

**APPENDIX C**  
**SEQRA DOCUMENTS**



**Southampton Town Board**

116 Hampton Road  
Southampton, NY 11968

Meeting: 10/13/15 01:00 PM  
Department: Long Range Planning  
Category: SEQRA  
Prepared By: David Wilcox  
Initiator: David Wilcox

**ADOPTED**

Sponsors: Throne-Holst, Bender, Fleming, Scalera, Glinka

**TOWN BOARD RESOLUTION 2015-1001**

DOC ID: 23326

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**Deem Draft Generic Environmental Impact Statement (DGEIS)  
for the Riverside Brownfield Opportunity Area (BOA) Step II  
Nomination Study and Riverside Revitalization Action Plan  
(RRAP) with Proposed Zoning Overlays Adequate for the  
Purpose of Commencing Public Review Pursuant to State  
Environmental Quality Review Act (SEQRA)**

WHEREAS, the Town Board of the Town of Southampton, in accordance with §272-a, Town Law, is authorized to prepare and adopt a comprehensive plan and amendments thereto; and

WHEREAS, S272-a (2)(a), of Town Law enables a comprehensive plan and subsequent amendments to be prepared in the form of written and/or graphic materials that identify goals, policies, guidelines and other means for the immediate and long range protection, enhancement, growth and development of the Town; and

WHEREAS, by Resolution No. 2013-1149 dated November 26, 2013, the Town Board of the Town of Southampton authorized entering into a contract and Master Developer Agreement with Renaissance Downtowns, to prepare a Riverside Revitalization Action Plan (RRAP) with Proposed Zoning Overlay Districts, as a component of the Town's Comprehensive Plan and to work with the Town in close partnership to develop plans, test market assumptions, obtain regulatory approvals, secure financing and successfully implement a multi-stage redevelopment program for Riverside; and

WHEREAS, the Master Developer and the Town worked closely with the community to develop a RRAP that facilitates implementation of the many past planning efforts that have been initiated by the Town for the Riverside community and that provides a comprehensive planning framework for redevelopment of the Hamlet; and

WHEREAS, the zoning amendments contained in the RRAP propose seven separate Overlay Zones affecting 468 acres in the Hamlet of Riverside. The highest development density would be permitted in the RO-1 Zone ("Hamlet Center"), which is located around the Riverside traffic circle. Other mixed-use zones, which will allow other mixes of uses, at different densities, and building heights, and which will serve different purposes, include: the RO-2 ("Hamlet Neighborhood"), RO-3 ("Special"), RO-4 ("Gateway"), RO-5 ("Suburban"), RO-6 ("Waterfront"), and RO-7 ("Parkland") Zones. The proposed Overlay Zones (RO-1, RO-2, RO-3, RO-4, RO-5, RO-6 and RO-7) will encourage a mix of retail stores, restaurants, offices, service-related businesses, hotels, light industries, cultural and recreational facilities, advanced care facilities, and diverse living options, and place significant emphasis on the form of the buildings, streets and civic spaces (form-based code).

WHEREAS, on January 22, 2014 the Town of Southampton was awarded a grant through the New York State Department of State for the preparation of a Brownfield Opportunity Area (BOA) Step II Nomination Study for the revitalization of the Riverside hamlet; and

WHEREAS, by Resolution No. 2015-599, on June 9, 2015 the Town Board contracted with Nelson, Pope & Voorhis, LLC, to prepare a BOA Step II Nomination Study with the incorporation of the RRAP and Proposed Zoning Overlays and to prepare a corresponding Draft Generic Environmental Impact Statement in order to review proposed zoning amendments, analyze potential environmental impacts of development envisioned by the RRAP and propose measures to mitigate any potential adverse impacts of the plan and zoning overlays; and

WHEREAS the adoption of the Riverside BOA Study and Revitalization Action Plan (RRAP) with Proposed Zoning Overlays is an action that is subject to environmental review pursuant to 6 NYCRR 617 (State Environmental Quality Review Act - SEQRA) of the New York State Environmental Conservation Law and Chapter 157 (Environmental Quality Review) of the Code of the Town of Southampton; and

