

Riverside Urban Renewal Plan
Town of Southampton, New York

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Riverside Urban Renewal Plan

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**Riverside Urban Renewal Plan
TABLE OF CONTENTS**

	Page #
I. DESCRIPTION OF PROJECT.....	1
A. Boundaries of the Urban Renewal Plan	1
B. Urban Renewal Plan Objectives	1
C. Proposed Actions	3
II. CONFORMITY WITH THE COMPREHENSIVE PLAN.....	4
A. Implementation Strategies Which Refer Generally to the Project Area	4
B. Implementation Strategies which Refer Specifically to the Project Area.....	6
III. OVERVIEW OF THE PROPOSED ACTIONS BY TYPE.....	8
A. Land Use	8
1. Issues.....	8
2. Recommendations.....	11
B. Zoning and Other Land Use Controls.....	11
1. Issues.....	11
2. Recommendations.....	11
C. Building Conditions	13
1. Demolition and Clearance.....	13
2. Rehabilitation.....	15
3. Public Improvements	15
4. Recommendations.....	17
5. Street Extensions and Realignment.....	20
6. Sidewalks and Street Crossings	20
7. Lighting and Design Recommendations.....	20
8. Ludlam Avenue Park Expansion	20
D. Detailed Description of Proposed Action by Section	21
1. Western Section	21
2. Central Section.....	27
3. Core Area Portion	32
4. Eastern Section.....	35
E. Proposed Actions Outside of the Urban Renewal Area.....	40

**Riverside Urban Renewal Plan
TABLE OF CONTENTS**

1. Zoning Revisions	40
2. Street Extensions and Closures	40
3. Public Use Expansions.....	40
4. Streetscape Improvements	41
IV. PROJECT PROPOSALS.....	42
A. Rezoning	42
B. Land Acquisition.....	42
C. Street Extensions and Abandonment	42
D. Rehabilitation.....	42
E. Demolition	43
F. Relocation	43
G. Disposition and Redevelopment	43
V. PROPOSED PUBLIC, SEMI_PUBLIC, PRIVATE, OR COMMUNITY FACILITIES OR UTILITIES	44
VI. PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL	45
VII. PROPOSED TIME SCHEDULE FOR THE EFFECTUATION OF THE PLAN....	46
VIII. DURATION OF PLAN CONTROLS.....	47
IX. PROCEDURES FOR CHANGES IN APPROVED PLAN	48
X. PROVISIONS TO PRESERVE INTEGRITY OF PLAN	49

**Riverside Urban Renewal Plan
TABLE OF CONTENTS**

EXHIBITS	Page #
1. Project Boundary	2
2. Existing Land Use	9
3. Proposed Land Use	10
4. Proposed Zoning Revisions	14
5. Properties Proposed to be Assembled for Redevelopment	16
6. Rehabilitation Candidates	18
7. Public Improvements	19
8. Proposed Land Use Western Section North Portion.....	24
9. Proposed Zoning Revisions, Western Section Northern Portion.....	25
10. Proposed Land Use, Western Section South Portion.....	26
11. Proposed Zoning Revisions, Western Section South Portion.....	29
12. Proposed Land Use Central Section	30
13. Proposed Zoning Revisions, Central Section.....	33
14. Proposed Land Use Core Area Portion.....	34
15. Proposed Zoning Revisions, Core Area Portion.....	26
16. Proposed Land Use Eastern Section	38
17. Proposed Zoning Revisions, Eastern Section	39

I. DESCRIPTION OF PROJECT

A. Boundaries of the Urban Renewal Project

The Riverside Urban Renewal Plan, hereinafter referred to as “the Plan,” has boundaries as shown in *Exhibit 1, “Project Boundary.”* The Plan’s area (“Project Area”) encompasses approximately 93 acres, and extends from the rear lot lines of those parcels fronting on the south side of New York State Route 24 (Riverhead-Hampton Bays Road), to the intersection of Suffolk County Route 104 (Riverleigh Avenue) and Old Quogue Road, and includes properties fronting on the east side of Old Quogue Road to Brown Street and Ludlam Avenue Park, and the properties fronting on the west side of Riverleigh Avenue from the traffic circle south to the church and McLeod Mobile Home Park. The Project Area also includes seven parcels within the Riverside Hamlet Center.

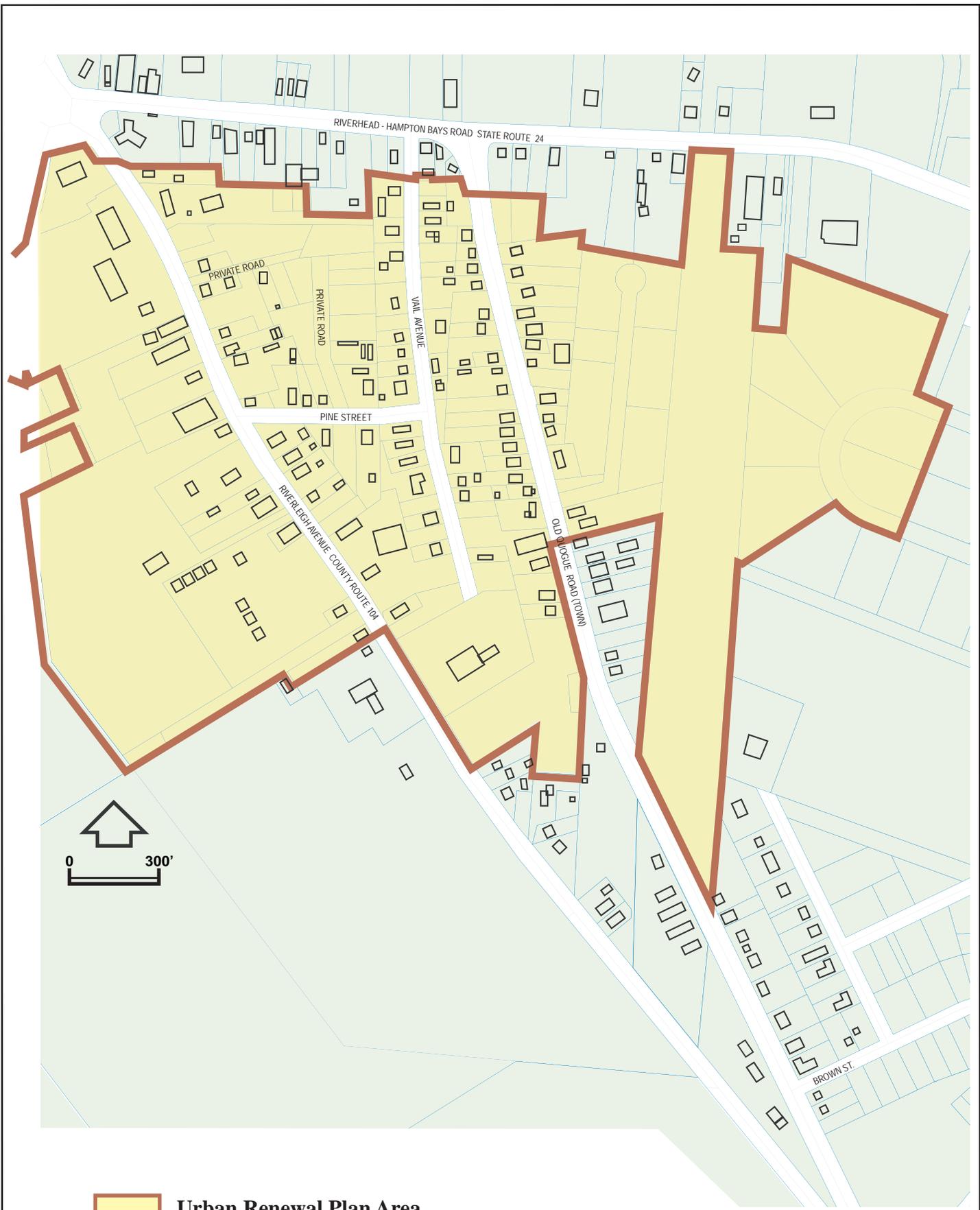
The Project Area more specifically comprises three contiguous sections: in the center, the Project Area extends south from the rear lot lines of parcels fronting on Riverhead-Hampton Bays Road, between Riverleigh Avenue and Old Quogue Road, as far as the auto repair and sales businesses fronting on Riverleigh Avenue. On the west, the Project Area extends from the restaurant business fronting on the traffic circle at the intersection of Riverleigh Avenue and Riverhead Hampton Bays Road, as far south as properties adjacent to the Calvary Baptist Church of Riverhead, at 515 Riverleigh Avenue, and the McLeod Mobile Home Park next to the church. On the east, the Project Area extends south from the rear lot lines of properties fronting on Riverhead Hampton Bays Road to a point opposite the Galilee Church of God in Christ, and east to an area including several vacant properties in the Hamlet Center, but also including seven parcels within the Riverside Hamlet Center, one of which extends further south than the rest of this eastern section, with frontage on Old Quogue Road.

