town of Huntington Planning Board on December 28, 2017. A coordinated review was completed and the Planning Board assumed lead agency in review of the project. This application was reviewed by the Town planning staff and Planning Board and a Positive Declaration was issued by the Planning Board on March 28, 2018. The Positive Declaration included Part 2 and Part 3 Environmental Assessment Form (EAF) documents that were prepared by the Planning Staff. The proposed project was found to result in a number of potential significant adverse environmental impacts, in large part due to some design features related to excavations in the Coastal Erosion Hazard Area (CEHA) that was intended to improve geologic conditions as related to erosion control. This plan also located one golf hole in the CEHA, required access across an existing driveway that traversed freshwater wetlands, and involved certain drainage handling methods resulting in conveyance of stormwater from the south parcel to the north parcel. Based on the Part 3 EAF, the applicant modified the design to remove the golf hole and grading from the CEHA area, relocate the driveway to avoid the freshwater wetlands area, and provide for more localized stormwater management methods. An additional 3.44 acre parcel which connects Makamah Road to the subdivision was added to the project site to provide improved access and avoid traversing the freshwater wetlands. No additional density is proposed with the addition of this land; therefore, the density of development is reduced as a result of the amended subdivision. The amended subdivision was filed on June 15, 2018.

The amended subdivision plan avoids many of the potential impacts identified in the EAF Part 2 and 3. Nevertheless, all of the potential adverse impacts identified in the Part 2 and 3 are intended to be addressed in the DEIS through environmental analysis of the amended subdivision plan. The following subsection provides a more detailed description of the proposed project based on the amended plan.



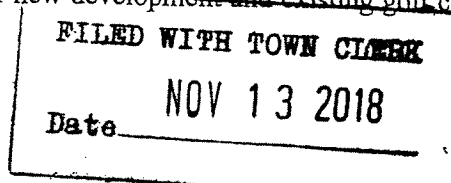
2.3 Project Description

The proposed action involves a clustered subdivision of 99 lots (98 dwellings and 1 clubhouse/fitness center lot) on an existing golf course and several adjoining properties totaling 154.56 acres. The 98 units will be located in 49 duplex buildings and will be age-restricted (55 and over) senior townhomes. The 98 residences will generally be sited in three (3) areas of the site where there is existing road access and clustered to preserve open space pursuant to New York State Town Law, Section 278 and Town Code §198-114 Cluster Development. Forty-eight (48) senior townhomes will be located south of Breeze Hill Road with access provided via a new private roadway on a 3.44 acre parcel extending east from Makamah Road. No residential access from Breeze Hill Road will be used and the method for access control will be specified. Access will also be provided via private roadways from Fresh Pond Road for 12 townhomes and from Mystic Lane for 38 townhomes.

The site is zoned R-40 in the Town of Huntington, which has a yield based on 43,560 square foot (SF) lots. The 99-lot yield is supported by a yield map prepared to Town specifications and approved by the Planning Board for yield purposes, and is less than what would be permitted as-of-right under current zoning if each property were developed independently; a residential yield of 0.64 units per acre is proposed. The yield will also be in conformance with Suffolk County Department of Health Services (SCDHS) yield requirements under Article 6 of the Suffolk County Sanitary Code (SCSC) and General Guidance Memorandum #17 for Agricultural and Golf Course Density.

The existing 18-hole Indian Hills Country Club will be modified and maintained as an 18 hole course as part of the site redevelopment plan. A new golf course clubhouse will be constructed on the site in a location north of the existing clubhouse, after which, the existing clubhouse will be demolished, in conformance with the Agreement and Release dated April 14, 2003 between the: Town of Huntington, IHCC, Inc.; and, the Fort Salonga Property Owners Association, Inc. The existing golf pro-shop building will be retained and used as a fitness center for the residents of the subdivision, and the existing golf course maintenance area will remain as it currently exists. The subdivision plan will include the site plan alignment for the new clubhouse and associated parking to be reviewed concurrently with the overall subdivision plan and golf course modifications. A detailed description of all proposed changes to the site including the golf course, maintenance area, structures and parking will be provided in the DEIS.

The subdivision will be served by low-nitrogen, Innovative/Alternative On-site Wastewater Treatment Systems (I/A OWTS) in conformance with SCDHS requirements, review and approval. Golf course management will be addressed in terms of turf management, nitrogen controls, pesticide handling and spot application techniques, irrigation controls and updated golf management techniques. Public water from the Suffolk County Water Authority (SCWA) will be provided for potable/domestic water supply. An existing on-site irrigation well that is currently used for golf course irrigation will remain in use, and supplemental systems to re-use water from existing and enlarged ponds on the site will be installed to provide storage and recycling of irrigation water. The site has a series of existing ponds that are groundwater fed and currently receive runoff from the golf course. This pond system flows through the site and discharges through an outlet on the east side of the property, then flows north along the west side of Fresh Pond Road, then is conveyed under Fresh Pond Road to outflow at Fresh Pond; this is an existing condition. The proposed project will install a new drainage system for new development and existing golf course conditions



that will retain stormwater from a 9-inch design storm (including catch basins, leaching pools, recharge basins and detention areas, and expanded ponds). This will effectively capture all runoff from the site based on the design storm and will increase the amount of on-site stormwater retention storage over what currently exists. The existing discharge pipes that direct stormwater from the golf course onto Fresh Pond are a critical outlet that prevent flooding and erosion in the area. The outlet will be evaluated in terms of its form and function and the flow will be decreased as a result of the proposed project. Mitigation will be examined to improve water quality of the outflow, and removal will be examined as an alternative. Excavated soils resulting from grading, sanitary and drainage work are expected to remain on-site. The project is intended to be designed for balanced "cut" and "fill," and this information will be provided in the DEIS.

