

**DRAFT ENVIRONMENTAL IMPACT STATEMENT  
SCOPING DOCUMENT**

**WATERMILL SUITES  
TOWN OF SMITHTOWN  
SUFFOLK COUNTY, NEW YORK**

**DECEMBER 4, 2019**

**Name of Project:** Watermill Suites

**Project Location:** 711 Smithtown Bypass  
Smithtown, NY 11787  
Tax Map: 0800-106-5-32.1, 32.2, & 33; and 0800-134-5-4.3, 5, 6, 7, & 8

**Applicant:** SSRC Realty, LLC

**Owner:** SSRC Realty, LLC

**SEORA Classification:** Type I Action

**Lead Agency:** Smithtown Town Board  
c/o Smithtown Department of Environment and Waterways  
124 West Main St.  
Smithtown, New York 11787  
(631) 360-7514

**Lead Agency Contact:** Howard Barton 3rd  
Town Department of Environment and Waterways  
124 West Main St.  
Smithtown, New York 11787  
(631) 360-7514

**DESCRIPTION OF THE PROPOSED ACTION:**

The proposed action involves a petition for a Town Board Special Exception for a hotel and an application to the Board of Zoning Appeals for variances of Special Exception standards that require adequate lot area, parking, and buffers, and height (from 35' to 45'), environmentally sensitive lands, number of guest rooms (from 100 to 130), parking (from 501 to 337 spaces), gross floor area (from 50% to 59%), landscaping (from 8% to 3%), and parking setback variances, to facilitate the construction of a proposed 96,788 square foot four-story, 130-room hotel with miscellaneous facilities. The proposed project is located on a currently developed 7.16 acre parcel of land zoned WSI and NB which contains an existing 22,810 square foot restaurant/catering facility (to remain) and steep slopes in excess of 25%.

**POTENTIAL SIGNIFICANT ADVERSE IMPACTS**

Based upon a review of the applicant's submitted Full Environmental Assessment Form and all other application materials that were prepared for this action, the Lead Agency has determined that the proposed action may have the following significant adverse impacts:

1. The proposal appears to represent the over-intensification of development and use of the subject parcel, as evidenced by the large number and extent of area variances requested by the applicant.
2. The proposal has the potential to result in significant increases in water use and wastewater generation and associated significant impacts upon groundwater quality and quantity in an area with known high groundwater conditions.
3. The proposal to connect this project to an existing off-site sewage treatment plant (STP) would represent a lost opportunity to provide such STP capacity to existing area residences with flooded septic systems, thereby perpetuating existing adverse impacts upon groundwater quality and upon public health and welfare.
4. The proposal has the potential to result in significant increases in traffic generation in an area with known traffic congestion.
5. The height and density of the proposed development appear to be inconsistent with the character of the surrounding community.
6. The proposal has the potential to set an undesirable precedent with respect to future applications for increased height and floor area of buildings in the WSI zoning district and along the NYS Route 347 corridor.
7. The proposal has the potential to result in significant increases in noise, visual, and fugitive light impacts upon neighboring residential parcels.
8. The proposed increased height and reduced buffers appear to be incompatible with existing

residential land uses in the vicinity of the subject parcel.

9. The proposal appears to be inconsistent with the planned use of the subject parcel as established by prior Town Board decisions and conditions regarding the subject parcel.

**GENERAL GUIDELINES:**

"Scoping" means the process by which the Lead Agency identifies the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the Draft Environmental Impact Statement (DEIS), including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of non-relevant issues. Scoping provides a Project Sponsor (also referred to as "the Applicant" herein) with guidance on matters which must be considered and provides an opportunity for participation by Involved Agencies and the public in the review of the Proposed Action. The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or nonsignificant.

The DEIS for Watermill Suites shall address all items in this scoping document. Each potential impact issue may be presented in a separate subsection which includes a discussion of existing conditions, significant potential impacts associated with the Proposed Action, and mitigation measures designed to minimize the identified impacts. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues are addressed.

The proposed activity and all proposed alternatives to the activity must be described in detail. All proposed alternatives must be discussed at a level of detail sufficient to allow objective comparisons between the impacts associated with those alternatives and the impacts expected from the proposed activity. All illustrations (tables, charts, graphs, figures, etc.) must be fully labeled in such a manner that they will be understandable to the general public. Narrative discussions must be consistent with all information presented in tables, charts, graphs, etc.