B. Urban Renewal Plan Objectives

The objectives of the Plan are as follows:

1. To reinforce a sense of community and neighborhood identity;
2. To eliminate blight conditions within the Project Area as defined in the Blight Study*;
3. To rehabilitate certain residential properties within the Project Area;
4. To redevelop vacant, deteriorating or deteriorated buildings, incompatible land uses or underutilized properties with residential, community and commercial uses consistent with the area’s desired neighborhood character;
5. To provide local commercial uses to meet resident needs;
6. To expand the property tax base and provide additional employment opportunities;
7. To develop land uses within the Project Area that can complement and benefit from the proposed Riverside Hamlet Center which is adjacent to the Project Area;
8. To improve vehicle and pedestrian circulation and safety within the Project Area and to create connections to the adjacent proposed Riverside Hamlet Center;
9. To facilitate the creation of a Gateway Center that concentrates residential and non-residential development and brings a focal point to the Project Area;

* *Blight Study for the Riverside Study Area in the Town of Southampton, NY*, adopted by Town Board Resolution # 2006-1222, dated September 12, 2006



 **Urban Renewal Plan Area**

Exhibit 1

PROJECT BOUNDARY

RIVERSIDE URBAN RENEWAL PLAN
Town of Southampton, New York

REVISED: June 2007

BASE MAP SOURCE: Suffolk County Real Property Tax Service,
Copyright 1997, County of Suffolk, NY

Saccardi & Schiff, Inc. - Planning and Development Consultants

10. To replace deteriorated and/or substandard housing with new housing while maintaining an overall density similar to what currently exists in the Project Area;
11. To improve public facilities such as sidewalks and crosswalks that enhance pedestrian safety, Project Area appearance, and strengthen the proposed Gateway; and
12. To enhance the overall visual environment of the Project Area.

C. Proposed Actions

The Riverside community has suffered from poor housing quality, a low level of community services, high crime rates, neglected properties, an isolating land use and roadway pattern, and a lack of access to decent housing and job opportunities. It has, however, had a stable residential population with a desire for improvements. In order to eliminate some of the neglected conditions, including vacant lands, vacant or deteriorated buildings, and incompatible land uses, which have encouraged and accelerated blight and have thus impeded the community's revitalization, the Plan proposes the revitalization of the Project Area with residential, commercial and community uses. The Plan also proposes an upgrade of public facilities, including sidewalks, lighting, and roads. These public improvements and the rehabilitation, acquisition, relocation, and demolition and assembly of properties shall be undertaken by the Town of Southampton. The disposition of any assembled properties shall be for redevelopment in accordance with the Plan.

Roles of Town Departments, Agencies and Stakeholders:

The Town of Southampton Department of Land Management would lead the Plan's implementation through its Division of Housing and Community Development. The Department of Land Management would have the responsibility of recommending to the Town Board the zoning revisions contained in the Plan.

The Town of Southampton Housing Authority may be designated by the Town Board to own and manage some of the affordable housing proposed in the Plan.

The Department of Human Services would be involved as senior and youth programs are offered to residents as a part of the redevelopment of Riverside.

II. CONFORMITY WITH THE COMPREHENSIVE PLAN AND CONSISTENCY WITH LOCAL OBJECTIVES

As part of its Comprehensive Planning, the Town adopted the 1970 Master Plan. In 1999, the Town Board adopted an update to its Comprehensive Plan*. The effect and legal force of the Comprehensive Plan, once adopted, requires that “all town land use regulations must be in accordance with a comprehensive plan” (New York Town Law SS 272-a 11 (b)). This Riverside Urban Renewal Plan includes recommendations for changes to certain land use regulations, and those must be consistent with the goals and policies of the Comprehensive Plan. Among the Comprehensive Plan’s implementation strategies are both general and specific references that apply to the Project Area and to the adjacent Riverside/Flanders Hamlet Center. These implementation strategies, and the means by which this Urban Renewal Plan accords with them, are summarized below.

A. Implementation Strategies Which Refer Generally to the Project Area

1. Chapter III, The Vision

Chapter III of the Comprehensive Plan, “The Vision,” states, in part:

The Town will enhance the community through a variety of public facilities and programs designed to ensure that Southampton can meet the fullest range of needs for its entire community today and tomorrow [Page 37, statement II]

Southampton should pursue regulatory and financial incentives that promote affordable housing. Although Southampton offers a high quality of life for its residents, it lacks housing opportunities that are affordable for many first-time buyers, young and seasonal workers, and many senior citizens and others who are hard-pressed to maintain their homes [page 37, statement II.2.]

Community Facilities should be expanded to meet evolving needs, yet should seek out collaborative and multiple uses so as to achieve economic and service delivery efficiencies. Facilities should be ideally sited in or near hamlet center, both to be convenient and to contribute to each hamlet’s sense of community [page 37, statement II.3]

The Town will maintain the existing nature of the local economy, while working to enhance the diversity of the economy... [page 38, statement III]

This Urban Renewal Plan’s overall goal of enhancing the environment of the Project Area concurs with these Comprehensive Plan Vision statements, especially as these statements relate to affordable housing and to the expansion and integration into nearby or surrounding hamlet centers. The specific actions of this Urban Renewal Plan are enumerated later in this report, and more fully accord with these vision statements of the Comprehensive Plan. The maintenance and expansion of affordable housing, pedestrian

* “Southampton Tomorrow Comprehensive Plan Update and Implementation Strategies,” adopted by Town Board Resolution # 328, dated March 12, 1999

circulation of residents, and the location of community facilities within or near the hamlet centers are also goals that are met by this Urban Renewal Plan.

2. Chapter VII, Transportation, Vision Goals

Chapter VII of the Comprehensive Plan, “Transportation,” contains Vision Goals. Among these are:

- *Traffic Calming: Acknowledge the joint use of streets by bicycles and pedestrians in addition to motor vehicles in all future street and traffic planning*
- *Bicycling and walking: Create a predictable, safe and ubiquitous bicycling and walking network, initially targeted for recreational use but eventually accommodating utilitarian use as well*
- *Scenery: Improve how residents and visitors perceive the experience of traveling on Southampton’s streets, by all forms of transportation [page 357, Vision goals 2, 3, and 9]*

This Urban Renewal Plan’s overall goal of enhancing the environment of the Project Area is in accord with these Comprehensive Plan Vision statements, especially as they relate to traffic calming, bicycling and walking.

One example of such improvement to the scenery in the Town is found in recently completed upgrades of Riverhead-Hampton Bays Road, which is adjacent to the Project Area. This upgrade included new sidewalks, bus stop shelters, street lighting, curbs and gutters, and striping for parallel parking and crosswalks. This Urban Renewal Plan proposes similar improvements to the Project Area in subsequent sections, detailing traffic calming, and pedestrian circulation improvements, as well as how, through the establishment of a community gateway, the streetscape is improved by those traveling along the Town of Southampton streets.

3. Chapter VII, Transportation, Implementation Goals

Chapter VII of the Comprehensive Plan, “Transportation,” also contains implementation strategies which state, in part:

These pedestrian-oriented policies should not be confined to the “Main Streets” of the Hamlet Centers, but should extend outward, to provide connections to (1) adjacent business areas...and potential development sites...and other nearby public facilities and meeting places...[p. 405 Implementation Strategy # 8, “Walking Paths”]

The Action item related to this recommendation is:

Seek pedestrian improvements in hamlet and Village centers especially, but also adjacent business areas, historic districts, and nearby activity centers [p.406, Implementation Strategy # 8, “Walking Paths”]

This Urban Renewal Plan includes pedestrian improvements throughout the Project Area, as detailed in Section III.C.

B. Implementation Strategies which Refer Specifically to the Project Area

1. Chapter VI, The Economy

Chapter VI of the Comprehensive Plan, “The Economy,” contains nine Hamlet and Business Center Plans, of which Riverside/Flanders is one. The objectives for the Riverside/Flanders Plan are:

- Create a better sense of identity for the Riverside/Flanders hamlets;
- Accommodate tax ratable development;
- Capture Pine Barrens Credits (“PBC’s”) in connection with the Central Pine Barrens Plan and other efforts to protect the local environment;
- Preserve maritime resources and the Peconic Estuary;
- Implement plans to make Route 24 into a scenic “Maritime Corridor,” and not just a highway to relieve congestion in Riverhead;
- Coordinate development with neighboring Riverhead;
- Promote market-rate housing and neighborhood enhancements;
- Utilize proximity to adjoining natural areas – the Peconic Estuary and Central Pine Barrens in particular – as a revitalization theme [p. 320, Section D., Hamlet Business Areas. Within Section D, Subsection 4, contains “Hamlet and Business Center Areas,” with Vision Goals, Technical Findings and Community Support, and Implementation Strategies].