WHEREAS, by Resolution No. 2015-866, on August 25, 2015 the Town Board accepted the Draft RRAP as complete for public review and coordinated with other identified Involved Agencies for Lead Agency designation; and

WHEREAS, by Resolution No 2015-946, on September 24, 2015 the Town Board assumed Lead Agency status in connection with the State Environmental Quality Review of the Riverside BOA Step II Nomination Study and the RRAP and issued a Positive Declaration, requiring the submission of a Draft Generic Environmental Impact Statement (DGEIS); and

WHEREAS, on October 5, 2015, the Town Clerk received a Draft Riverside BOA Step II Nomination Study and Draft GEIS from Nelson, Pope & Voorhis, LLC; and

WHEREAS, pursuant 6 NYCRR § 617.9, the Town Board as lead agency must determine whether to accept the Draft GEIS as adequate with respect to its scope and content for the purpose of commencing public review pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Division of Land Management staff reviewed the Draft GEIS for completeness of content and has determined that the document contains the minimum submission requirements for the purpose of conducting the SEQR and is therefore adequate for public review and comment; and

WHEREAS, the following agencies have been identified as Involved Agencies pursuant to SEQRA:

1. Suffolk County Department of Public Works  
Attn: Daniel Dresch Jr., Director of Traffic Safety  
335 Yaphank Avenue  
Yaphank, New York 11980
2. Suffolk County Department of Health Services  
Suffolk County Sewer Agency  
Attn: Gilbert Anderson, P.E., Commissioner of Public Works and Sewer Agency Chair  
335 Yaphank Avenue  
Yaphank, New York 11980

3. Suffolk County Department of Health Services  
Office of Wastewater Management  
Attn: Walter Hilbert, P.E., Principal Public Health Engineer  
360 Yaphank Avenue, Suite 2C  
Yaphank, New York 11980
4. New York State Department of Environmental Conservation-Region 1  
Attn: Ajay Shah, P.E.  
50 Circle Road  
Stony Brook, New York 11790
5. New York State Department of Transportation, Region 10  
Attn: Mr. Tariq Melik, Regional Permit Coordinator  
250 Veterans Memorial Highway  
Hauppauge, New York 11788
6. Central Pine Barrens Joint Planning & Policy Commission  
624 Old Riverhead Road  
Westhampton Beach, New York 11978
7. NYS Department of State  
Office of Planning and Development  
Attn: David Ashton  
99 Washington Ave., Suite 1010  
Albany, NY 12231

WHEREAS, the following agencies have been identified as interested agencies:

1. Suffolk County Planning Commission
2. Town of Southampton Planning Board
3. Town of Riverhead
4. Town of Southampton Board of Trustees
5. Riverhead Central School District
6. New York State Police
7. Town of Southampton Police
8. Riverhead Fire District
9. Flanders/Northampton Volunteer Ambulance
10. US Army Corps of Engineers
11. National Grid
12. PSEG - Long Island
13. Suffolk County Water Authority
14. Town of Southampton Conservation Board
15. Town of Southampton Department of Municipal Works
16. Town of Southampton Parks Department
17. Flanders/Riverside/Northampton Civic Association

WHEREAS, referral to the Suffolk County Planning Commission is being made pursuant to General Municipal Law Section 239-m;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Southampton hereby deems the scope and content of the Draft Generic Environmental Impact Statement (DGEIS) for the Riverside Brownfield Opportunity Area (BOA) Step II Nomination Study and Revitalization Action Plan (RRAP) with Proposed Zoning Overlays to be adequate for the purpose of commencing public review and comment pursuant to the State Environmental Quality Review Act (SEQRA); and

BE IT FURTHER RESOLVED, the Town Clerk is hereby directed to file a Notice of Completion of a Draft GEIS for the Riverside Brownfield Opportunity Area (BOA) Step II Nomination Study and Revitalization Action Plan (RRAP) with Proposed Zoning Overlays for Publication in the Environmental Notice Bulletin (ENB) as prescribed in SEQRA (6 NYCRR) Section § 617.12; and