Narrative discussions shall be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent areas.

All discussions of mitigation measures shall consider at least those measures mentioned in the SEQRA Positive Declaration. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is needed, the DEIS shall so indicate.

All assumptions, figures and values which are not empirically derived must be referenced with footnotes. Said footnotes must include the page number within the cited document where the referenced information may be found.

Absolute statement regarding potential environmental impacts shall not be made unless such statement can be fully documented. The document shall be written in the third person (i.e., the terms "we" and "our" shall not be used). The Applicant's conclusions and opinions, if given, shall be identified as those of "the Applicant."

Any assumptions incorporated into assessments of impact shall be clearly identified. In such cases, the "worst case" scenario analysis shall also be identified and discussed.

The entire document shall be checked for grammatical, syntax, and grammatical errors to make the document clear and concise, and to reduce public comments related to such errors.

## **ENVIRONMENTAL IMPACT STATEMENT CONTENT**

### **I. FRONT MATERIAL**

#### **A. Cover Sheet.**

The DEIS shall be preceded by a cover sheet that identifies the following:

1. That it is a Draft Environmental Impact Statement.
2. The name or descriptive title of the Proposed Action.
3. Location: Street name, Town of Smithtown, Suffolk County, New York, as well as the tax map designation numbers of all parcels that are part of the subject property.
4. The Town of Smithtown Town Board as the Lead Agency for the project and the name and telephone number of the following persons to be contacted for further information:
  - Town of Smithtown – Howard Barton 3<sup>rd</sup>, Assistant Environmental Protection Director (631) 360-7514
5. The name and address of the Project Sponsor, and the name and telephone number of a contact person representing the Project Sponsor.
6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer(s).
7. Date of acceptance of the DEIS [Note: Specific calendar date to be inserted later].
8. Deadline by which comments on the DEIS are due [Note: Specific calendar date to be inserted later].

#### **B. List of Consultants Involved with the Project.**

The names, addresses and project responsibilities of all consultants involved with the project shall be listed.

#### **C. Table of Contents.**

All headings which appear in the text shall be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents shall

include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS volumes, if any.

## **II. SUMMARY**

The DEIS shall include a summary. The summary shall only include information found elsewhere in the main body of the DEIS and shall be organized as follows:

- A.** Brief description of the Proposed Action.
- B.** List of Involved Agencies and required approvals/permits.
- C.** Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format shall be simple and concise.
- D.** Brief description of the project alternatives considered in the DEIS. A table shall be presented which assesses and compares each alternative relative to the various impact issues.

### **III. DESCRIPTION OF PROPOSED ACTION**

#### **A. Project Overview.**

Describe site location and description, including tax map designation, zoning, site access, easements, and general site characteristics.

#### **B. Approvals.**

Describe jurisdiction of the Town over the site and the various local approvals required. List other County, State, regional and Federal agencies having jurisdiction over the site and the various approvals required. Include list of Involved and Interested Agencies.

#### **C. Site Description.**

The site description shall include the following:

1. General location; acreage; zoning; and tax map designations.
2. Frontage and access (vehicular and pedestrian).
3. Existing site improvements and uses.
4. Environmental characteristics, including topography, steep slopes, wetlands, etc.
5. Description of any easements, restrictions and/or other conditions that affect the future development and use of the subject site.

#### **D. Description of Surrounding Uses and Facilities.**

The description shall include the following:

1. Non-residential uses along NYS Route 347
2. Residential area located to the south
3. Regional and local roadway network

**E. Detailed Description of Proposed Action.**

Submitted plans shall identify the following information:

1. Site layout plan
2. Floor plans (internal layout) of the proposed structures
3. Detailed zoning conformance chart
4. Proposed lighting plan, photometric plan and lighting details
5. Proposed architectural plans including graphic depictions of façades and building materials
6. Proposed open space.
7. Landscaping plan
8. Gross Floor Area analysis and building footprint analysis
9. Area of land to be cleared (square foot and percent of site), new impervious surfaces (square foot and percent of site)
10. Description of zoning variances and special exception
11. Operational information including vehicular access, traffic circulation, emergency access, and fire protection
12. Description of any off-site improvements
13. Description of accessory uses, including but not limited to development amenities, recreation facilities, shuttle services and concierge services/amenities
14. Description of proposed site access
15. Summary of proposed improvements to water supply, sanitary sewage, stormwater management and other utilities