The Project Area is adjacent to the proposed Riverside Hamlet Center. The Riverside/Flanders Hamlet Center Plan, if implemented, would be adjacent to a vibrant, rehabilitated community that would use the Hamlet for some of its shopping needs.

Chapter VI of the Comprehensive Plan also serves as a departure point for future detailed design, development, capital improvements, and regulatory strategies for sub-areas, or hamlets, of the Town. The Flanders/Northampton/Riverside Revitalization Study* was initiated to build upon and complement the vision and goals of the Town’s Comprehensive Plan. That Revitalization Study summarizes the same specific recommendations of the Comprehensive Plan as referred to above [page i., Executive Summary].

The Urban Renewal Plan accords with several policy recommendations of the Flanders / Northampton / Riverside Revitalization Plan. These recommendations are summarized below.

- *Develop a comprehensive plan to repair, maintain and clean up local properties [p. 25];*

* Flanders Northampton Riverside Revitalization Study (Final November 2003)

- *Establish a Town inventory of all properties that are determined to be incompatible with surrounding uses;*
- *Promote tax ratable development that is consistent with the recommendations of this study;*
- *The Town should consider the use of its power of eminent domain;*
- *Creation of Active Parks [p. 37].*

This Urban Renewal Plan is consistent with each of these recommendations, specifically designating properties to be rehabilitated, or acquired for clearance for assembly and redevelopment. This Urban Renewal Plan also specifies individual properties that are incompatible with neighboring properties. The increase in the total value of properties will address the recommendation that tax ratable development be promoted. Implicit in the process of redevelopment, with its sequential steps of acquisition, clearance, and assembly of properties, is the use of eminent domain, when deemed appropriate, along with negotiated sales. This Urban Renewal Plan's current access to the Ludlam Avenue Park will be enhanced through certain actions that are outside of the Project Area, but which are to be a part of the Town's redevelopment efforts for the area (see page 18, Section III. F of this document).

Chapter VII of the Comprehensive Plan, "Transportation," contains "key recommendations." Specific to the Project Area is "Upgrade Recommendation 6. b." Riverside Flanders Circle and Route 24:

...future street improvements should not just improve traffic, but should also upgrade land uses and scenic vistas in the Riverside and Flanders area to reinforce downtown Riverhead, and in particular to implement the Central Pine Barrens Plan and the Peconic Estuary Plan [p. 396]

This Urban Renewal Plan proposes a variety of street improvements, including pedestrian safety measures. Street improvements in this Urban Renewal Plan include the upgrading of the entire Pine Street right-of-way from Riverleigh Avenue to its newest segment (which extends to Old Quogue Road), including streetscapes and other pedestrian features. As stated in this Urban Renewal Plan's objectives, one of its important aspects of the Plan is the redevelopment and rehabilitation of residential and other land uses, which will accord with this Urban Renewal Plan's integration of improved streets.

III. OVERVIEW OF PROPOSED ACTIONS BY TYPE

Overview of Issues for All Actions

As stated in Section I.C. of this document, the Project Area has suffered from poor housing quality, a demonstrated need for additional community services, high crime rates, neglected properties, an isolating land use and roadway pattern, and a lack of access to decent housing and job opportunities. Such a low-density residential area with persistent blight and with sparse community-oriented commercial land uses has not served the community well. The Project Area's residential and commercial land uses are also interspersed with numerous vacant lots (*Exhibit 2, "Existing Land Use"*). Higher-volume exterior roadways and dead-ended and internal roadways isolate the community and prevent circulation. These blighting conditions may inhibit an expected evolution and development of the community or the appreciation of property values over time. The absence of basic services also does not serve the community well. Section IV of this document provides detailed explanations of these issues by sub-area.

Overview of Recommendations for All Actions

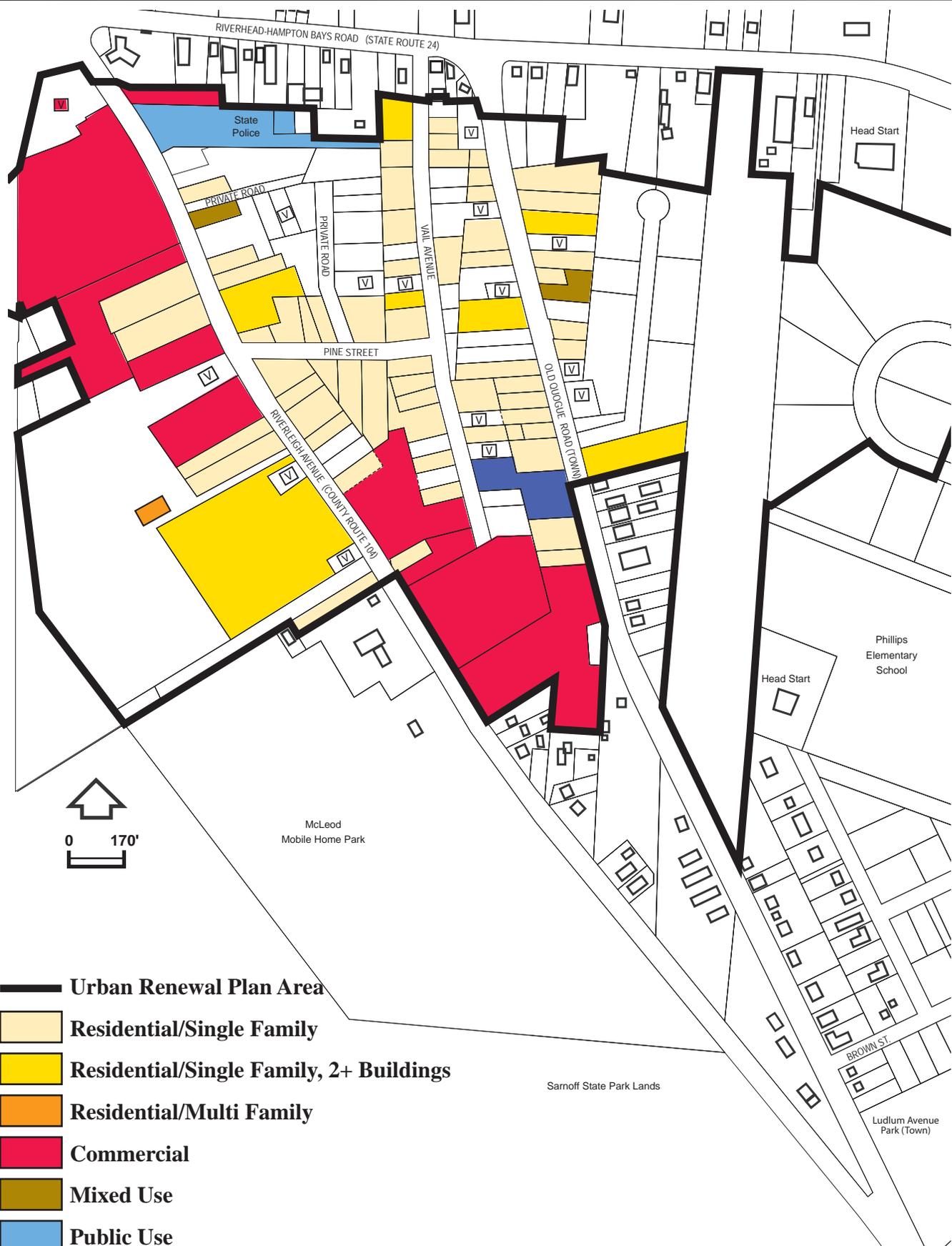
The Plan provides achievable solutions to the community's current deficits while maintaining the community's positive characteristics of a lower density, primarily residential community. The Plan proposes the redevelopment and rehabilitation of private properties, revised land use regulations and specific investments in public infrastructure to accompany redevelopment and to improve safety, access, and circulation for its residents.