BE IT FURTHER RESOLVED, the Town Clerk is hereby directed to forward this resolution and copies of the Draft GEIS, Draft Brownfield Opportunity Area (BOA) Step II Nomination Study and Draft Riverside Revitalization Action Plan (RRAP) with Proposed Zoning Overlays to all involved and interested agencies listed herein; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby authorized to publish the following Notice of Completion of Draft GEIS:

**NOTICE OF COMPLETION  
OF A DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

PLEASE TAKE NOTICE, that this notice is issued pursuant (6 NYCRR) Section § 617.12 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. A Draft Generic Environmental Impact Statement (DGEIS) for the Riverside Brownfield Opportunity Area (BOA) Step II Nomination Study and Revitalization Action Plan (RRAP) with Proposed Zoning Overlays has been accepted by the Southampton Town Board for the purpose of commencing public review and comment.

The Town of Southampton was awarded a grant through the New York State Department of State for the preparation of a Brownfield Opportunity Area (BOA) Step II Nomination Study for the Riverside Revitalization Plan. To facilitate implementation of many planning efforts that have been initiated by the Town in the past for the Riverside and nearby Flanders communities and by the BOA Nomination Study, the Town entered into a Master Developer Agreement with Renaissance Downtowns, to work with the Town in close partnership to develop plans, test market assumptions, obtain regulatory approvals, secure financing and successfully implement a multi-stage redevelopment program for Riverside. The Master Developer and the Town worked closely with the community to develop a Riverside Revitalization Action Plan (RRAP), completed in July 2015, which provides a comprehensive planning framework for redevelopment of the Hamlet. The RRAP includes recommendations for a Riverside Overlay Zoning District as an amendment to the Town Zoning Code.

The Riverside Overlay District includes seven separate Overlay Zones affecting 468 acres in the Hamlet of Riverside. The highest development density would be permitted in the RO-1 Zone ("Hamlet Center"), which is located around the Riverside traffic circle. Other mixed-use zones, which will allow other mixes of uses, at different densities, and building heights, and which will serve different purposes, include: the RO-2 ("Hamlet Neighborhood"), RO-3

("Special"), RO-4 ("Gateway"), RO-5 ("Suburban"), RO-6 ("Waterfront"), and RO-7 ("Parkland") Zones. The proposed Overlay Zones (RO-1, RO-2, RO-3, RO-4, RO-5, RO-6 and RO-7) will encourage a mix of retail stores, restaurants, offices, service-related businesses, hotels, light industries, cultural and recreational facilities, advanced care facilities, and diverse living options, and place significant emphasis on the form of the buildings, streets and civic spaces (form-based code).

Copies of the Draft Generic Environmental Impact Statement (DGEIS) for the Riverside Brownfield Opportunity Area (BOA) Step II Nomination Study and Revitalization Action Plan (RRAP) with Proposed Zoning Overlays will be available beginning on October 13, 2015 at the Town of Southampton Town Clerk's Office, 116 Hampton Road, Southampton, NY 11968, Monday through Friday, from 8:30 a.m. to 4:00 p.m., the Riverhead Free Library, 330 Court Street, Riverhead, NY, during library hours, and on the Town website at <http://www.southamptontownny.gov/408/Town-Studies-Reports>

Comments on the Draft GEIS are requested and will be accepted by the Town of Southampton Department of Land Management, 116 Hampton Road, Southampton, NY 11968, until the close of business on November 12, 2015.

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

**Financial Impact**

None

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Anna Throne-Holst, Supervisor
<b>SECONDER:</b>	Bradley Bender, Stan Glinka
<b>AYES:</b>	Throne-Holst, Bender, Scalera, Fleming, Glinka

county e-mail listservs available at:  
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html).

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## Negative Declaration

**Suffolk County** - The Town of Southampton Planning Board, as lead agency, has determined that the proposed Audi - Southampton will not have a significant adverse environmental impact. The action involves a site plan / special exception application is for a 11,572 footprint car dealership (14,890 total square footage) on two parcels to be merged totaling 94,006 square feet in the Highway Business (HB) Zoning District. The project is located at 51 and 55 Montauk Highway in Water Mill, Town of Southampton, New York.