Pursuant to Chapter A202 Town of Huntington Subdivision and Site Plan Regulations, segmental retaining walls, tiered and non-tiered, ranging from approximately 0.5 to 6 feet in height, with a maximum height of tiered walls of approximately 33 feet, and a total of approximately 10,000 linear feet or 25,000 square feet of wall face are proposed in locations as shown on Grading Plans, Sheets C-104 through C-111. Retaining walls are proposed to achieve suitable lot grading and grade transitions on the site, pursuant to the development plans. Such walls will be constructed of structural concrete, reinforced as required or dry masonry with geo-grid reinforcement unless special written permission to substitute other materials is granted by the Planning Board. Retaining walls shall be designed to visually complement buildings on the site and in the immediate vicinity. Materials and colors shall be coordinated with other built landscape elements on the site such as walkway paving and curbing.

All units will be for-sale, ownership dwellings, and the site will be managed by a Homeowners Association (HOA). The existing groundskeeping staff for the golf course will remain and be used to maintain landscaping on the site internally, thus reducing impact of off-site landscape vendors coming to the site.

The residential units associated with the project will be for persons aged 55 years and older. As a result, the site will be occupied by active senior citizens seeking the type of lifestyle that the project offers. The DEIS will detail the lifestyle features and the range of services and amenities for senior residents including but not limited to:

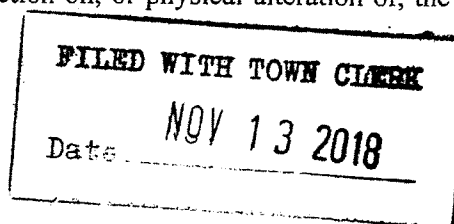
- Accommodations with a variety of senior-friendly floor plans featuring ground floor master bedroom
- Clubhouse access
- Fitness room
- Social membership to club

3.0 POTENTIALLY SIGNIFICANT ADVERSE IMPACTS

The following is a description of the potential significant adverse impacts that may occur as a result of the proposed project, as listed in the Parts 2 and 3 prepared by the Town of Huntington that accompanied the Positive Declaration filed with the Town Clerk on August 10, 2018.

Impact on Land

1. Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site.



Impact on Geological Features

2. The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site.

Impact on Surface Water

3. The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes).

Impact on Groundwater

4. The proposed action may result in new or additional use of groundwater, or may have the potential to introduce contaminants to ground water or an aquifer.

Impact on Flooding

5. The proposed action may result in development on lands subject to flooding.

Impact on Air

6. The proposed action may include a state regulated air emission source.

Impact on Plants and Animals

7. The proposed action may result in a loss of flora or fauna.

Impact on Aesthetic Resources

8. 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.

Impact on Historic and Archaeological Resources

9. The proposed action may occur in or adjacent to a historic or archaeological resource.

Impact on Open Space Recreation

10. 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.

Impact on Critical Environmental Areas

11. The proposed action may be located within or adjacent to a critical environmental area (CEA).

Impact on Energy

12. The proposed action may cause an increase in the use of any form of energy.

Impact on Noise, Odor and Light

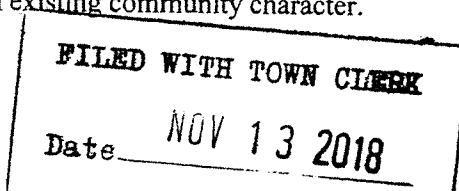
13. The proposed action may result in an increase in noise, odors, or outdoor lighting.

Impact on Human Health

14. The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

Consistency with Community Character

15. The proposed project is inconsistent with existing community character.



4.0 PROPOSED FORMAT AND CONTENT OF DEIS

The proposed content of the DEIS is provided in outline form below, with a general description of the content of each section of the document. It is noted that certain documents such as the Traffic Impact Study (TIS), Cultural Resources Assessment (CRA) and Phase I/II Environmental Site Assessments (ESAs) contain document text and analysis and numerous pages of data sheets. Any such documents will be included as an Appendix with only the analysis and recommendations in the text of the DEIS.

COVER SHEET

TABLE OF CONTENTS

EXECUTIVE SUMMARY *(a brief narrative statement outlining the: project description, significant beneficial and adverse environmental impacts, mitigation measures proposed, alternatives considered; issues of controversy (if any); and matters to be decided, including a listing of each permit or approval required from every involved agency as defined by SEQRA).*

1.0 DESCRIPTION OF PROPOSED ACTION

- 1.1 **Introduction** *(Provide the purpose of the Draft EIS and the general content of such documents, and introduce the project to the reader.)*
- 1.2 **Application History** *(Provide information on golf course and project site history; identify past history of decisions and settlements applicable to the site; provide summary of procedures, actions since the application was filed.)*
- 1.3 **Project Benefits** *(Provide discussion of the benefits to accrue from the project; evaluate the proposed project in terms of Town goals as expressed in the zoning of sites and relevant subdivision or land development requirements; discuss applicant's goals in pursuing the project.)*
- 1.4 **Project Location** *(Using appropriate text, mapping, and/or tables, describe locations of the project site, in terms of roadway access and adjacent/nearby land uses; provide listing of zones, districts, services, etc.)*
- 1.5 **Existing Site Development** *(Describe current development conditions on the subject property; describe existing operation.)*
- 1.6 **Project Description**
 - 1.6.1 **Overall Subdivision Design** *(Describe Yield Map to establish lot yield; describe changes to golf course, clubhouse, buildings, parking, fitness center and maintenance area as proposed on the subdivision plan; brief description of the project's layout; identify any existing structures to be removed and those that will remain; provide a table summarizing services, utilities, access points, parking, and site coverage quantities; describe lot areas, widths, and configurations, conceptual residential square footages, and buffers/setbacks provided.)*
 - 1.6.2 **Conformance to Zoning and other Development Regulations** *(Discuss conformance to applicable requirements of Town Code and*

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Chapter A202 Subdivision and Site Plan Regulations; describe Agreement and Release for Clubhouse dated April 14, 2003; Describe plans for Clubhouse.)