The Plan calls for the rehabilitation and redevelopment of the Project Area with residential, commercial and community uses in order to create a more vibrant community with higher quality housing, better services, connections to surrounding neighborhoods, and improved circulation (*Exhibit 3, "Proposed Land Use"*). Rehabilitation would provide needed improvements for specific homes and commercial properties. Redevelopment of vacant, neglected or underutilized portions of the Project Area and removal or reduction of the impacts of incompatible uses would allow for the replacement of deteriorated housing with a comparable number of new housing units. Public improvements to be provided in the Project Area would support the existing and proposed land uses. These improvements include: the extension of existing streets; the creation of a community gateway with community uses; improved pedestrian facilities including sidewalks; and, enhancement of streetscapes. The overall goal of all of these activities would be the positive revitalization of the Project Area. Section IV of this document provides detailed explanations of these recommendations by sub-area.

A. Land Uses

1. Issues

The Project Area exhibits problems related to: residential buildings in poor condition, parcels that are less than the minimum size under current zoning regulations; underutilized and vacant parcels that do not have access to public rights-of-way; awkwardly-shaped parcels that are difficult to develop; and, other conditions that are more fully described in the Blight Study. The predominantly residential, low-density land uses in the Project Area support a mix of homeowners and tenants, but a large

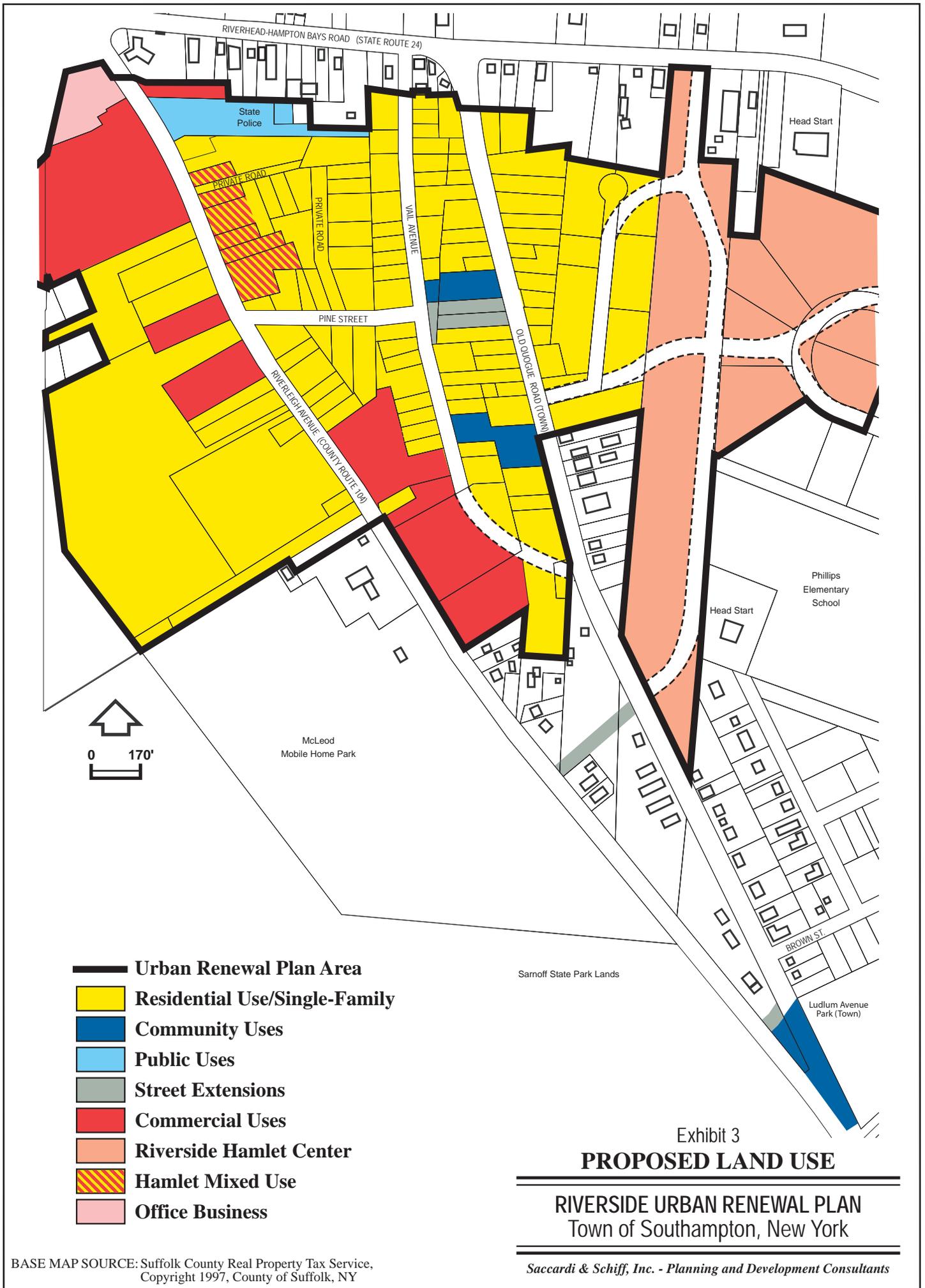


-  **Urban Renewal Plan Area**
-  **Residential/Single Family**
-  **Residential/Single Family, 2+ Buildings**
-  **Residential/Multi Family**
-  **Commercial**
-  **Mixed Use**
-  **Public Use**
-  **Religious Use**
-  **Vacant Building**
-  **Vacant**

Exhibit 2
EXISTING LAND USE

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

BASE MAP SOURCE: Suffolk County Real Property Tax Service,
 Copyright 1997, County of Suffolk, NY



- Urban Renewal Plan Area**
- Residential Use/Single-Family**
- Community Uses**
- Public Uses**
- Street Extensions**
- Commercial Uses**
- Riverside Hamlet Center**
- Hamlet Mixed Use**
- Office Business**

Exhibit 3
PROPOSED LAND USE
RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

BASE MAP SOURCE: Suffolk County Real Property Tax Service,
 Copyright 1997, County of Suffolk, NY

number of vacant lots are also present. Some of these vacant lots have, in the recent past, contained below-standard housing and housing without certificates of occupancy.

2. Recommendations

The Plan proposes to redevelop parts of the Project Area. The Plan identifies properties containing structures in poor condition, vacant properties, and other properties that can be acquired, cleared of substandard structures, and assembled for redevelopment. Three kinds of redevelopment are proposed:

- residential redevelopment;
- commercial redevelopment; and,
- community services redevelopment.

As stated before, the Plan proposes an approximately equal number of housing units to replace those removed under the residential redevelopment portion of the Plan (*Exhibit 3, “Proposed Land Use”*).

B. Zoning and Other Land Use Controls

1. Issues

Existing uses in the Project Area are, in many cases, inconsistent with permitted uses. For example, some parcels in residential use are in the HB Highway Business zone. Other parcels in residential use are in the VB Village Business zone. In addition, some zoning will need to be changed to permit the recommended changes detailed in the Plan.

2. Recommendations

a. Zoning Revisions

The Project Area consists of R-15 (Residence, 15,000 square foot minimum lot size); VB (Village Business); MTL (Motel); and, HB (Highway Business) zoning districts. A variety of commercial and residential uses exist within these districts; some are permitted by the current zoning and others are not. The Plan calls for the re-zoning of portions of the Project Area to further the objectives of the Plan generally and to prevent inappropriate or incompatible development of land uses for specific parcels or portions of parcels. Implementation of this rezoning element of the Plan would provide consistency between Project Area land uses and zoning.

Changing the zones of certain parcels from the VB or HB to the R-15 or R-40 zones would allow the proposed residential development to occur by consolidating all parcels into two residential zones.

Changing the zones of certain parcels from the MTL zone to the MUPDD (Mixed Use Planned Development District) and the OD (Office Business) zones would allow a redevelopment of the diner and motel site in a manner which is specific to the diner and motel site but which also facilitates an increased flexibility to achieve more desirable development through the use of more creative and imaginative design of

Neighborhood/Rural). The Design Guidelines would apply to development within the Project Area.

In addition to the Design Guideline’s generic requirements for various types of corridors, more specific design recommendations for certain parts of the Project Area are contained within the Plan (*Exhibit 3, “Proposed Land Use”*). For the large-lot commercial uses in the Project Area, which are an important face to the surrounding community, site-specific design controls are proposed. These controls are described in Section III. E of this document. The Plan will be amended to include the proposed Design Guidelines upon their adoption*.

