

VILLAGE OF SOUTHAMPTON WWTP AND SEWAGE CONVEYANCE SYSTEM

Draft Scoping Document for the Generic Environmental Impact Statement (GEIS)

September 10, 2026

Lead Agency:

Village of Southampton Board of Trustees

Lead Agency Contact:

Alex J. Wallach, AICP
Planning Director
Village of Southampton
23 Main Street
Southampton, NY 11968

Prepared by:

H2M architects + engineers
538 Broad Hollow Road, 4th Floor East
Melville, New York 11747

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Send Public Comments to:

cleanwater@southamptonvillage.gov



architects + engineers

Table of Contents

1.0	Introduction	2
2.0	Purpose and Need	2
3.0	Goals and Objectives	2
4.0	Description of the Proposed Action.....	3
5.0	Potential Significant Adverse Impacts.....	4
6.0	DGEIS Approach and outline.....	4
7.0	Extent and Quality of Information Needed	8
8.0	Issues Not Incorporated into the Scoping Document	15

1.0 INTRODUCTION

The Village of Southampton is proposing to adopt a Sewer Map and Plan that will facilitate the sewerage of Central Business District of Southampton, by creating a sewerage area, constructing a new Wastewater Treatment Plant (WWTP), installing a sewage conveyance system, and constructing a sewer pump station (the Proposed Action). As Lead Agency in the State Environmental Quality Review process, the Village Board of Trustees has determined that a Generic Environmental Impact Statement (GEIS) shall be prepared to assess the potential for significant adverse environmental impacts associated with its adoption. This Draft Scoping Document has been prepared pursuant to the requirements of the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617 to outline the environmental topics to be assessed and methodologies that will be utilized to prepare the Draft Generic Environmental Impact Statement (DGEIS).

2.0 PURPOSE AND NEED

The absence of sewers in the Village of Southampton adversely impacts groundwater and surface waters and prevents redevelopment in the Village's Central Business District in accordance with the goals of the Comprehensive Plan of September 2022, restricting opportunities for the local businesses and limiting housing options. Environmental impacts of onsite septic systems are apparent in the high levels of nitrogen in groundwater and the surface water of Lake Agawam. Nitrogen loading in Lake Agawam has resulted in documented cases of toxic harmful algae blooms (HABs).

Faced with continued poor water quality in Lake Agawam, the Village has adopted a multifaceted effort to mitigate nitrogen in the lake and remove HABs. These efforts include the injection of a permeable reactive barrier adjacent to the lake to mitigate nitrogen, as well as ongoing efforts to construct an algae harvester to remove HABs from the lake. While these measures can mitigate the impacts of nitrogen, neither resolves the underlying issue of nitrogen loading caused by septic systems. Sewering The Central Business District of Southampton will provide a long-term solution for water quality.

In addition, development in the Village is effectively maxed out due to the limitations of onsite septic systems. Commercial property owners have limited ability to improve existing structures. Increasing certain uses, including restaurants and apartments, cannot be achieved without access to a WWTP.

Over the last 20 years, the Village of Southampton has thoroughly researched alternatives and concluded that the sewerage of the Central Business District of Southampton is necessary for environmental protection, maintaining a vibrant commercial downtown, increasing housing options, and ensuring economic resilience of the Village commercial area.

3.0 GOALS AND OBJECTIVES

The goals of the Proposed Action include:

- Sewer The Central Business District of Southampton
- Improve ground water quality in the Village
- Improve surface water quality in the Village
- Reduce the occurrence of Harmful Algal Blooms (HABs) on Lake Agawam
- Eliminate the impact of frequent septic pump outs in the Village Central Business District
- Ensure long-term economic viability of the Central Business District of Southampton
- Improve the health of the community

4.0 DESCRIPTION OF THE PROPOSED ACTION

The Village of Southampton proposes adopting a Sewer Map and Plan that will provide for the installation of a sewer system to collect, treat, and dispose of sewage from the Village's Central Business District area. The proposed sewer service area will include approximately 254 parcels. The proposed sewer system is a gravity type collection system for the project area. Flow generated within the sewered area will be pumped, via a new pump station, to the proposed WWTP at 151 Windmill Lane. The proposed WWTP will utilize a Sequencing Batch Reactor biological system, which will be followed by a filtration process. The resulting effluent will be discharged via a subsurface discharge field consisting of leaching pools at 185 Windmill Lane.