- 1.6.3 Grading and Drainage (*using text and appropriate mapping and/or tables, describe the grading program and associated areas to be cleared and disturbed, volume of soil excavated, the balance of cut to fill; the quantity of any excess or import or export material and disposition; maximum depths of cut/fill; describe site drainage and proposed drainage systems and provide capacities and function information, as necessary; discuss conformance to regulations including the assessment of the retention of all stormwater generated by the proposed project within the subject property; conformance to Town engineering review requirements will be discussed.*)
- 1.6.4 Driveways and Site Access (*Using appropriate text, mapping and/or tables, describe/discuss ownership of adjacent roads, vehicle access points, existing roadway features [i.e., lane width, traffic circulation, physical conditions, jurisdiction, etc.] for Breeze Hill Road, Fresh Pond Road, Mystic Lane and Makamah Road.*)
- 1.6.5 Utilities (*Provide descriptions of utilities, water supply, method of sanitary waste disposal and design flows to include:*
- *Current Overall demand for water including irrigation and the proposed demand for water for all proposed uses (i.e. residences, new clubhouse, fitness center, etc.)*
 - *A breakdown of the current liquid waste produced by the existing uses and the projected volume of liquid waste that will be produced by all proposed uses.*
 - *Specifications of systems to re-use water from on-site ponds for irrigation.*
 - *Details on refuse pickup for all proposed uses including frequency and locations on-site.*
 - *Specifications of the Innovative/Alternative Onsite Wastewater Treatment Systems [I/A OWTS], including sizes and locations of systems.*
 - *Describe electricity/gas supplies.)*
- 1.6.6 Site Landscaping and Amenities (*Provide information on the type, amount and location of landscaping proposed; provide list of species and information on maintenance requirements such as irrigation and fertilization quantities; use of pond water for irrigation will be discussed.*)
- 1.7 **Construction Schedule and Operations** (*Brief description of anticipated construction schedule and processes; include discussion of demolition of existing structures and proper handling of solid waste, and leaching pool closures, safeguards and permitting; measures to properly control and dispose any hazardous materials that must be removed from the site during the demolition phase of development; construction materials storage/staging area deliveries and construction schedule/estimated duration; the estimated construction period; workers' parking, hours of construction operations, construction vehicle routes; impacts due to construction traffic, including*

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frequency of vehicle trips, vehicle size, hours and days of operation, travel routes, effect on physical condition of roadways along these travel routes, actions that will be taken to mitigate any impacts that are identified); in addition to erosion and sediment control measures, the proposed development will require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP); the potential for increase in groundskeeping staff will be discussed.)

- 1.8 Permits and Approvals Required** *(Brief discussion of the SEQRA process and review stages, required permits, reviews and approvals for the project; list of expected permits/involved agencies for the project.)*

2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Topography and Erosion Hazard

2.1.1 Existing Conditions *(Using appropriate text, surveys, mapping and/or tables, describe current topographic character of subject site; indicate high and low points, indicate and quantify slopes including those on the newly added parcel which connects to Makamah Road and conformance with Town Zoning Code, Chapter 198/ Article X, The Steep Slopes Conservation Law, (Section 198-60 to 198-65; identify the location of the Coastal Erosion Hazard Area [CEHA] on or adjacent to the property and depict these features on maps; documentation will identify applicable NYSDEC Mined Land Regulation requirements; identify applicable laws and adopted plans that regulate or control development activities in this area; describe erosion history. Describe and update findings of the Engineering Report on Bluff Erosion Indian Hills Golf Course by Nelson and Pope dated December 1990 and amended January 1991, include updated bluff erosion control report.)*

2.1.2 Anticipated Impacts *(Discuss changes to topography of Subdivision site due to grading and fill programs; discuss whether sites are balanced in terms of cut/fill or if there is net import or export of material based on calculations by project engineer and describe impacts; prepare a cut/fill analysis plan; include discussion/assessment of staging/management of dredge material from ponds; identify potential impacts from topographic alterations including the potential for slope destabilization, erosion, and sedimentation; determine location of CEHA with respect to proposed development and assess potential impact of development as related to the CEHA areas including the historical rate of erosion and projected drainage changes; discuss proposed grading in terms of soil excavation and need for NYSDEC Mined Land Reclamation permit.)*

2.1.3 Proposed Mitigation

- The proposed drainage, recharge and ponding areas on the Subdivision property will be designed to help accommodate stormwater from the applicable design storm pursuant to Town drainage and engineering requirements.*
- Erosion control measures will be incorporated into project construction methods for mitigating off and on-site runoff and*

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sedimentation, particularly in regard to protecting the Long Island Sound and off-site wetlands. The Subdivision will comply with the NYSDEC SPDES General Permit requirements for preparation of an erosion and sedimentation control plan, preparation of a Stormwater Pollution Prevention Plan (SWPPP) and proper maintenance of erosion control measures throughout the construction period.