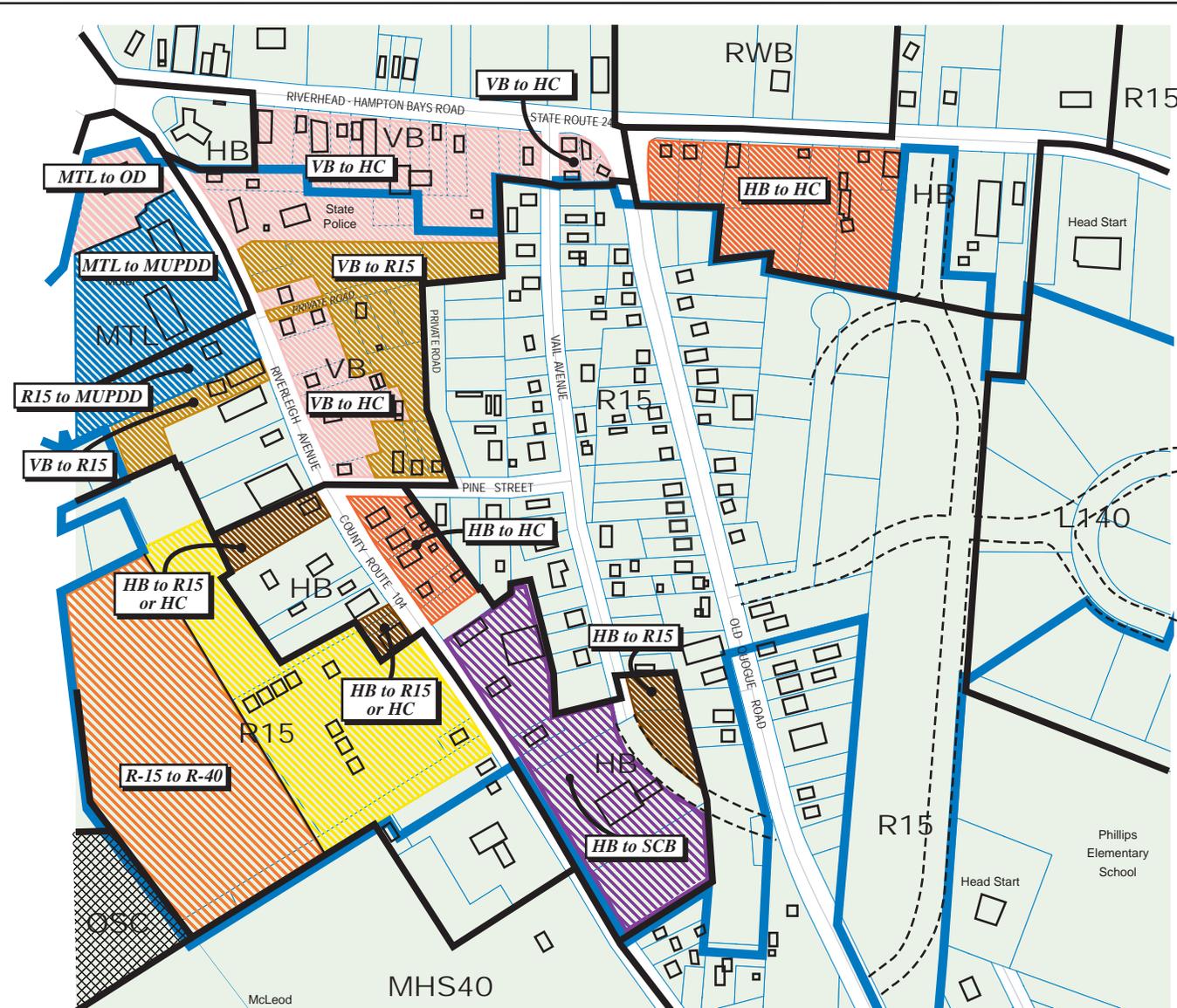
C. Building Conditions

1. Demolition and Clearance

a. Issues

Buildings in the Project Area range from good to poor condition. Buildings in poor condition – described in the adopted Blight Study as “exhibiting disrepair and neglect, or lacking structurally sound supporting roofs, walls, or exhibiting significant visual deficits” - are one of the significant factors in the Project Area’s lack of success in attracting desirable private sector development.

* Town of Southampton Design Review Handbook: Principles, Guidelines, and Procedures.



Town of Southampton Zoning

- R15 Residence - 15,000 s.f.
- MHS40 Mobile Home Subdivision Residence
- MTL Motel
- RWB Resort Waterfront Business
- VB Village Business
- HB Highway Business
- OD Office Business
- LI40 Light Industrial - 40,000 s.f.
- OSC Open Space Conservation
- HC Hamlet Commercial
- SCB Shopping Center Business
- R-40 Residence - 40,000 s.f.
- MUPDD Mixed Use Planned Development District
- Urban Renewal Plan Area

Pine Barrens Zoning

- Core Preservation Area

NOTE: All lands south of Rt. 24 not in the Core Preservation Area are in the "Compatible Growth Area"

Suffolk County Dept. Health Regulations

All lands south of Rt. 24 are in the "Groundwater Management Zone 3" (minimum 40,000 s.f. lots)

Rezonings

- HB to R15
- VB to R15
- R15 to OSC
- HB to SCB
- R-15 to R-40
- R15 to MUPDD
- HB to HC
- VB to HC
- R15 to HC
- MTL to MUPDD
- MTL to OD

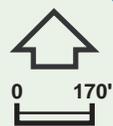


Exhibit 4

PROPOSED ZONING REVISIONS

RIVERSIDE URBAN RENEWAL PLAN
Town of Southampton, New York

b. Recommendations

The buildings in poor condition are unable to be feasibly rehabilitated, and the numerous vacant lots in the Project Area can be combined into larger areas of assembled lands for redevelopment. Certain buildings have been identified as being in poor condition. These buildings are proposed to be demolished after property acquisition, to prepare the properties for assembly, disposition, and redevelopment (*Exhibit 5, “Properties Proposed to be Acquired”*). Acquisition will be accomplished with various funding sources, as they become available. The specific properties to be acquired for demolition are discussed in Section E, below.

2. Rehabilitation

a. Issues

The Project Area contains structures in good, fair, and poor condition. Properties containing these structures in poor condition are proposed to be acquired, the structures demolished, and the resulting lands assembled for redevelopment, as described above. Structures in fair condition are structurally sound but are at risk of deteriorating to a further poor state without some form of repair or intervention. In those cases where property owners desire assistance, rehabilitation can protect against further structural deterioration.

b. Recommendations

It is recommended that the Town use its existing rehabilitation programs: the County Home Improvement Program (CHIP), as administered by Suffolk County, which is sourced from Community Development Block Grant monies, and the Home Funds Program. The availability of funds and implementation of the rehabilitation program would occur over several years (*Exhibit 6, “Rehabilitation Candidates”*).

3. Public Improvements

a. Issues

The Project Area lacks safe and efficient pedestrian facilities. Access to the Town’s Ludlam Avenue Park is difficult for residents of the Project Area. The Project Area lacks sidewalks even in locations where there are commercial uses or where pedestrian access is a reasonable expectation. East-west circulation within the Project Area is limited, which further isolates the interior portion of the Project Area. Riverleigh Avenue operates as a higher speed road than other roads in the Project Area, and Old Quogue Road, which is a slower Town Road, commences to the south of the Project Area but tends to carry vehicles at a higher speed than allowed because it originates from a higher speed road. The velocity of vehicles on both roads and the expectation of travelers that the Project Area is one to be passed through may generate driver inattention to pedestrian presence and to the community character of the Project Area.



- Urban Renewal Plan Area**
- Properties Proposed to Be Assembled
(some currently owned by the Town or County)**

Exhibit 5
**PROPERTIES
 PROPOSED TO BE ASSEMBLED
 FOR REDEVELOPMENT**

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

BASE MAP SOURCE: Suffolk County Real Property Tax Service

Saccardi & Schiff, Inc. - Planning and Development Consultants

b. Recommendations

Construct sidewalk, curb, gutter, crosswalk, lighting, extensions and realignments of streets, and other streetscape features in selected locations in the Project Area (*Exhibit 7, “Public Improvements”*).