The proposed WWTP will involve the potential use of Village parkland that is to be alienated if approved by the New York State Legislature. As part of the Proposed Action, new parkland will be dedicated, replacing the alienated parcel.

The project area is characterized by high groundwater levels and consists mainly of commercial and multi-use parcels that utilize on-site wastewater systems (cesspools) for the disposal of sewage. By creating a sewered area, the Proposed Action would facilitate the abandonment of the existing septic and cesspool systems, as properties within the sewered area connect to the wastewater treatment system. The cumulative impact of nitrogen and other contaminants being discharged from these subsurface disposal systems pose a real environmental and health concern and has contributed to the degradation of nearby surface waters. The proposed sewer system has the potential to alleviate the negative impacts to local ground and surface waters associated with the deterioration of these existing on-site wastewater treatment systems.

The Proposed Action includes the following project sites:

- Proposed Pump Station – Jobs Lane Parking Lot, 88 Jobs Lane, Southampton, NY (SCTM: 904-15-2-22.2)
- Proposed WWTP – 151 Windmill Lane, Southampton, NY (SCTM: 904-6-1-3.1)
- Proposed Effluent Recharge/Leaching Facilities – Located on and adjacent to the WWTP site - 185 Windmill Lane, Southampton, NY (SCTM: 904-6-1-1)
- Proposed Gravity Sewer Collection System – Within Village rights-of-way, including Main Street, North Sea Road, Windmill Lane, Jobs Lane, Hampton Road, Hill Street, Culver Street, Nugent Street, Cameron Street, Meeting House Lane, Jagger Lane, and Coopers Farm Road
- Proposed Force Main Infrastructure – Primarily within Windmill Lane, Jobs Lane, and other connecting Village rights-of-way
- Proposed Sewer Service Area – Approximately 254 parcels within the Village of Southampton Central Business District
- Alienation of parkland – 185 Windmill Lane, Southampton, NY (SCTM: 904-6-1-1) and designation of new replacement parkland at recently acquired property at 135 Windmill Lane (SCTM: 904-6-1-4.7)

5.0 POTENTIAL SIGNIFICANT ADVERSE IMPACTS

The Positive Declaration adopted by the Village Board of Trustees acting as SEQRA Lead Agency indicates that the Proposed Action could result in potentially significant adverse impacts once implemented and the DGEIS will focus on these issues, which include the following:

1. **Impacts on Land:** Potential impacts associated with the construction duration, operation and maintenance of the WWTP, effluent recharge facilities, emergency operations, and future expansion. Impacts of potential redevelopment within the sewered area.
2. **Impacts on Surface Water:** Potential direct and indirect impacts to Lake Agawam, nearby wetlands, stormwater drainage systems, watershed conditions, and water quality.
3. **Impacts on Groundwater:** Potential impacts to groundwater quality and groundwater recharge, including potential impacts to the Special Groundwater Protection Area (SGPA) Critical Environmental Area (CEA).
4. **Impacts on Plants and Animals:** Potential impacts to vegetation, and suburban wildlife habitat associated with the construction of the wastewater treatment plant and/or future redevelopment within the sewered area.
5. **Impacts on Historic Archaeological Resources:** Potential impacts to historic and archaeological resources within the Southampton Historic District.
6. **Impacts on Open Space and Recreation:** Potential impacts associated with the relocation of the existing parkland.
7. **Impacts on Transportation:** Potential impacts to traffic associated with the proposed infrastructure construction and future redevelopment within the sewered area.
8. **Impacts on Energy:** Potential impacts to energy use associated with future redevelopment within the sewered area.
9. **Impacts on Noise, Odor, and Light:** Potential impacts associated with the construction, operation and maintenance of the WWTP, effluent recharge facilities, odor control systems, lighting, and noise.
10. **Impacts on Human Health:** Potential impacts associated with the collection and treatment of liquid sanitary waste.
11. **Impacts on Community Character:** Potential impacts to surrounding neighborhoods, land use patterns, housing, public services, aesthetic quality, consistency with local planning objectives, zoning considerations, redevelopment potential, the balance between residential and commercial land uses, and compatibility with adjacent land uses.
12. **Future Physical Climate Risks:** Evaluation of resiliency to flooding, sea-level rise, extreme weather events, power interruptions, greenhouse gas considerations, and long-term infrastructure sustainability.
13. **Growth-Inducing and Cumulative Impacts:** Potential redevelopment, increased development intensity, expanded wastewater capacity, and cumulative environmental effects associated with the availability of public sewer infrastructure.
14. **Alternatives:** Evaluation of reasonable alternatives, including alternative treatment locations, technologies, layouts, phasing strategies, mitigation measures, and the No-Action alternative.