- Both freshwater and tidal wetlands exist on the subject property and on neighboring properties. The project is designed to have all activity occur outside of the jurisdiction of on-site Article 24 and Article 25 wetlands as regulated by NYSDEC. Appropriate NYSDEC and/or Town permits will be obtained for all activity that is located within the jurisdiction of off-site wetlands
- A Coastal Erosion Hazard Area (CEHA), regulated by the Town of Huntington Coastal Management Erosion Management Law is present on the site. No development, activity or use is proposed within the CEHA area.
- Confirmation that the most landward limit of the Coastal Erosion Hazard Line on the subject property has been updated in the field due to the on-going differential soil movement along the escarpment.
- Detail feasible mitigation for bluff slumping.
- Confirmation by cut and fill analysis regarding balanced site conditions or soil import/export, dependent upon this analysis.
- Determine potential impact of irrigation as related to added burden on underlying clay, slippage and slope failure.
- Determine potential impact of development south of the bluff as related to a change in drainage patterns that would increase potential for bluff erosion.
- Provide site reclamation goals and plan.
- Soils excavated for foundations, utilities and drainage structures will be reutilized on-site in accordance with Town of Huntington regulations.
- All graded slopes will be developed or stabilized by appropriate grade transition and surface soil stabilization using topsoil and groundcover seeding.
- Describe any proposed plans for monitoring of erosion.
- Existing vegetation to remain on the subject site outside of developed areas will be protected and will remain undisturbed during the site preparation and construction processes to retain existing topography in undeveloped areas.
- Landscaping at the site shall include species that are well adapted for site soil conditions to promote species survival and maintain soil and slope stability.

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2.2 Surface and Subsurface Soils

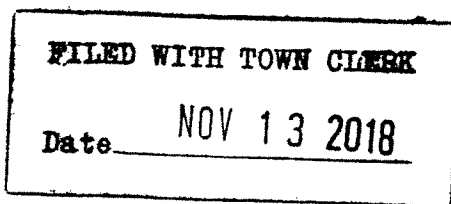
2.2.1 Existing Conditions (Using appropriate mapping and/or tables, describe subsurface geologic conditions; past, current and projected surficial movements based upon a Geotechnical Evaluation of

critical areas of the site in proximity to proposed development; describe extensive test boring information and sub-surface soil characteristics and suitability; describe surface soils found on site based on the Suffolk County Soil Survey; discuss characteristics including range of slopes and limitations or constraints of each soil type which may have an effect on the projects; quantify coverage of each soil type; discuss Phase I and II Environmental Site Assessments (ESAs) and Pesticide Report performed on the Subject site; determine the presence of any existing floor drains, drainage structures, above and below ground fuel storage tanks, sanitary systems; and any pesticides; discuss findings as they relate to soil contamination and environmental health and any recommendations of the Phase II ESA. Maintenance and clubhouse area samples will be described; prior locations where dumping of dredged material occurred will be sampled and results included; pond sediments will be sampled and data presented in the DEIS; a map of sampling locations will be included; golf course practice related to deposition of pond sediment will be outlined.)

2.2.2 Anticipated Impacts (*Discuss details of the proposed grading programs, potential for impacts due to subsurface and surface soil conditions; project designs for subsurface soils with respect to grading, drainage and sanitary waste handling.*)

2.2.3 Proposed Mitigation

- *Proper demolition and construction management techniques will be observed, and exposed soils will be graded and stabilized as soon as possible after site disturbance, building removal, and construction on the site. Methods of erosion and sedimentation control for the project include: silt fencing, inlet protection, stabilized construction entrances, slope stabilization, stockpile protection, and dust control measures.*
- *The Subdivision will comply with the NYSDEC SPDES General Permit requirements for preparation of an erosion and sedimentation control plan, preparation of a Stormwater Pollution Prevention Plan (SWPPP) and installation and maintenance procedures in accordance with these plans during construction.*
- *If necessary, a Soil Management Plan will be prepared to manage soils affected by past pesticide use; this plan will be consistent with Suffolk County Department of Health Services (SCDHS) protocols and reviewed by the Town pursuant to established procedures.*
- *Identification of recommendations for remediation of soils identified in the Phase II ESA documentation.*
- *Address material brought into and graded in the golf course maintenance area in March 2017 in terms of potential impact and mitigation.*
- *Design of drainage and sanitary systems to address soil constraints identified in soil borings including expanded*



retention areas and location of suitable leaching soils for stormwater and wastewater management.

- *Existing vegetation to remain on the subject site outside of developed areas will be protected and will remain undisturbed during the site preparation and construction processes to retain existing soils in undeveloped areas.*
- *Landscaping will include species that are well adapted for site soil conditions to promote species survival and maintain soil and slope stability as well as to lessen the need for fertilizers, pesticides, and irrigation.*
- *Discuss and update recommendations regarding bluff management on the north part of the subject site.*

2.3 Water Resources

2.3.1 Existing Conditions (*Using appropriate text, mapping, tables and quantitative methods, characterize existing site conditions with respect to groundwater quality, elevation and flow direction of groundwater; discuss water budget and nitrogen loading; describe groundwater/surface water interrelationship and existing surface water overflow from the site to Fresh Pond; show the discharge pipes that direct stormwater into Fresh Pond Road; identify the Groundwater Management Zone; describe water resource recommendations pertinent to the project and site in plans including the 208 Study, Non-Point Source Management Handbook, Crab Meadow Watershed Hydrology & Stewardship Plan, Suffolk County Comprehensive Water Resources Management Plan; 2005 Draft LWRP for All Unincorporated Areas, Fresh Pond Greenbelt CEA, Long Island Sound Comprehensive Conservation and Management Plan [LISCCMP] and the Suffolk County North Shore Embayment Watershed Management Plan [SCNSEWMP]), Jerome Ambro Preserve; identify flood zone and flooding issues surrounding the site particularly with respect to flooding on Fresh Pond Road north of Breeze Hill Road; identify wetlands and surface waterbodies that are on, adjacent or off-site to the project site and include mapped boundary and regulatory setback lines; include the current surface area of on-site water bodies characterize surface water conditions with existing sampling data including but not limited to NYSDEC and/or SCDHS Pesticide Management studies for the site and surrounding areas and by additional water quality sampling and analysis; a map of water sampling locations will be included.)*