**F. Project Purpose, Needs and Benefits.**

The purpose and objectives of the proposed action will be described from a regional, local, neighborhood and site perspective. Also, the public need for and/or public benefits from implementation of the proposed action are to be identified and described for the Town of Smithtown. For needs and benefits not supported by the Town's comprehensive plan, justification with sources should be provided. Describe the Market Study for the project,



and summarize existing demographics targeted for the proposed development.

#### **IV. ENVIRONMENTAL ANALYSES**

The DEIS shall include a discussion of the existing conditions, potentially significant adverse impacts and proposed mitigation measures for the following:

##### **A. Land Use and Zoning.**

###### **1. Existing Conditions.**

- a. Describe existing land uses and zoning district designations on the subject site and surrounding area.
- b. Discuss history of the land use of the project site.
- c. Discuss the recommendations for the site and surrounding area as set forth in the Town of Smithtown Comprehensive Plan.

###### **2. Potential Impacts.**

- a. Describe the compatibility of the proposed action with existing land uses and zoning district designations on the subject site and within the areas studied above.
- b. Discuss the consistency of the proposed use with articulated land use and planning policies and recommendations of the Town, Suffolk County, and State Government and other pertinent agencies for the subject site and the areas studied above.
- c. Discuss proposed zoning variances and special exception and describe how the zoning variances would affect development of the project site and other properties within the same zoning district.
- d. Describe potential impacts associated with use of the proposed development on existing neighborhood character.
- e. Discuss potential visual impacts associated with the building height variance

###### **3. Mitigation Measures.**

- a. Describe mitigation measures including, but not limited to methods such as site configuration and design, use of buffers and screening, building design to reduce impacts on the surrounding community. In addition, describe proposed mitigation measures to minimize potential impacts to surrounding land uses.

- b. Discuss limiting impervious surfaces, such as internal roads and parking areas, to the minimum necessary to meet operational requirements. Furthermore, discuss providing reduced building footprint, landbanking of parking spaces, and the use of porous alternatives.

**B. Geology and Soils.**

**1. Existing Conditions.**

- a. Identify the geological formations underlying the subject parcel, including all water-bearing strata.
- b. Include a map of the soil types on the site, and a summary of the development constraints associated with those soil types, both as per the United States Department of Agriculture Soil Conservation Service Soil Survey of Suffolk County.

**2. Potential Impacts.**

- a. Describe soil types to be impacted, and to what extent.
- b. Discuss potential impacts of soil limitations on proposed actions with respect to stormwater management and erodibility during construction.
- c. Provide preliminary grading plan with a limit of disturbance line.

**3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Sedimentation and Erosion Control Plan based upon consideration of a 100- year storm event and proposed modifications to vegetative cover.
- b. Corrective measures necessary to overcome any soil limitations.
- c. Other

**C. Topography and Slopes.**

**1. Existing Conditions.**

- a. Describe existing topography, variation in elevation and relationship

to surrounding topography.

- b. Prepare slope analysis of the overall site showing slope ranges 0-10%, 10%-15%, 15-25%, > and 25%.
- c. Include a map of the existing topography, presented at 2 foot contour intervals based upon USGS elevations
- d. Present preliminary regrading plan for the proposed action and each alternative, including estimated quantities of material to be deposited on or removed from the site,

## **2. Potential Impacts.**

- a. Prepare cut and fill analysis for proposed development (preliminary grading plan required). Discuss quality of fill to be brought onto the subject site from off-site locations (if any).
- b. Describe potential impacts to the steep slopes (15% and greater) on the entire site.
- c. Describe steep slope variance required from Town of Smithtown.
- d. Discuss long-term post-development impacts due to changes in surface coverage and topography.