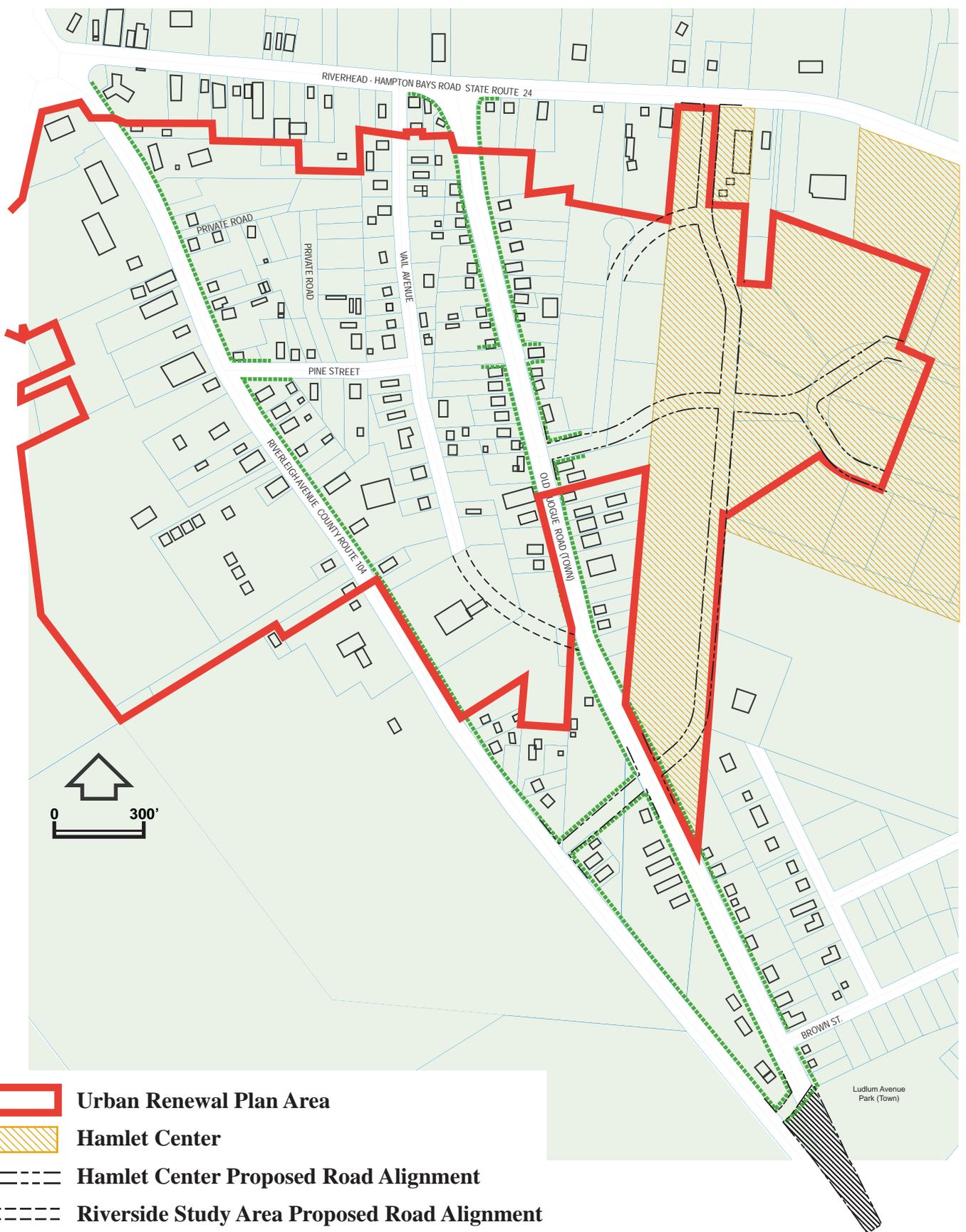
In coordination with the proposed residential land uses for the two larger parcels (the 4.5 acre parcel at 429 Riverleigh Avenue and the 10 acre-parcel at 411 Riverleigh Avenue) north of the McLeod Mobile Home Park, review and assess the feasibility of a new public road that would 1) improve safe access onto Riverleigh Avenue, 2) provide circulation internally, and 3) possibly extend to the east to Lake Road to relieve traffic volumes flowing north and south along Riverleigh Avenue.



- Urban Renewal Plan Area
- Rehabilitation Candidates

Exhibit 6
REHABILITATION CANDIDATES

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York



-  **Urban Renewal Plan Area**
-  **Hamlet Center**
-  **Hamlet Center Proposed Road Alignment**
-  **Riverside Study Area Proposed Road Alignment**
-  **Proposed Road Realignment and Park Extension**
-  **Streetscape Improvements**

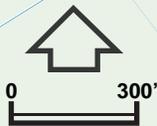


Exhibit 7

PUBLIC IMPROVEMENTS

RIVERSIDE URBAN RENEWAL PLAN
Town of Southampton, New York

5. Street Extensions and Realignment

Pine Street connects Riverleigh Avenue to Vail Avenue. In order to tie the Study Area to the Hamlet Center, it is proposed that a road from Old Quogue Road into the Hamlet Center be created. This road would intersect with Old Quogue Road just south of the paper subdivision and opposite and north of the church on the south side of Old Quogue Road. In addition, street closures and re-alignments are proposed in the areas outside of the Project Area that are more fully described in Section III. F of this document.

Riverleigh Avenue and Old Quogue Road currently intersect south of the Project Area, west of the Town's Ludlam Avenue Park. The intersection of these two roads creates hazardous conditions. Riverleigh Avenue, south of the Project Area, has a higher maximum speed than in the Project Area, and Riverleigh Avenue's northbound turn lane to Old Quogue Road is delineated only by pavement striping.

The following Section III. E. describes the proposed land uses, zoning, and public improvements within the Project Area's four sections: the western section; the central section; the core area; and, the eastern section.

6. Sidewalks and Street Crossings

Several portions of the Project Area lack adequate sidewalks and street crossing markings. The eastern side of the Riverleigh Avenue right-of-way, parts of the Old Quogue Road right-of-way, and parts of the Pine Street right-of-way are proposed to have sidewalks and street crossing markings. In addition, several sidewalk and crossing improvements would be included in the areas outside of the Project Area that are more fully described in the Section III. F of this document.

7. Lighting and Design Recommendations

The two large commercial uses in the area – the former auto dealer site, and the existing motel and diner site – would have site-specific design and performance standards imposed when redevelopment occurs. These standards would improve the residential environment for adjacent properties, and also set a higher standard of commercial property design for any buildings on the two sites. The site-specific guidelines are detailed later in this document,

8. Ludlam Avenue Park Expansion

The proposed street realignment of Old Quogue Road and Riverleigh Avenue would leave the southern end of the Old Quogue Road right-of-way vacant, and would allow the Ludlam Avenue Park to expand.

D. Detailed Description of Proposed Action by Section

1. Western Section

The western section of the Plan comprises all properties within the Project Area west of Riverleigh Avenue, as described in Section I. A. The existing land uses in this area include:

- 14 single-family residential uses;
- One multi-family residential use;
- Four retail or auto repair commercial uses;
- A motel; and,
- Two vacant commercial properties.

a. Δ North Portion

A vacant commercial property has contained a diner and, most recently, a pizzeria. The one acre property fronts on the traffic circle with a sidewalk and lawn. The site has a large parking area to the rear with access from Riverleigh Avenue and Riverhead Moriches Road.

(1) Site Issue

This property has continued to struggle to sustain a commercial use, and as a key location in the Project Area, the property and its future use is an important component to the Plan's success. It is adjacent to the restaurant site. A motel is on a 5.8-acre site. The motel appears to be struggling. The current HB and Motel Zoning designations are inappropriate for the long term goals of the Riverside portion of the traffic circle as they allow auto-dependant uses.

(2) Land Use Recommendation

Combine the restaurant/pizzeria and motel sites to facilitate future commercial uses addressing the retail needs of the community while also preserving and improving the appearance of the traffic circle and one of the gateways to the community. The land uses allowed would be senior housing and continued lodging on the motel site, and OD uses (office business uses) on the diner site (*Exhibit 8, "Proposed Land Use, Western Section, North Portion"*).

(3) Zoning and Other Land Use Control Recommendations

Rezoning of the diner site to the OD zone, and the motel site to the MUPDD zone would continue to allow non auto-dependent commercial uses. Design controls that are specific to the site would be adopted (*Exhibit 9, "Proposed Zoning Revisions, Western Section, North Portion"*).

The following guidelines have been devised to address aesthetic issues and to soften the transition between residential and commercial areas proposed to be redeveloped. They should be followed to the maximum extent practicable.