2.3.2 Anticipated Impacts (*Using quantitative and qualitative methods, discuss potential for impact to groundwater resources and characteristics, both quantity and quality; assess potential impacts from sanitary systems and stormwater management systems; identify existing golf course practices with respect to turf maintenance; evaluate consistency with Groundwater Management Zone; identify nitrogen loading impacts to groundwater using SONIR mass balance model; assess potential impacts to wetlands and surface water bodies and specifically the change in conditions with respect to the existing pond overflow to Fresh Pond; address the continued flow of*

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"pond overflow to Fresh Pond" relative to Town Code requirement for retaining all runoff on-site; calculate the increase in surface area of on-site water bodies; describe anticipated impacts due to flooding on and surrounding the site; provide drainage analysis and description of compliance with applicable regulations; determine consistency with the LISCCMP, SCNSEWMP, 208 Study, Non-Point Source Management Handbook, Crab Meadow Watershed Hydrology & Stewardship Plan, Suffolk County Comprehensive Water Resources Management Plan; 2005 Draft LWRP for All Unincorporated Areas, Fresh Pond Greenbelt CEA; discuss any potential impact to freshwater wetlands, marine resources and the Jerome Ambro Preserve; discuss the potential impact of the re-use of pond water for irrigation and the soil leaching suitability for the operation of the proposed I/A OWTS systems.)

2.3.3 Proposed Mitigation

- *Confirmation or evidence shall be provided demonstrating compliance Suffolk County Department of Health Services (SCDHS) yield requirements under Article 6 of the Suffolk County Sanitary Code (SCSC) and General Guidance Memorandum #17 for Agricultural and Golf Course Density.*
- *Determine if the proposed expansion of the on-site ponds will require a NYSDEC Mined Land Regulations permit.*
- *Determine if a consistency review of the proposed project is required by the New York State Department of State Coastal Resources Division.*
- *Use of Innovative/Alternative Onsite Wastewater Treatment Systems (I/A OWTS) for the proposed subdivision.*
- *The proposed project will have significantly less sanitary wastewater than what is permissible under Article 6 of the Suffolk County Sanitary Code and I/A OWTS will be employed to reduce nitrogen load associated with site use.*
- *Discuss the performance history of I/A OWTS on site with similar soil conditions and describe their operation during electrical outages or if pumps fail.*
- *All structures and sanitary systems on the site will be located outside of jurisdiction of all on-site wetlands and will meet setbacks and minimize impacts with respect to off-site wetlands.*
- *The I/A OWTS shall be located as far as practicable from all wetland/ponds on the subject site for meeting recommendations in NYSDEC's letter dated January 9, 2017.*
- *With regard to documented localized flooding in the area, potential drainage structure improvements, a monitoring plan and stormwater Best Management Practices shall be examined to reduce and maintain flow volumes and infiltrators and bioswales along Fresh Pond periphery to capture and treat the first flush of stormwater. The depth to groundwater in areas proposed for development will be in the range of 20-75 feet.*

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Shallower areas shall be identified and avoided for addressing concerns regarding contamination from nitrate discharges.

- *All stormwater runoff generated from developed surfaces on the Subdivision property will be captured, retained and stored on-site through a system of catch basins, recharge basins, leaching pools, and drainage ponding and storage areas. The stormwater system will be designed to accommodate runoff a 9-inch storm event. The drainage plans will not only accommodate site runoff from proposed on-site pervious surfaces but will also capture and retain runoff from some off-site adjacent private property.*
- *The existing flow of water from site ponds to Fresh Pond will be reduced as a result of the proposed project (i.e. additional drainage capacity for proposed and existing conditions on the subject site). Information shall be provided regarding the proposed reduction in volume of runoff to Fresh Pond and its interrelationship with possible impacts identified in the Town's Draft Crab Meadow Watershed Hydrology Study and Stewardship Plan.*
- *A significant portion of the site (over 85 percent) is expected to remain as pervious vegetated ground that will promote direct stormwater infiltration and evapotranspiration of precipitation.*
- *Best Management Practice will be used for the existing golf course; the current golf course uses a well for irrigation water supply; the proposed project will examine the re-use of drainage/golf pond water for irrigation in conjunction with the well, including potential adverse impacts that may result.*
- *Data from the permanent groundwater pesticide well for the Indian Hills Gold Course shall be evaluated for potential impacts of pesticide use/storage on the subject site.*
- *Identify any proposed plans for surface or groundwater monitoring.*
- *Golf course management will be addressed in terms of turf management, nitrogen controls, pesticide handling and spot application techniques, irrigation controls and updated golf management techniques. The types, quantities and storage location of pesticides, herbicides and other chemicals will be addressed for mitigating potential impacts.*

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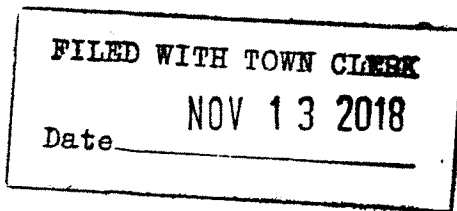
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2.4 Air Resources

- 2.4.1 Existing Conditions (*Describe the existing conditions with respect to air quality and identify existing sources of emissions and operations.*)
- 2.4.2 Anticipated Impacts (*The proposal may include the release of state regulated air emissions during development and after completion of development. Describe the types and quantities of emissions resulting from the proposed development and anticipated impacts.*)
- 2.4.3 Proposed Mitigation (*Describe mitigation to minimize potential air emission impacts.*)