6.0 DGEIS APPROACH AND OUTLINE

The DGEIS assessment framework will include examination of existing conditions, Future without the Proposed Action, Future with the Proposed Action, and mitigation measures, where warranted, for technical areas identified in the Positive Declaration. The methodologies presented here are based on local, state, and federal regulatory requirements.

In accordance with 6 NYCRR, Part 617.10(c), the DGEIS will also include identification of conditions or criteria under which future actions will be undertaken or approved, including requirements for subsequent SEQRA compliance.

The DGEIS will include the following chapters:

Chapter 1: Description of the Proposed Action

In the DGEIS, the Description of the Proposed Action section will provide a thorough understanding of the Proposed Action and include the following content.

- Introduction and Background
- Description of the Whole Action
- Description of the SEQRA process
- Purpose and Need
- Goals and Objectives
- Project Description
- Potential Redevelopment Scenario
- Permits, Approvals and Coordination

Chapter 2: Redevelopment Build Out Scenario

The sewerage of The Central Business District of Southampton may allow existing properties in this area to expand their buildings or change their use in ways that would not currently be feasible due to the limitations of onsite septic systems. This section will establish an understanding of a feasible maximum redevelopment scenario with the Proposed Action.

The Central Business District of Southampton is largely built out in its existing condition, with minimal land available for new development. Given the existing conditions, redevelopment will likely take the form of minor expansions of square footage, including the potential addition of a second story on one-story structures, and changes of use to those which have higher septic requirements, including restaurants, apartments, and medical. Future redevelopment within the Central Business District will also be controlled by existing code, which regulates uses, drainage, solid waste removal, bulk and parking requirements, as well as aesthetics.

The Redevelopment Build Out Scenario will be utilized throughout the DGEIS to contextualize the scale of impacts associated with future redevelopment facilitated by the Proposed Action.

Chapter 3: Land

This chapter will investigate the impact of construction, including construction phasing, timeline, soil disturbance, erosion and sedimentation control, and removal quantities.

In addition, using the redevelopment build out scenario, this chapter will evaluate the potential for additional land disturbance associated with potential redevelopment projects facilitated by the sewerage of the the Central Business District of.

Chapter 4: Surface Water

This chapter will evaluate potential direct and indirect impacts to surface waters, with particular focus on Lake Agawam.

Chapter 5: Groundwater

This chapter will assess the impacts of the Proposed Action on groundwater in the Village. A groundwater mounding study will be evaluated to assess potential impacts associated with the proposed recharge field.

Water demand estimates for the Future without the Proposed Action and Future with the Proposed Action will be prepared based on the Redevelopment Build Out Scenario. Consultations with the water service provider (SCWA) will be conducted to review demand estimates in the Future with and Without the Proposed Action. Identification of areas, if any, that are likely to require infrastructure upgrades will be presented.

Chapter 6: Plants and Animals (not sure this one is needed)

Utilizing publicly available Geographic Information System (GIS) data from sources such as the New York State GIS Clearinghouse and Suffolk County, the DGEIS will include mapping relevant natural resource characteristics, including general information on wildlife and vegetation. These features will be discussed within the context of the potential for the Proposed Action to alter, protect, enhance, or otherwise influence the condition of these resources within the Village. The Proposed Action is taking place in an area of the Village that is largely built out with minimal vegetation and wildlife, and therefore impacts are anticipated to be minimal. The Village of Southampton is within an area that may contain several threatened and endangered species; therefore, the DGEIS will take a hard look at potential impacts by focusing on characterization of the Village's ecological context and resources through mapping and description, evaluating protection mechanisms for these resources, and the likelihood of positive or adverse impacts associated with the Proposed Action.

Chapter 7: Historic Archaeological Resources

The Central Business District of Southampton is a historic district. This Chapter will evaluate the potential impacts of the proposed action on the Southampton Historic District. This will include evaluation of the aesthetic impacts of the proposed WWTP and pump station.

In addition, the Village is an archaeologically sensitive area, and areas of undisturbed land hold the potential for archaeological findings. This chapter will consider the Phase 1a Archaeological Resources Report for the proposed recharge site.