Diner and Motel Site

Any redevelopment of the diner and motel site should be conceived of in light of this critical “Gateway” portion of the Urban Redevelopment Plan area;

There should be a revegetation of paved areas for retaining all stormwater onsite;

Sidewalks should be installed along the Riverleigh Avenue frontage;

Lighting, screening, containment of trash areas, and hours of operation should be provided in a manner that separates the adjacent residential uses from these two properties and limits impacts on nearby residential uses;

Access onto the Motel site should be controlled to limit impacts on adjacent residential areas;

Cross access should be provided to the adjacent diner site;

Planting, including grass, ground shrubbery and trees, should be provided along the Riverleigh Avenue and north and south edges of site to provide a green buffer with adjacent properties;

The parking area should be designed with considerable landscaping, to create an enhanced visual experience;

All lighting should be designed with low height poles that are fully shielded and downward directed; and,

All commercial signage should follow the principals established in the publication entitled “Context-Sensitive Signage Design” (*American Planning Association, Planning Advisory Service, 2000*).

b. Δ South Portion

Behind several residential and commercial properties fronting on Riverleigh Avenue are two properties:

- A mostly vacant ten acre property;
- A 4.5-acre property containing nine small wood-frame houses originally built as seasonal cottages.

(1) Site Issue

commercial uses than is presently achievable under conventional land use techniques and zoning regulations and to preserve, adapt and improve existing land uses for the community.

Changing the zone of certain parcels to R-15 would permit a more uniform and consistent land use in areas where there are individual parcels in various zones and where those parcels are themselves in various, differing land uses.

Changing the zone of the rear of one large parcel from R-15 to R-40 would permit a lower density residential land use in this area. Such a lower density residential land use would also serve as a transition between the higher density R-15 residential zone and the open space and sensitive land uses adjacent to and west of the parcel.

Changing the zone of certain parcels from HB to SCB would preserve their entitlement to commercial uses, but permit a more appropriate locally-accessible and locally serving land use. It would reduce opportunities for future regional and land-extensive highway business land uses.

Changing the zone of certain parcels to the HC (Hamlet Commercial) zone would allow commercial uses to continue while permitting the mix of commercial and residential uses that more appropriately benefit the pedestrian and compact character of the Project Area.

The HC zoning district has been adopted in certain hamlet centers elsewhere in the Town. This zoning district was developed as a part of the Town's Comprehensive Plan and is proposed in certain parts of the Project Area. The HC zone allows for a mix of residential and commercial uses, and permit retail uses at the ground level with residential uses above. The OD zone allows for office business uses.

As a separate Town activity, certain zoning changes are proposed to the east, in the adjacent Riverside Hamlet Center. These changes would affect the development and success of the Plan and have been considered in its formulation. With the objective of providing uses that link the Riverside Hamlet Center to the Project Area, or that promote a transition from the Study Area to the Hamlet Center, it is recommended that the R-15 district be retained (*Exhibit 4, "Proposed Zoning Revisions"*).

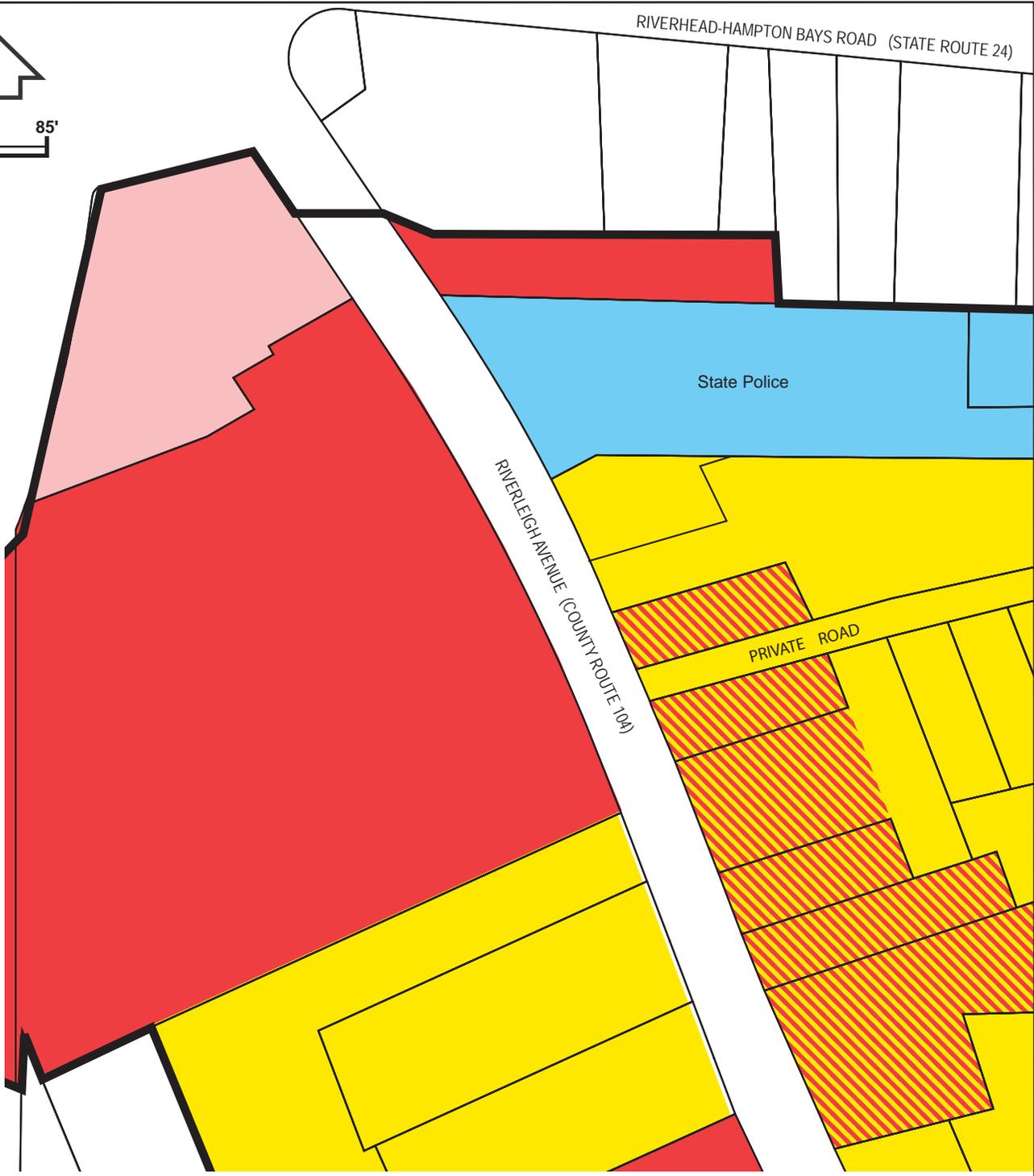
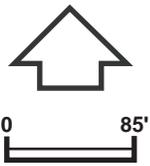
b. Design Guidelines

Design Guidelines are being prepared by the Town to be a reference document for the Town's Architectural Review Board in its capacity of "giving approval to those applications which meet the standards of the Architectural Review Board and the criteria in the Town Code; reviewing new commercial sites and submitting advisory reports to the Town Planning Board" (*Purpose, Town of Southampton Appointed Boards*). The Design Guidelines would illustrate design objectives by providing drawings and photographs that suggest design solutions for each type of corridor in the Town (for example, Town/Hamlet Center; Transition Zones; Highway Corridors;

The site's nine cottages are in poor condition and the remainder of the site is largely vacant.

(2) Land Use Recommendation

The ten- and 4.5-acre properties are proposed to be combined, facilitating new housing development, replacing deteriorated and blighted existing housing in equal numbers, as the public had stated in meeting preceding the completion of the Plan. The overall site would be divided into a lower density area at the rear, and a higher density area at the front (*Exhibit 10, "Proposed Land Use, Western Section, South Portion"*).