2.5 Ecological Resources

- 2.5.1 Existing Conditions *(Describe/list and map vegetation species; identify and describe trees; describe/list wildlife seen or known to be or likely to exist at the site; describe the habitat of the site and quality and quantity of each; contact NY Natural Heritage Program for site file information; identify any rare species or ecological communities that exist on or in the vicinity of the properties; conduct surveys or address to the satisfaction of NYSDEC regarding the presence and location of endangered/threatened species including the Northern long-eared bat).*
- 2.5.2 Anticipated Impacts *(Discuss changes in ecology which may occur as a result of development and assess impacts associated with these changes; discuss changes in wildlife use/occupancy of the site, unique or significant trees, and changes to vegetation patterns, habitats, and on-site vegetative communities; describe the impacts of the use of pesticides, herbicides and fertilizers on the ecosystem present on and surrounding the site; describe the potential impact on surrounding parcels resulting from the displacement of rodent and other populations on the site .)*
- 2.5.3 Proposed Mitigation *(Identify mitigation measures, if applicable.)*
- Tree clearing will be minimized and all efforts will be made to have it occur between November 1st and March 31st for minimizing impacts to habitat. All tree removal will be in accordance with NYSDEC requirements.
 - Native plant species that provide food and shelter to wildlife will be utilized in target landscaped areas.
 - Existing vegetation to remain on the subject site outside of developed areas will be protected and will remain undisturbed during the site preparation and construction processes to retain existing habitat.
 - Disturbance will be minimized to the maximum extent practicable on both sites, by delineating tree-clearing limits at the site prior to construction so as to avoid inadvertent clearing.
 - Identification of all trees eight (8) inches in caliper and larger within and up to twenty (20) feet outside proposed clearing limits individually mapped and indicated for retention or removal on a separate plan entitled "Tree Preservation Plan" with the genus of each tree identified in a table.
 - An assessment shall be provided on whether or not any aquatic vegetation will be removed with the expansion of golf course water features and drainage ponds and the purpose, method and reclamation/mitigation, if any, required
 - Plant species will be utilized, including those species listed in Town of Huntington Local Law Chapter A202, Subdivision and Site Plan Specifications, Appendix H, Street Trees and Plant Material.
 - Provide mitigation from the use of pesticides, herbicides and fertilizers on the ecosystems present and surrounding the site.



- Describe the mitigation to reduce the impact of displacement of rodent and other populations onto surrounding parcels.

3.0 HUMAN ENVIRONMENTAL RESOURCES

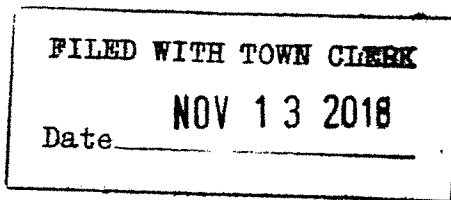
3.1 Land Use, Zoning and Plans

3.1.1 Existing Conditions (*Using appropriate mapping and/or tables, describe current land use and zoning of the subject property and adjacent properties, and the pattern of land use and zoning in the vicinity; discuss existing zoning patterns, proposed development density, permissibility of land uses; existing special use permit or special exceptions; identify applicable land use policies of adopted land use and comprehensive plans other than water resource management plans which are addressed in Section 2.3; discuss the Town's Open Space Index recommendations and the quality of applicable open space resources; describe the current intensity of the use of the property including the total number of members, number of attendees at catered events and total number of staff; provide a breakdown of employees by the area of operation, describe the maximum number of individuals that use the property at any one time; describe seasonal changes in the intensity of the use of the property; describe the current use and functions of the maintenance area.*)

3.1.2 Anticipated Impacts (*Discuss conformance of proposed project to land use pattern of the site and area; discuss retention of existing golf course; assess conformance with applicable zoning; identify conformance with subdivision and site development regulations; assess consistency of project with adopted land use plans including Town of Huntington Horizons 2020 plan and Open Space Index recommendations; describe the impact of the proposed development on the quality of recreational resources; detail the impact of the proposal on users of surrounding public parks, preserves and private open spaces; describe any expected changes in intensity of the use of the property including the proposed residential use (including a population estimate for the residential units and specify estimated number of residents under 55 and under 19 years of age), any proposed increase in membership, any change to the frequency and/or size of catering events and any increase in staffing; provide the anticipated breakdown of employees by their area of operation; discuss impacts to the intensity of the seasonal use of the property; detail the anticipated hours of operation for all aspects of the proposal; describe any changes to the intensity of the use or function of the maintenance area.*)

3.1.3 Proposed Mitigation

- The proposed project results in the retention of the existing Indian Hills Country Club. A detailed description shall be provided of how proposed open space will remain encumbered as open space in perpetuity.
- A description of the mitigation that addresses the Town's Open Space Index recommendations.



- A description of the mitigation to reduce the impact of development on the recreational resource.
- A description of the mitigation to reduce the impact of the proposal on users of surrounding public parks preserves (including the Jerome Ambro Preserve) and private open spaces.
- A description of the measures that will be taken as part of the proposal to avoid or reduce the proposal's impact on climate change and associated impacts such as sea level rise and flooding.
- The proposed project results in a land use density of 0.64 units per acre, including the golf course.
- Development is divided between three (3) strategic areas of the site so that no one location has the burden of new development. This design also provides for maximum retention of the golf course which is an important part of the land use character of the site and area.
- The existing groundskeeping staff for the golf course will remain and be used to maintain landscaping on the site internally, thus reducing impact of off-site landscape vendors coming to the site.

