



4/23/2023 STRONG'S YACHT CENTER BUILDING PROJECT – FACT SHEET

Why is Strong's proposing to build two additional large buildings on the property?

- Many of our yacht clients currently go out of state to have their indoor storage needs met. There is high demand for indoor heated storage for larger boats in the NY-NJ-CT region. These two approx. 50,000 sq. ft. buildings will provide local storage for 88 yachts of 60' average size, serving our customers' needs closer to home while creating approximately 11 new full-time, year-round career opportunities for local residents.

What variances or zoning changes are being requested?

- Plans are 100% compliant with the property's Marine II Industrial zoning. No variances are requested.
- Southold Town's Local Waterfront Revitalization Plan (LWRP) identifies Mattituck Inlet as "the most suitable location for new or expanded water-dependent commercial and industrial uses" in the Town of Southold.

Why must so much sand be removed?

- To make the least visual impact on the landscape, plans call for constructing the buildings like our region's potato barns. They will be built into the sand, behind the existing waterfront buildings. Sand must be removed to prepare the building site for this method of construction, which allows the buildings to rise just 17' higher than our existing waterfront buildings. See renderings below.

What are plans for removing the sand?

- The proposal calls for removing the sand in 30-yard loads, Monday to Friday from 7 AM to 5 PM, starting in December and lasting approx. 6 months. Approximately 40 trucks entering and exiting the property per day.
- Though not required by Town code, all trucks will be equipped with Tier 4 engines. The reduced emissions of Tier 4 engines in construction machinery meets EPA standards for highway trucks; they are the quietest and most environmentally engines currently available. Backup alarms used will be the White Noise version.
- A roaming safety vehicle will be deployed during truck transport to ensure trucks are spaced out properly, and that drivers adhere to area speed limits and take appropriate safety precautions. This oversight is not required by Town code; it is included in the plans out of consideration for the community.

What about removing the sand by barge?

- Barging the sand out of the Inlet was our first choice; we wish it could be managed in this way! We investigated this option with four large barge contractors who mapped out detailed soundings from the entrance of Mattituck Inlet to the building site. Unfortunately, all four contractors concluded that the inlet was not wide or deep enough to barge out the sand.



Are you making a profit by selling the sand?

- As is typical with construction projects with an excavation component, the removed material will be sold, and the proceeds used to support the project's cost. The anticipated value of the sand is less than 10% of the cost of the project.

What are the details on tree removal?

- The site includes a total of 2408 trees with trunks 6" or more in diameter: 1054 on the R-80 zoned portion and 1354 trees on the MII zoned portion.
- The proposal requires the removal of 634 trees, or 26.3% of the total trees on the property: 15 trees would be removed from the R-80 zoned portion, and 619 trees from the MII-zoned portion. The site clearing would be less than the maximum allowed by the property's zoning.
- Approximately 73% of all trees on the property would be retained, including approx.. 66% of the large hardwood trees (trunks greater than 12' diameter).
- 135 trees will be planted on site upon completion of construction. In addition, 50 native trees will be contributed to the Southold Town Tree Committee for installation at priority sites within the Town of Southold.

What impact will the building project have on the nearby Mill Road Preserve?

- Edge effects may impact a 4/10 of an acre portion nearest to the project, or approx. 2% of the 25-acre Preserve (see diagram below).
- Edge effects are environmental changes (e.g. higher temperature or increases in invasive plants) that occur at a forest edge.
- A minimum 105-ft. buffer will be maintained between the project limit and the Preserve to minimize potential edge effects.

How can you be certain that this project will not have significant environmental impacts?

- Over the past four years, technical professionals with consulting firms across Long Island have been involved in the planning and design of this project to ensure minimal impact on the environment. They are acknowledged experts in their fields with decades of experience. The team has all worked on projects in the Town of Southold; many of them have consulted on projects for Southold Town itself.
- The environmental impact assessments made by our consultants are contained in the DEIS, along with mitigation steps to be taken where appropriate. More details can be found in the DEIS, which can be accessed at www.strongsmarine.com/building-project.



NEW BUILDINGS WILL BE MORE THAN 200' FROM WATER'S EDGE, BEHIND EXISTING WATERFRONT STRUCTURES.

NEW BUILDINGS TO BE BUILT BEHIND EXISTING STRUCTURES

Proposed buildings are **more than 200'** from water's edge.

NEW BUILDINGS RISE 17' HIGHER THAN EXISTING WATERFRONT STRUCTURES

	EXISTING BUILDINGS
	NEW BUILDINGS

VIEW FROM THE INLET - FROM THE SOUTHEAST

MILL ROAD PRESERVE – POTENTIAL EDGE EFFECT IMPACTS MAY IMPACT A 4/10 OF AN ACRE PORTION OF THE 25-ACRE PROPERTY