## **3. Mitigation Measures.**

- a. Sedimentation and Erosion Control measures to be implemented.
- b. Use of retaining walls to minimize proposed grading
- c. Other

## **D. Vegetation & Wildlife.**

### **1. Existing Conditions.**

- a. Include a map of the vegetation/habitat types on the site and adjacent to the site.
- b. Present an analysis by a qualified expert of the quality and carrying capabilities of the on-site habitat types.
- c. Identify the faunal species associated with the on-site habitat types (modified for location and size) and estimate the numbers of individuals of each species likely to be present on this site.

- d. Calculate the extent of land clearing necessary for the proposed action and each alternative.
- e. Discuss changes in habitat type(s) and carrying capacity which would be expected to result from the proposed action and each alternative.

## 2. Potential Impacts.

- a. Description of proposed limits of site disturbance and impacts to each vegetative cover type and threatened, rare or endangered plant species on entire site; and other trees (including specimen trees) identified above.
- b. Vegetation to remain, especially at critical buffering locations, such as the site's property lines.
- c. Increased erosion resulting from removal of vegetation.
- d. Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).
- e. Impacts of use of fertilizer, pesticides, herbicides, fungicides and other chemicals on the subject site.

## 3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Utilization of existing cleared areas to maximum extent possible.
- b. Schematic landscape plan for the subject site showing proposed planting areas, as well as their design intent and function (e.g., visual buffer, wildlife, street trees, slope stabilization, formal garden, etc).
- c. Buffer screening to reduce impacts on neighboring properties.
- c. Preservation of trees, to the maximum extent possible.
- d. Fertilizer, Herbicide, Fungicide and Pesticide Application Plan, if proposed.

**E. Groundwater and Surface Water Quality.****1. Existing Conditions.**

- a. Include a detailed discussion of the local hydrology (based on the 208 Study and related investigations).
- b. Identify existing groundwater quality.
- c. Calculate and discuss water balance (water use, recharge, precipitation, evapotranspiration, runoff, etc.) and nitrogen loading (considering contributions from both sewage loading and fertilizer use) for existing conditions, the primary proposal and all alternatives. Identify the proposed method of sewage disposal and address compliance with applicable SCDHS standards for sewage effluent.

**2. Potential Impacts.**

- a. Calculate the total impervious areas for the site.
- b. Calculate stormwater runoff quantity
- c. Identify stormwater permits required from the New York State Department of Environmental Conservation (NYSDEC) or other agencies having jurisdiction.
- d. Discuss impacts associated with construction of proposed infrastructure.
- e. Identify potential impacts to groundwater due to interception and/or change in land coverage, recharge, and on-site.

**3. Mitigation Measures**

Potential mitigation measures to explore:

- a. Description of erosion and sedimentation control measures to protect water bodies during construction.
- b. Compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (Permit #GP 0-015-002).
- c. Other.

**F. Traffic****1. Existing Conditions.**

- a. Include a current traffic study of the surrounding area, with full consideration of existing and anticipated traffic conditions at major routes and intersections.
- b. Calculate and discuss traffic generated by the primary proposal and by all alternatives during both peak and off peak hours.
- c. Discuss potential impacts upon pedestrian traffic.
- d. Discuss the availability of public transportation in the vicinity of the project.

**2. Potential Impacts of the Proposed Project.**

- a. Estimate Site Generated Traffic based on the information published by the Institute of Transportation Engineers (ITE) as contained in their report entitled *Trip Generation, 10<sup>th</sup> Edition, 2017*. Assign the Site Generated Traffic Volumes to the roadway network based on the anticipated arrival and departure distributions.
- b. Combine the Site Generated Traffic Volume with the Design Year No-Build traffic volumes to obtain the Build Traffic Volumes for each of the peak hours.
- c. Conduct capacity analysis (Level of Service) for each of the above intersections.

**3. Mitigation Measures.**

- a. Based on the results of the traffic analyses, identify improvements to the traffic and transportation system where necessary. The impact of proposed improvements shall be identified consistent with the methodology and format of the Project-impact analysis.

**G. Community Services.**

**1. Water Supply**

**a. Existing Conditions.**

- (i) Identify public water supply system in the vicinity of the site including interconnections with adjacent sites and associated easements (if any).
- (ii) Identify on-site wells used for water supply
- (iii) Obtain written confirmation regarding the availability of public water for the proposed action.