3.2 Community Character

3.2.1 Existing Conditions (Using appropriate text, mapping and photographs, describe the visual community character of the area for observers along roadways and from other public vantage points.)

3.2.2 Anticipated Impacts (Using appropriate text, mapping and/or tables, discuss change in visual character of the site from the local area; describe and clearly show the changes in views from adjacent residential properties, and public vantage points including roadways, Town owned properties, County owned properties and private open space and from the Long Island Sound; describe the anticipated impact of the removal of buffers on neighboring properties in relation to noise, odor (including odor produced during pond dredging) and light that will be produced during construction and after completion of the proposed project; address impacts of noise related to the maintenance of the property; address increased lighting on night skies particularly in relation to neighboring properties; discuss the anticipated impacts of the architectural scale and character of the proposed structures, retaining walls and associated improvements; describe, document and analyze anticipated impacts to surrounding property values including details on the impact of similar developments.)

Proposed Mitigation

- Development is divided between three (3) strategic areas of the site so that no one location has the burden of new development in terms of change in visual character. This design also provides for maximum retention of the golf course which is an important part of the visual character of the site and area.
- A description of the mitigation to reduce the impact of the removal of buffers on neighboring properties in relation to noise,

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odor and light that will be produced during construction and after completion of the project.

- *Existing vegetation will be retained to the maximum extent practicable on the subject site to provide vegetative screening, natural buffer to maintain rural character and natural areas. Buffers and screening will be augmented with the proposed landscaping.*
- *Details on the mitigation to reduce the impact of the architectural scale and character of the proposed structures, retaining walls and associated improvements.*
- *A description of the mitigation to reduce the impact of the development on the views from adjacent residential properties, Town owned properties, and public vantage points including roadways, Town owned properties, County owned properties, private open space and the Long Island Sound.*
- *Compliance with requirements for outdoor lighting pursuant to Town Code Chapter 143.*

3.3 Community Services

3.3.1 Existing Conditions (*List/describe services available and districts properties are within. Obtain existing tax bills and provide a table of taxes paid and distribution to the various taxing jurisdictions. Using appropriate mapping and/or tables and consultations with community service providers, provide information on the current status of the following public/community services that serve the subject site and/or vicinity:*

- | | |
|-----------------------------|----------------------------------|
| • <i>public schools</i> | • <i>water supply</i> |
| • <i>police protection</i> | • <i>recreational facilities</i> |
| • <i>fire protection</i> | • <i>solid waste</i> |
| • <i>ambulance services</i> | • <i>energy suppliers</i> |

3.3.2 Anticipated Impacts (*Using estimated assessed value of project, estimate tax generation and distribution for project; list/compare to existing tax generation and distribution and cost to each taxing jurisdiction to serve project. Discuss potential for impact on the various community services available and necessary to serve the site and project including the impact of the proposed private roadways on local emergency providers; provide information on contact with service providers and/or letters of availability of services) and the creation and effect of cul-de-sac lengths greater than 900 feet in length on local emergency service providers.*

3.3.3 Proposed Mitigation

- *The proposed project will result in a significant increase in the amount of property taxes generated on the subject site. As a result, the project is expected to offset the increased cost of community services to serve the project.*
- *A description of the opportunities for public use of the golf course and facilities, including the days and hours available.*

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- *Adherence to the NYS Fire and Building Codes will increase the level of safety from fires and minimize the potential for use of ambulance services. In addition, use of fire/smoke alarms will assist in minimizing the incremental increase in the potential need for fire protective services.*
- *Water-conserving plumbing fixtures, mechanical systems, and rain sensors on irrigation systems will be utilized in construction, which will further minimize the volume of water required from the public water supply.*
- *Use of landscaping species that are native and/or ornamental species that are well adapted to site conditions could help to reduce irrigation demands.*
- *Energy-conserving measures, including energy saving wall insulations, windows and energy efficient mechanical systems will be utilized, thereby reducing the anticipated increase in energy consumption.*
- *Adherence to the NYS Fire and Building Codes for all future homes in the area will increase the level of safety from fires and minimize the potential for use of ambulance services. In addition, use of fire/smoke alarms will assist in minimizing the incremental increase in the potential need for fire protective services.*
- *The project will facilitate the extension of natural gas street service to the area which will benefit the existing homeowners in the surrounding area.*

3.4 Transportation

3.4.1 Existing Conditions (A Traffic Impact Study [TIS] will be prepared for this project, the TIS will be prepared by professional transportation engineers and will include the following: perform field inspection; determine road geometry; determine locations/geometries of driveways and intersections; review trip ends, speed and sight distance relative to the proposed ingress/egress from/to Makamah Road; conduct sight distance studies for additional intersections including the proposed entrance off of Fresh Pond Road, the entrance to Indian Hills Country Club off of Breeze Hill Road and at the intersection of Hayes Hill Road and Makamah Road; conduct turning movement counts at key intersections; review traffic volume including seasonal changes in traffic volumes and accident data; describe existing roadway characteristics including level of service at the nearby intersections; discuss existing traffic on adjacent roadways; identify planned projects in the area to be included in cumulative assessment; identify NYSDOT growth rates and/or applicable means of assessing growth. The following intersections will be analyzed for existing Level of Service [LOS] as part of a Traffic Impact Study to be prepared for the proposed project:

- NYS 25A (Fort Salonga Road) at Makamah Road
- NYS 25A (Fort Salonga Road) at Fresh Pond Road/Bread and Cheese Hollow Road

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- Makamah Road and Breeze Hill Road
- Makamah Road and Makamah Beach Road/Mystic Lane
- Fresh Pond Road and Breeze Hill Road
- Fresh Pond Road and Claymore Road
- Breeze Hill Road and Indian Hills Country Club Access