Chapter 8: Open Space and Recreation

The focus of this chapter will be the impact of the Proposed Action on parkland. One Village park will be alienated as part of the proposed action and a new Village park will be created. The location, improvements, access, and aesthetics of each location will be evaluated to assess the overall impact on open space and recreation.

Chapter 9: Transportation

This chapter will evaluate the impact to transportation associated with the Redevelopment Build Out Scenario to determine if the increased potential build out could result in a significant increase in traffic. The existing transportation system and traffic conditions will be described. We anticipate that a qualitative analysis of traffic will suffice. At this time, it is not anticipated that traffic counts or individual intersection analyses will be required. The purpose of the assessment will be to determine whether the Proposed Action will have significant adverse impacts on transportation.

Chapter 10: Energy

This chapter will consider the energy demand of the WWTP as well as the potential increase in demand associated with the Redevelopment Build Out Scenario. Consultations with utility providers including PSEG Long Island and National Grid will be conducted to assess potential implications of the Proposed Action on those services. This information will be summarized in the DGEIS and correspondence with utilities presented in an Appendix.

Chapter 11. Noise, Odor, and Light

Consistency of the proposed WWTP local noise and light conditions and regulations will be generally assessed. At this time, the DGEIS is not anticipated to include quantitative noise and light analyses.

Odor is a common public concern associated with WWTP. This section will review the processes and equipment utilized at the WWTP, identify potential odor sources, and evaluate proposed odor control measures incorporated into the proposed design to evaluate potential impacts.

Chapter 12. Human Health

This chapter will evaluate the potential impacts to human health associated with the treatment of liquid sanitary waste. This chapter will also evaluate the potential encounters with contaminated soils during construction.

Chapter 13. Community Character

The Community Character chapter will evaluate the Village of Southampton's Central Business District and the factors that contribute to its character, including land use patterns, development density, street characteristics, traffic patterns, visual elements, housing, public services, as well as other defining conditions. These characteristics will be discussed under existing conditions. The impact of the construction of the WWTP and Sewage Conveyance System will be considered in relation to community character. In addition, the potential impacts associated with the redevelopment buildout facilitated by sewer connection will be evaluated.

Chapter 14. Physical Climate Risks

This chapter will evaluate environmental impacts that may be exacerbated by climate change. This will include an analysis of the risk of flooding, sea-level rise, and extreme weather events within the Proposed Action area. The long-term viability of the proposed infrastructure will be evaluated in consideration of physical climate risks.

Chapter 15. Growth-Inducing and Cumulative Impacts

This section of the DGEIS will discuss the potential for growth inducing impacts to occur as a result of the Proposed Action. Growth related to expanded development capacity facilitated as a result of sewer connection, discussed throughout the DGEIS will be summarized and evaluated. Any Unavoidable Adverse Impacts will also be identified. These are adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Action is implemented. In addition, this chapter will identify any irreversible and irretrievable commitments of environmental resources that would be associated with the implementation of the Proposed Action.

Chapter 16. Construction Impacts

This chapter will provide a consolidated look at construction impacts beyond those covered in Chapter 3. This will include an evaluation of staging, phasing, duration, and temporary impacts to traffic, access, dust, noise, and utilities.

Chapter 17. Alternatives

6 NYCRR Part 617 requires review of alternatives to a Proposed Action including the "No Action" alternative be included in an EIS. Over the years, the Village has considered many options and alternatives. This section of the DGEIS will provide a description and evaluation of the range of reasonable alternatives to

the action that are feasible, considering the objectives and capabilities of the Village, including a summary of alternative options, designs, and technologies considered. This section will be grouped by the following four categories of alternatives:

- Alternative 1: Proposed Action – The proposed action is used as the baseline for comparison to other alternatives.
- Alternative 2: Alternative Sites - This section will address other sites considered by the Village.
- Alternative 3: Alternative Technologies – This section will address alternative technologies considered by the Village.
- Alternative 4: No Action – As required, this section will evaluate any adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future, in the absence of the proposed action.

7.0 EXTENT AND QUALITY OF INFORMATION NEEDED

Consistent with 6 NYCRR Part 617.8 (e)(3), each draft scope of work must include a section that outlines the extent and quality of information needed to adequately prepare the DGEIS, including identification of relevant existing information, required new information, and the required methodologies for obtaining new information. Following is a preliminary listing of data sources and tools to be utilized to adequately assess DGEIS sections. It is anticipated that this list will continue to expand as the preparation of the DGEIS continues.