**b. Potential Impacts.**

- (i) Provide average daily water demand for proposed use. Include water demand for fire, domestic and irrigation.
- (ii) Identify proposed method of supplying water to the development.
- (iii) Evaluate capacity of the water district and describe proposed water connection.
- (iv) Identify off-site improvements that would be required to adequately supply water to the project site.
- (v) Identify provisions for fire protection water supply.
- (vi) Discuss impacts related to construction of proposed infrastructure.

**c. Mitigation Measures.**

- (i) Discuss potential mitigation measures, if necessary.

**2. Sanitary Wastewater Disposal / Sewer**

**a. Existing Conditions.**

- (i) Identify existing wastewater disposal method.
- (ii) Discuss existing wastewater volume and relative concentration of pollutants.



- (iii) Identify existing wastewater disposal system.

**b. Potential Impacts.**

- (i) Provide anticipated wastewater generation for the proposed project.
- (ii) Evaluate capacity of the sewer district.
- (iii) Describe proposed wastewater treatment connections
- (iv) Provide description of proposed sanitary sewage treatment facilities and SCDHs jurisdiction
- (v) Discuss impacts related to construction of proposed infrastructure
- (vi) Discuss impacts to neighboring properties

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (i) Future expansion of sewage treatment plant
- (ii) Installation of enhanced sanitary wastewater disposal systems at neighboring properties
- (iii) Discuss fees being paid to sewer district for connection and use

**3. Electric Supply**

**a. Existing Conditions.**

- (i) Identify public power provider in the vicinity of the site
- (ii) Obtain written confirmation regarding the availability of electric for the proposed action.

**b. Potential Impacts.**

- (i) Provide average daily electric demand for proposed use.
- (ii) Identify proposed method of supplying electric to the development.
- (iii) Identify off-site improvements that would be required to

adequately supply electric to the project site.

- (iv) Discuss impacts related to construction of proposed infrastructure.

**c. Mitigation Measures.**

- (i) Discuss potential mitigation measures, if necessary.

**4. Natural Gas Supply**

**a. Existing Conditions.**

- (i) Identify public natural gas provider in the vicinity of the site
- (ii) Obtain written confirmation regarding the availability of natural gas for the proposed action.

**b. Potential Impacts.**

- (i) Provide average daily natural gas demand for proposed use.
- (ii) Identify proposed method of supplying natural gas to the development.
- (iii) Identify off-site improvements that would be required to adequately supply natural gas to the project site.
- (iv) Discuss impacts related to construction of proposed infrastructure.

**c. Mitigation Measures.**

- (i) Discuss potential mitigation measures, if necessary.

**5. Schools**

**a. Existing Conditions.**

- (i) Describe the location of the subject site in relation to the public school district that serves the site.

**b. Potential Impacts.**

- (i) Estimate the public school child generation from the project
- (ii) Apply the average annual current enrollment expenditure per

student as borne by property taxes net of state aid (based on the average of all grades and special needs) to the number of proposed students generated by the project.

- (iii) Evaluate the impacts of projected enrollment increases, from the project, on the public school district, school facilities and budgets.
- (iv) Compute the school district's property tax benefit from the proposed development by applying the current school tax rate to the estimated Assessed Value for the measure of the development benefit.
- (v) Compare the cost and benefit of the proposed development.

**c. Mitigation Measures**

- (i) Discuss potential mitigation measures, if necessary
- (ii) Discuss tax implications of the project

**6. Miscellaneous**

**a. Existing Conditions.**

- (i) Identify public service providers (e.g. police, fire and ambulance services, solid waste disposal, etc.) in the vicinity of the site

**b. Potential Impacts.**

- (i) Provide written confirmation in support of discussions of the impacts of the proposed action and all alternatives upon existing community services
- (ii) Calculate solid waste generation rates for the proposed action and all alternatives.

**c. Mitigation Measures.**

- (i) Discuss potential mitigation measures, if necessary.
- (ii) Real estate property taxes generated
- (iii) Fire suppression sprinklers and standpipe system

**H. Taxes/Economic Impacts**

**1. Existing Conditions.**

- a. Provide existing tax revenues currently generated by the subject site.
- b. Provide an overview of the hotel market in the vicinity of the subject site.