3.4.2 Anticipated Impacts (*The TIS will determine anticipated traffic generation to/from the proposed project and ability of roads and nearby intersections to accommodate anticipated traffic based upon the entire development proposal; consider existing conditions in conjunction with background growth and pending projects; directional distribution of trips; LOS/capacity analysis will be prepared for the identified intersections.*)

3.4.3 Proposed Mitigation

- *The TIS will identify mitigation that may be required based on the LOS/capacity analysis.*
- *Improvements will be made to the intersection of Makamah Road and NYS Route 25A as part of the project.*

3.5 Human Health

3.5.1 Existing Conditions (*Information from the Phase I ESA will be included on the reported (and closed) spills in the NYSDEC database, including documented location, type and remediation applied; the storage and use of pesticides, herbicides and other chemicals for maintenance of the golf course will be included.*)

3.5.2 Anticipated Impacts (*Describe the anticipated impacts related to impact on human health of the storage and use of pesticides, herbicides and other chemicals on the subject property; describe any changes resulting from the proposed project*)

3.5.3 Proposed Mitigation (*Control measures for spill prevention; proper handling of chemical storage; proper management practices for the golf course*).

3.6 Cultural Resources

3.6.1 Existing Conditions (*A Stage IA/IB Cultural Resources Assessment [CRA] will be prepared for this project, the CRA will be prepared by a qualified archaeologist and will include the following information: review and describe the New York State Office of Parks, Recreation and Historic Preservation [OPRHP] information on historic and archaeological sensitivity and regulatory evaluation of property; request input from OPRHP regarding the existence of cultural resources on or near the project site; provide a map depicting state and nationally registered landmarks and areas having of archaeological sensitivity in the area; provide a discussion of existing cultural resource conditions.*)

3.6.2 Anticipated Impacts (*The CRA will determine potential impacts to historic/archaeological resources and will identify the physical and spatial relationships of the project sites and proposed developments to identified cultural features and identify any impacts to the integrity of these resources.*

3.6.3 Proposed Mitigation

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- Avoid or mitigate potential impact to archaeological resources if encountered. Mitigation will depend on the findings of the CRA.

4.0 OTHER IMPACTS EVALUATED

- 4.1 Construction Impacts** *(Describe the impacts related to construction activities, noise, dust, erosion and sedimentation, area receptors, applicable agency oversight and safeguards, phasing of construction, staging areas, worker and equipment parking and staging areas, anticipated duration, hours of operations, and related mitigation measures to reduce construction related impacts).*
- 4.2 Cumulative Impacts** *(Describe other pending projects in vicinity; determine potential for impacts due to implementation of current or proposed projects in combination with others in the neighborhood and discuss/analyze impacts.)*
- 4.3 Adverse Impacts That Cannot Be Avoided** *(Provide brief listing of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be completely mitigated.)*
- 4.4 Irreversible and Irretrievable Commitment of Resources** *(Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.)*
- 4.5 Growth-Inducing Aspects** *(Provide brief discussion of those aspects of the proposed project which will or may trigger or contribute to future growth in the area.)*
- 4.6 Effects on the Use and Conservation of Energy** *(Provide a brief discussion on those aspects of the proposed projects that would contribute to an increase in energy including any pumping of wastewater or stormwater as well as potential options for conservation.)*

5.0 ALTERNATIVES *(All alternative plans shall depict existing NYSDEC regulated Freshwater Wetlands located on and adjacent to the subject property and the 100-foot setback line from the wetland boundary; all cluster plans shall include a Table of Modifications.)*

- 5.1 No Action Alternative** *(Alternative where the site remains in its current condition. This plan shall reflect 151.66 acres depicted on the Survey of Property-Indian Hills Golf Course, revised December 7, 2017 or later.)*

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- 5.2 Detached Subdivision with No Golf** *(Alternative standard subdivision plan involving development according to existing zoning and the yield map for the proposed project with removal of the golf course; no acquisition of additional adjoining land.)*

- 5.3 Detached Cluster Subdivision with No Golf** *(Alternative cluster subdivision plan involving development of the number of lots according to existing zoning and the yield map, in a clustered subdivision with removal of the golf course; no acquisition of adjoining adjacent land.)*

- 5.4 Attached Cluster Subdivision with Golf and No Makamah Road Access** *(Alternative cluster subdivision plan involving development of the number of lots according to existing zoning and the yield map which includes retaining the golf course; alternative access to Breeze Hill Road for southern units)*

and no access direct to Makamah Road.)

- 5.5 **Attached Cluster Subdivision with Redesigned Golf Area - A** *(Greatest setback of proposed units from surrounding residences.)*
- 5.6 **Attached Cluster Subdivision with Redesigned Golf Area - B** *(Greatest preservation of existing slopes and natural areas, redistributes units towards disturbed areas and provide an increased separation from sensitive environmental areas per NYSDEC recommendations.)*
- 5.7 **Acquisition of Subject Property's Development Rights, Either Total or Partial by the Town, County or State**

6.0 REFERENCES

- 7.0 FIGURES, TABLES, AND APPENDICES TO BE INCLUDED AND NOT LIMITED TO**
Appendix I – Phase I & II Environmental Site Assessments
Appendix II – Traffic Impact Study (TIS)
Appendix III - Cultural Resources Assessment (CRA)
Appendix IV – Soil Management Plan (SMP)

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This document is intended to fulfill the lead agency requirements to facilitate issuance of a Final Scope in accordance with SEQRA Part 617.8. The document will assist the lead agency in evaluating the DEIS for content and adequacy for public review, assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project, and allows the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the project.