The DGEIS will rely on a combination of existing technical studies, publicly available datasets, agency consultation, field observations, engineering analyses, and planning-level projections. Analyses will be conducted at a level of detail appropriate for a GEIS pursuant to 6 NYCRR Part 617. Future redevelopment impacts will generally be evaluated using the Redevelopment Build Out Scenario described in Chapter 2. Quantitative analyses will be completed where sufficient information is available and where the potential significance of impacts warrants such analysis. Qualitative assessments will be utilized where impacts are expected to be limited, or where the GEIS framework is intended to establish thresholds and review criteria for subsequent site-specific actions.

7.1 Redevelopment Build Out Scenario

7.1.1 Existing Information

- Village of Southampton Zoning Map and Regulations
- Tax parcel mapping
- Existing land use inventory
- Village of Southampton Comprehensive Plan (2022)
- Existing building footprints and floor area data
- Sewer System for the Village of Southampton Engineering Design Report (D&B, 2026)
- Sewer System for the Village of Southampton Map, Plan and Report (D&B, 2022 & 2026 update)

7.1.2 New Information

- Parcel-by-parcel assessment of redevelopment potential.
- Identification of uses currently constrained by septic limitations.
- Projection of potential additional floor area, units, restaurant seats, medical office space, and other higher-flow land uses.
- Development of wastewater generation estimates associated with redevelopment scenarios.
- Preparation of a conservative "reasonable worst-case" build-out scenario.

7.1.3 Methodology / Level of Analysis

- Planning-level analysis appropriate for a GEIS.
- Not intended to establish final development yield for individual parcels.

7.2 Land

7.2.1 Existing Information

- United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey and related soil mapping resources
- United States Geological Survey topographic maps, elevation data, and groundwater data
- New York State Department of Environmental Conservation Environmental Resource Mapper, Coastal Erosion Hazard Area mapping, and environmental databases
- Suffolk County Geographic Information System mapping and aerial photography
- Federal Emergency Management Agency Flood Insurance Rate Maps and related flood hazard mapping
- New York State geologic, surficial geology, and bedrock mapping resources
- Site-specific geotechnical investigations, subsurface exploration reports, soil boring logs, and test pit data

7.2.2 New Information

- Preliminary estimates of soil disturbance.
- Construction staging plans.
- Excavation requirements.
- Erosion and sediment control measures.

7.2.3 Methodology / Level of Analysis

- Review draft erosion and sediment control measures, engineering design documents, and concept site plans.
- Qualitative assessment of redevelopment-related land disturbance.

7.3 Surface Water

7.3.1 Existing Information

- "Harmful Algal Bloom Action Plan Lake Agawam" (NYSDEC, April 2020)
- Comprehensive Management Plan for Lake Agawam, June 2009
- Gobler, Christopher J. "Quantifying Nitrogen Loading to from Southampton Village to Surrounding Water Bodies and Their Mitigation by Creating a Sewer District", February 2017
- Village of Southampton Comprehensive Plan (2022)
- Existing Lake Agawam water quality conditions.
- Existing watershed characteristics.
- Existing nitrogen loading estimates.

7.3.2 New Information

- Stormwater Management Plans.
- Correspondence with NYSDEC.

7.3.3 Methodology / Level of Analysis

- Compare Future Without Action and Future With Action conditions.
- Review identified existing studies.
- Evaluate anticipated reductions in nitrogen loading resulting from sewer connection.
- Quantitative nitrogen-loading information will be incorporated where existing studies support such conclusions.

7.4 Groundwater

7.4.1 Existing Information

- Suffolk County Comprehensive Water Resources Management Plan (2015)
- Suffolk County 2020 Sub Watersheds Wastewater Plan
- US Geological Survey
- Suffolk County GIS Open Data
- Applicable regulations including Suffolk County Sanitary Code Article 6 and Article 19 (Innovative and Alternative Onsite Wastewater Treatment Systems - I/A OWTS)

7.4.2 New Information

- Groundwater Mounding Analysis for 185 Windmill Lane

7.4.3 Methodology / Level of Analysis

- Groundwater mounding analysis utilizing accepted hydrogeologic methods.
- Comparison of existing decentralized discharge conditions with centralized treatment and recharge.
- Review consistency with Suffolk County sanitary code requirements.
- Assessment of impacts within the Sole Source Aquifer and SGPA/CEA framework.
- The analysis will evaluate both localized impacts associated with recharge facilities and regional groundwater quality benefits resulting from cesspool abandonment.