**2. Potential Impacts.**

- a. Estimate temporary (construction) employment and permanent hotel employment associated with the proposed action.
- b. Prepare an economic impact assessment of the direct, indirect and induced effects on employment, output and earnings in the Town of Smithtown including the number of jobs created (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor and sales tax. Address hotel tax impacts.
- c. Compare future tax revenues resulting from the proposed project with current tax revenues generated from the existing project site.
- d. Address economic impacts of hotel operations.

**3. Mitigation Measures.**

- a. Describe any measures that would be pursued to maximize economic benefits to the community from the proposed project.
- b. Other.

**I. Land Use and Open Space Preservation**

**1. Existing Conditions.**

- a. Identify existing zoning and development patterns in the vicinity of the site. Include accurate maps of both zoning and development patterns.

**2. Potential Impacts.**

- a. Discuss the impacts of the primary proposal and all alternatives upon existing zoning and development patterns.
- b. Discuss any growth-inducing aspects of the primary proposal and all

alternatives.

- c. Address the loss of open space resulting from development of the subject parcel.

**3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Preservation of existing trees.
- b. Establishment of setbacks from property lines.
- c. Landscaping, including buffer screening plans.
- d. Land banking of parking
- e. Other.

**J. Air Quality**

**1. Existing Conditions.**

- a. Identify the existing air quality in the vicinity of the subject property.

**2. Potential Impacts.**

- a. Identify, quantify and discuss the air quality impacts of the primary proposal and all alternatives, including those impacts associated with construction activities on the subject parcel.
- b. Address air quality impacts of the primary proposal.

**3. Mitigation Measures.**

- a. Describe any measures that would be pursued to minimize the air quality impacts.
- b. Other.

**K. Noise**

**1. Existing Conditions.**

- a. Identify the existing noise regime in the vicinity of the subject property.

**2. Potential Impacts.**

- a. Identify, quantify and discuss the noise impacts of the primary proposal and all alternatives, including those impacts associated with

construction activities on the subject parcel.

**3. Mitigation Measures.**

- a. Describe any measures that would be pursued to minimize the noise impacts such as siting of the building, shielding of properties to the south from highway noise by proposed building, and exterior recreational activities being confined within courtyard.
- b. Other.

**L. Visual Impacts**

**1. Existing Conditions.**

- a. Provide analysis of the existing visual character of the subject site as viewed from surrounding roads and surrounding properties, based upon use of photographs, site line diagrams and/or cross-sections, as appropriate.

**2. Potential Impacts.**

- a. Provide analysis of the visual character of the subject site after development as viewed from surrounding roads and surrounding adjacent properties, based upon use of photographs, computer simulations, site line diagrams, and/or cross-sections, as appropriate.
- b. Assess the visual impact of the proposed project in context with other existing structures in the study area.
- c. Provide architectural renderings, details and photosimulations illustrating height massing, scale and façade treatments.
- d. Describe impacts associated with proposed lighting plan and how lighting may impact adjoining properties.

**3. Mitigation Measures.**

- a. Measures aimed at reducing visual impact.
- b. Preservation of existing trees.
- c. Establishment of setbacks from property lines.
- d. Landscaping, including buffer screening plans.

- e. Building architecture
- f. Land banking of parking
- g. Other.

**M. Historic and Cultural Resources.**

**1. Existing Conditions.**

- a. Identify any significant historic and cultural resources in the vicinity of the subject parcel.

**2. Potential Impacts.**

- a. Assess the potential impacts of the primary proposal and of all alternatives upon these historic or cultural resources.

**3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Preserve historic and archeological resources on the subject site.
- b. Other.

**V. REASONABLE ALTERNATIVES TO BE CONSIDERED**

The description and evaluation of the following alternatives to the Proposed Action shall be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed. Alternatives shall include the following:

- 1. No Action.**
- 2. Hotel Development in full conformance with all existing zoning requirements**
- 3. Alternate uses permitted by the Town Zoning Ordinance**

**VI. SOURCES AND BIBLIOGRAPHY**

**VII. APPENDICES**

- A.** All SEQRA documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration and the DEIS Scope.
- B.** Copies of all official correspondence related to issues discussed in the DEIS.

C. Copies of all technical studies, in their entirety, including the following:

1. Traffic study
2. Geotechnical data