**Contact:** Clare Vail, Town of Southampton, 116 Hampton Road, Southampton, NY 11968, Phone: (631) 287-5735, E-mail: CVail@southamptontownny.gov.

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## Notice of Acceptance of Draft GEIS and Public Hearing

**Suffolk County** - The Town of Southampton Town Board, as lead agency, has accepted a Draft Generic Environmental Impact Statement on the proposed Riverside Brownfield Opportunity Area (BOA), Revitalization Action Plan and Zoning Amendments. **A public hearing on the Draft GEIS will be held on October 29, 2015 at 6:00 p.m. at the Phillips Avenue**

**Elementary School, 141 Phillips****Avenue, Riverside, NY.** Written

comments on the Draft GEIS will be

accepted until November 12, 2015. The

Draft GEIS is available from the Town of

Southampton Town Clerk's Office, 116

Hampton Road, Southampton, NY

11968 and on line at:

<http://www.southamptontownny.gov/408/Town-Studies-Reports>.

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The project is located in the Hamlet of Riverside, Town of Southampton, New York.

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**Contact:** Kyle Collins, Town of Southampton, 116 Hampton Road, Southampton, NY 11968, Phone: (631) 702-1800, E-mail: [kcollins@southamptontownny.gov](mailto:kcollins@southamptontownny.gov).

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

EW-875368022

State of New York  
County of Suffolk

Angela Sanchez

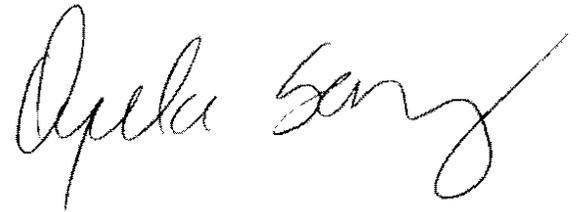
being duly sworn, says s/he is the

**ADMINISTRATIVE ASSISTANT**  
of the SOUTHAMPTON PRESS,  
EASTERN EDITION, a newspaper  
published weekly in the Village of  
Southampton, Town of Southampton,  
county and state aforesaid, and that a  
notice, of which the annexed printed slip is  
a copy, was published in said newspaper  
once a week

for 1 consecutive week(s),

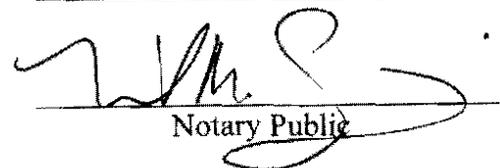
commencing on the 22nd day of

October 2015



Sworn to before me this 22nd day of

October 2015



Notary Public

NEIL M. SALVAGGIO  
Notary Public, State of New York  
No. 01SA802874, Suffolk County  
Commission Expires November 4, 2015

EW - 875356

State of New York  
County of Suffolk

Angela Sanchez

being duly sworn, says s/he is the

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SOUTHAMPTON, NEW YORK  
SUNDY A. SCHERMEYER,  
TOWN CLERK  
EW-8753561022

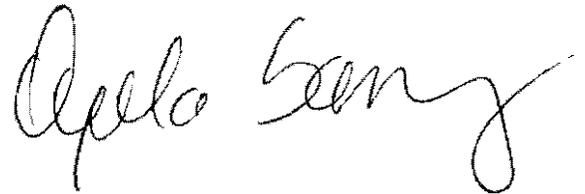
**ADMINISTRATIVE ASSISTANT**

of the SOUTHAMPTON PRESS, WESTERN EDITION, a newspaper published weekly in the Village of Westhampton Beach, Town of Southampton, county and state aforesaid, and that a notice, of which the annexed printed slip is a copy, was published in said newspaper once a week

for 1 consecutive week(s),

commencing on the 22nd day of

October 2015



Sworn to before me this 22nd day of

October 2015

  
Notary Public

NEIL M. SALVAGGIO  
Notary Public, State of New York  
No. 01SA6082874, Suffolk County  
Commission Expires November 4, 2018