7.5 Plants and Animals

7.5.1 Existing Information

- New York State GIS Clearinghouse
- New York State Environmental Resource Mapper
- Suffolk County GIS Open Data

7.5.2 New Information

- GIS mapping of ecological communities.
- Consultation with NYSDEC and USFWS

7.4.3 Methodology / Level of Analysis

- Review Environmental Resource Mapper.
- Agency consultation.
- Assessment of potential impacts to wetlands, adjacent habitat, threatened species, and species of special concern.

- Desktop analysis supplemented by field observations.
- Targeted studies only if warranted by agency consultation.

7.6 Historic Archaeological Resources

7.6.1 Existing Information

- Site and area inspections and photographs
- Village of Southampton Village Wide Reconnaissance Survey 2023
- NYS Cultural Resource Information System
- NYS Historic Preservation Office (SHPO) archaeological site inventory
- Existing Correspondence with SHPO
- Phase 1a Archaeological Resources Survey at WWTP and Recharge Site

7.6.2 New Information

- Phase 1b Archaeological Survey
- Additional Correspondence with SHPO

7.6.3 Methodology / Level of Analysis

- Assessment consistent with SHPO guidance.
- Evaluation of direct and indirect impacts.
- Visual compatibility assessment for above-ground facilities.
- Archaeological review based on Phase IA findings.

7.7 Open Space and Recreation

7.7.1 Existing Information

- Village of Southampton Zoning Code
- Village of Southampton Comprehensive Plan (2022)
- NYS Cultural Resource Information System
- Land Use Data from Suffolk County, NY (2016)

7.7.2 New Information

- Documentation of existing park acreage.
- Documentation and summary of existing recreational facilities.
- Summary of existing park access and usage characteristics.

7.7.3 Methodology / Level of Analysis

- Comparison of alienated and replacement parkland.
- Evaluation of accessibility, recreation opportunities, and community benefit.

7.8 Transportation

7.8.1 Existing Information

- New York State Department of Transportation (NYSDOT) and Suffolk County Department of Public Works traffic volume and signal timing data.

- NYSDOT traffic counts.
- Suffolk County traffic counts.
- Existing roadway classifications.

7.8.2 New Information

- Estimate trips generated by reasonable worst-case redevelopment.

7.8.3 Methodology / Level of Analysis

- Compare against existing Central Business District traffic conditions.

7.9 Energy

7.9.1 Existing Information

- Sewer System for the Village of Southampton Engineering Design Report (D&B, 2023)
- Sewer System for the Village of Southampton Map, Plan and Report (D&B, 2022)
- Village of Southampton Code

7.9.2 New Information

- Consultation with PSEG Long Island and National Grid

7.9.3 Methodology / Level of Analysis

- Estimate WWTP operational electrical demand.
- Assess redevelopment-related utility demand.
- Consultation with utility providers regarding system capacity.

7.10 Noise, Odor, and Light

7.10.1 Existing Information

- NYSDEC Program Policy Assessing and Mitigating Noise Impacts.
- Local noise ordinance.

7.10.2 New Information

- Equipment inventory review.
- Map of proximity to residences.

7.10.3 Methodology / Level of Analysis

- Evaluation of proximity to residences.
- Comparison with local noise standards.
- Description of treatment process.
- Odor-generating components.
- Odor control systems and containment methods.
- Emergency operating conditions.
- Review proposed facility lighting.

7.11 Human Health

7.11.1 Existing Information

- NYSDEC Brownfields Data, Environmental Remediations Database
- Existing nitrogen-related public health information and studies, including research by Dr. Christopher Gobler.
- Existing groundwater quality data.
- Existing wastewater disposal conditions.
- Existing nitrogen concentrations where available.

7.11.2 New Information

- Proposed project design and operational information.
- Facility safeguard, spill prevention, and emergency response measures.
- Phase I ESA

7.11.3 Methodology / Level of Analysis

- Evaluate public health benefits associated with improved wastewater management.
- Assess potential exposure pathways.
- Discuss treatment plant safeguards.
- Discuss emergency response and spill prevention measures.

