



JAY SCHNEIDERMAN
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TOWN OF
SOUTHAMPTON
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TO: Members of the Town Board

RE: **SPECIAL TOWN BOARD MEETING**
Monday, November 7, 2016 at 6:00 p.m.

PLEASE BE ADVISED THAT pursuant to Section 62 of Town Law, and as per Resolution No. 2016-951 adopted on October 11, 2016, a Special Town Board Meeting will be held in the **East Quogue Elementary School, 6 Central Avenue, East Quogue, New York, on Monday, November 7, 2016 at 6:00 p.m.** for the purpose of considering the following:

- Public Hearing to hear any and all persons on the subject of a Draft Environmental Impact Statement (DEIS) related to a zone change petition entitled "The Hills at Southampton" requesting to change four separate land holdings totaling 591 acres located in the Hamlet of East Quogue, from Residential 200 (CR200) to Mixed-Use Planned Development District (MUPDD) to facilitate development of a 168.10 acre property with 118 residential units, an 18-hole golf course and associated club house, a pond/pond house, and maintenance area, all to be accessed by new roads and driveways.

Presentation by Applicant 6:15 p.m.
Public Comment 7:00 p.m.

JAY SCHNEIDERMAN, SUPERVISOR
TOWN OF SOUTHAMPTON

Dated: November 1, 2016
Southampton, New York



Southampton Town Board
116 Hampton Road
Southampton, NY 11968

Meeting: 10/11/16 01:00 PM
Department: Long Range Planning
Category: Public Hearings
Prepared By: Janice Scherer
Initiator: Kyle Collins
Sponsors: Supervisor Jay Schneiderman
DOC ID: 25663

ADOPTED

TOWN BOARD RESOLUTION 2016-951

The Hills at Southampton MUPDD Zone Change Petition Deem Scope & Content of September 2016 Draft Environmental Impact Statement (DEIS) Adequate for Purpose of Commencing Public Review and Schedule Public Hearing

WHEREAS, the Town Board of the Town of Southampton received a revised Draft Environmental Impact Statement dated April 2016 for the project entitled: "The Hills at Southampton" from DLV Quogue, LLC ("Applicant") associated with the formal request for a Change of Zone from CR200 to Mixed Use Planned Development District (MUPDD); and

WHEREAS, the proposed action seeks to change four separate land holdings totaling 591 acres located in the Hamlet of East Quogue, from Residential 200 (CR200) to Mixed-Use Planned Development District (MUPDD); and

WHEREAS, the largest owned land component, known as the Hills Property, consists of 340.91 acres south of and 86.92 acres north of Sunrise Highway, for a total of 427.83 acres; with contiguous property to the west known as the Kracke property which consists of 61.26 acres, and noncontiguous property to the east known as the Pariato property which consists of 101.91, for a total of 591 acres; and

WHEREAS, the proposed action is to develop a 168.10 acre property with 118 residential units, an 18-hole golf course and associated club house, a pond/pond house, and maintenance area, all to be accessed by new roads and driveways; and

WHEREAS, the proposed Change of Zone is a Type I Action pursuant to the State Environmental Quality Review Act, and the regulating provisions of 6 NYCRR Part 617; and

WHEREAS, on April 14, 2015, by Resolution No. 2015-458, the Town Board assumed lead agency and issued a positive declaration pursuant to SEQRA and Chapter 157 of the Town Code, thus requiring the preparation of an Environmental Impact Statement (EIS) to address the overall project impacts identified in said positive declaration; and

WHEREAS, on July 14, 2015 by Resolution No. 2015-733, the Town Board issued a final written scope for the purposes of preparing a DEIS; and

WHEREAS, on March 4, 2015, by Resolution No. 2015-240, AKRF was retained to assist the Town Board as lead agency to conduct the review of the subject application pursuant to the requirements of 6 NYCRR Part 617; and

WHEREAS, on March 4, 2015, by Resolution No. 2015-269, A. Martin Petrovic was retained to assist the Town Board as lead agency to conduct the review of those elements of the subject action as they relate to all aspects of the design, construction and operation of the golf course and residential lawn management components of the proposed project to which said review will be incorporated into the SEQRA review of subject action; and

WHEREAS, by letter dated August 1, 2016 Mr. Petrovic determined that the sections of the DEIS relevant to his review adequately addressed the scope and were adequate for public review; and

WHEREAS, after review of the most recently resubmitted document, by report dated September 19, 2016 AKRF identified that the resubmitted DEIS addresses previous concerns and is now adequate in terms of its scope and content pursuant to 617.9 and the adopted final scope; and

WHEREAS, the following are involved agencies:

1. Town of Southampton Town Board
2. Town of Southampton Planning Board
3. Central Pine Barrens Commission
4. Suffolk County Water Authority
5. Suffolk County Department of Health Services
6. New York State Department of Environmental Conservation, Region 1

WHEREAS, the following are interested agencies:

1. Suffolk County Planning Commission
2. Southampton Town Engineer's Office
3. Southampton Town Fire Marshall
4. Southampton Town Architectural Review Board
5. Southampton Town Police Department
6. East Quogue Fire Department
7. Westhampton War Memorial Ambulance Association
8. East Quogue Union Free School District
9. East Quogue Citizens Advisory Committee

; and

WHEREAS, upon review of said reports and recommendation of the Town Planning & Development Administrator, pursuant to the requirements of 6 NYCRR Part 617.9, the Town Board as Lead Agency finds that the September 2016 DEIS addresses all submission requirements for the purpose of conducting the SEQRA review; now, therefore, be it

RESOLVED, that the Town Board of the Town of Southampton hereby deems the scope and content of the Draft Environmental Impact Statement (DEIS) dated September 2016 for The Hills at Southampton to be adequate for the purpose of commencing public review; and be it further

RESOLVED, that this resolution and copies of the DEIS shall be forwarded from the Town Clerk to all Involved agencies; and be it further

RESOLVED, the Town Clerk shall post the application online on the Town website at <http://www.southamptontownny.gov> for all interested agencies and persons to access as well as maintain hard copies of the document at the Westhampton Library and the Town Clerk's Annex in Hampton Bays; and be it further

RESOLVED, that the Town Clerk is hereby authorized to publish the following Notice of Public Hearing:

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held at a special Town Board Meeting on **November 7, 2016 at 6:00 p.m.** at the East Quogue Elementary School, 6 Central Avenue, East Quogue, New York, to hear any and all persons on the subject of a Draft Environmental Impact Statement (DEIS) related to a zone change petition entitled "The Hills at Southampton" requesting to change four separate land holdings totaling 591 acres located in the Hamlet of East Quogue, from Residential 200 (CR200) to Mixed-Use Planned Development District (MUPDD) to facilitate development of a 168.10 acre property with 118 residential units, an 18-hole golf course and associated club house, a pond/pond house, and maintenance area, all to be accessed by new roads and driveways.

Copies of the DEIS are on file in the Town Clerk's Office Monday through Friday, from 8:30 a.m. to 4:00 p.m., at the Town Clerk's Annex in Hampton Bays, at the Westhampton Public Library and online at <http://www.southamptontownny.gov>

BY ORDER OF THE TOWN BOARD
TOWN OF SOUTHAMPTON, NEW YORK
SUNDY A. SCHERMAYER, TOWN CLERK

Financial Impact

n/a

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Jay Schneiderman, Supervisor
SECONDER:	Christine Preston Scalera, Councilwoman
AYES:	Schneiderman, Lofstad, Scalera, Bouvier, Glinka