7.12 Community Character

7.12.1 Existing Information

- Village of Southampton Zoning Code
- Village of Southampton Comprehensive Plan (2022)
- New York State Department of Environmental Conservation (NYSDEC) policy “Assessing and Mitigating Visual Impacts” (NYSDEC 2000)
- Site and area inspections and photographs
- NYS Cultural Resource Information System
- Land Use Data from Suffolk County, NY (2016)

7.12.2 New Information

- Correspondence with school district

7.12.3 Methodology / Level of Analysis

- Review Comprehensive Plan.
- Review zoning framework.
- Visual assessment.
- Assessment of redevelopment patterns facilitated by sewer availability.
- Evaluation of housing opportunities and Central Business District vitality.

7.13 Physical Climate Risks

7.13.1 Existing Information

- FEMA Flood Maps

- Climate Mapping for Resilience & Adaptation <https://resilience.climate.gov/>

7.13.2 New Information

- No new data will be generated. Existing data sources are anticipated to be sufficient for this analysis.

7.13.3 Methodology / Level of Analysis

- FEMA mapping review.
- Future flood risk review.
- Sea level rise projections.
- Infrastructure resiliency assessment.
- Power outage and emergency operation evaluation.
- Assessment of facility adaptability under projected climate conditions.

7.14 Growth-Inducing and Cumulative Impacts

7.14.1 Existing Information

- Sewer System for the Village of Southampton Engineering Design Report (D&B, 2026)
- Sewer System for the Village of Southampton Map, Plan and Report (D&B, 2022 and 2026 Update)
- Village of Southampton Code

7.14.2 New Information

- Redevelopment Build Out Scenario
- Information on proposed and recently approved development projects in the Village Central Business District

7.14.3 Methodology / Level of Analysis

- Compare development potential with and without sewer service.
- Evaluate cumulative impacts associated with redevelopment.
- Assess growth limitations that remain in effect, including zoning, parking, and bulk controls.
- Evaluate housing and commercial growth implications.
- Evaluation of unavoidable impact and irreversible commitment of resources.

7.15 Construction Impacts

7.15.1 Existing Information

- Sewer System for the Village of Southampton Engineering Design Report (D&B, 2023)
- Sewer System for the Village of Southampton Map, Plan and Report (D&B, 2022)
- Village of Southampton Code

7.15.2 New Information

- *Construction staging plans*
- *Erosion and sediment control plan*

7.15.3 Methodology / Level of Analysis

- Assess construction-phase stormwater impacts.
- Assess temporary traffic impacts (lane closures, business access)
- Assess restrictions on construction times both seasonally and hours of day
- Evaluate potential for dust generation and mitigations strategy
- Evaluate potential noise, mitigation methods, and noise code
- Review construction phasing and duration.
- Assess potential utility disruptions.

7.16 Appendices

Technical reports, data and agency correspondence referenced in the DGEIS will be collected into appendices and provided with the DGEIS. These include:

- SEQRA Documentation – FEA, Positive Declaration, Final Scoping Document
- Official Correspondence related to the DGEIS
- Sewer System for the Village of Southampton Engineering Design Report (D&B, 2026)
- Sewer System for the Village of Southampton Map, Plan and Report (D&B, 2026 update)
- Groundwater Mounding Study
- Phase 1a and 1b (if applicable) Archaeological Resource Report and Survey
- Relevant Agency Correspondence

8.0 ISSUES NOT INCORPORATED INTO THE SCOPING DOCUMENT

The purpose of the Scoping Document is to identify both the issues that must be included in the DGEIS as well as those that do not need to be analyzed as it has already been identified that there is no likely impact on these areas. The following areas are determined to require no further review in the DGEIS:

8.1 Impact on Geological Features

No geological features were identified in the study area therefore no evaluation is proposed.

8.2 Impact on Air

Air quality impacts are anticipated to be temporary, localized, and construction related. Therefore, air quality will be evaluated as part of construction impacts and no separate air quality chapter is proposed.

8.3 Impact on Agricultural Resources

The subject area does not contain any agricultural districts and/or resources, and no significant adverse impacts are not anticipated; therefore, a separate chapter is not proposed unless further analysis indicates otherwise.

8.4 Impact on Aesthetic Resources

Aesthetic impacts will be addressed within Chapters 7 and 13 and therefore do not require a separate chapter.

8.5 Impact on Disadvantage Communities

Environmental justice and disadvantaged community considerations will be reviewed during DGEIS preparation. Based upon available information, no disadvantaged communities have been identified within the subject area and significant adverse impacts are not anticipated; therefore, a separate chapter is not proposed unless further analysis indicates otherwise.