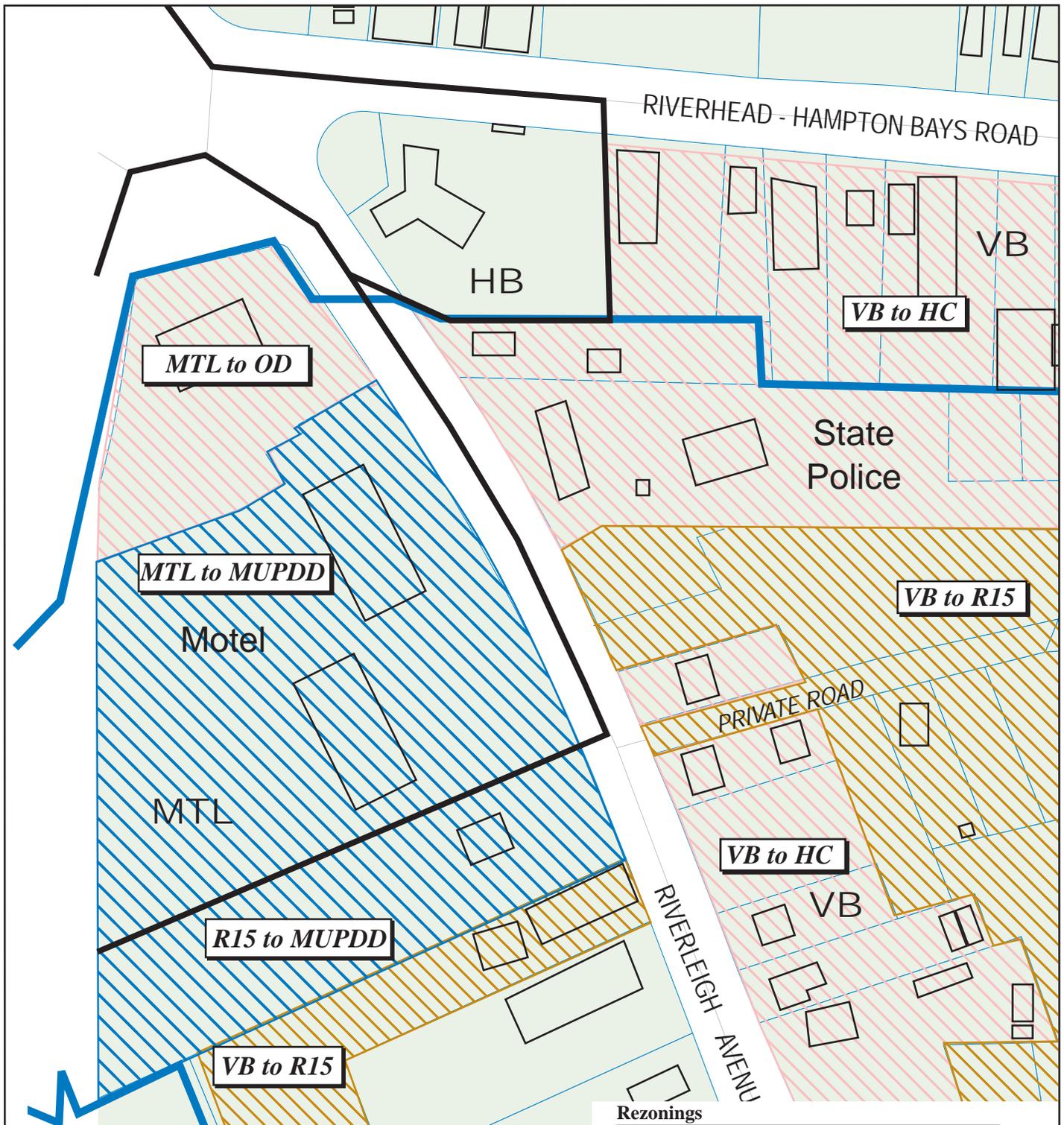


-  **Urban Renewal Plan Area**
-  **Residential Use/Single-Family**
-  **Commercial Use**
-  **Hamlet Mixed use**
-  **Public Use**
-  **Office Business**

Exhibit 8
**PROPOSED LAND USE
 WESTERN SECTION
 NORTH PORTION**

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

BASE MAP SOURCE: Suffolk County Real Property Tax Service,
 Copyright 1997, County of Suffolk, NY



Town of Southampton Zoning

- R15 Residence - 15,000 s.f.
- MTL Motel
- VB Village Business
- HB Highway Business
- OD Office Business
- HC Hamlet Commercial

Urban Renewal Plan Area

Suffolk County Dept. Health Regulations

All lands south of Rt. 24 are in the "Groundwater Management Zone 3" (minimum 40,000 s.f. lots)

BASE MAP SOURCE: Suffolk County Real Property Tax Service, Copyright 1997, County of Suffolk, NY



Rezoning

- VB to R15
- VB to HC
- MTL to MUPDD
- MTL to OD
- R15 to MUPDD

Exhibit 9

**PROPOSED ZONING REVISIONS,
WESTERN SECTION
NORTHERN PORTION**

**RIVERSIDE URBAN RENEWAL PLAN
Town of Southampton, New York**

Saccardi & Schiff, Inc. - Planning and Development Consultants

-  Urban Renewal Plan Area
-  Single-Family Residential Use
-  Commercial Use
-  Hamlet Mixed Use

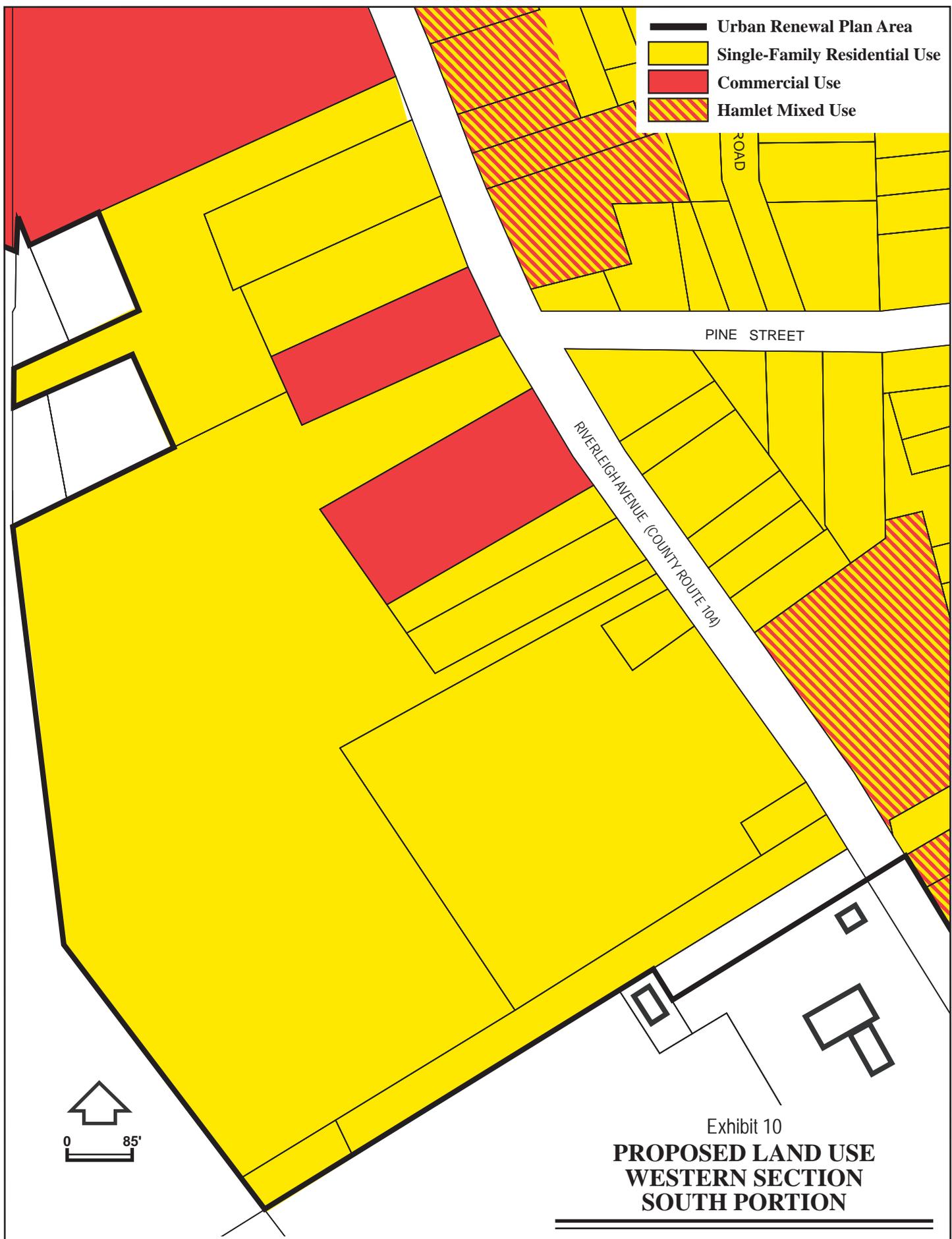


Exhibit 10
**PROPOSED LAND USE
 WESTERN SECTION
 SOUTH PORTION**

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

Saccardi & Schiff, Inc. - Planning and Development Consultants

BASE MAP SOURCE: Suffolk County Real Property Tax Service,
 Copyright 1997, County of Suffolk, NY

(3) Rehabilitation Recommendation

One structure is in fair condition in this portion of the Project Area (*Exhibit 6, “Rehabilitation Candidates”*). It is recommended that the owner of this property be presented with the opportunity for rehabilitation.

(4) Zoning and Other Land Use Control Recommendations

Several small revisions to the zoning of certain properties are proposed to bring the entire site into the R-15 zone. The rear of the ten acre parcel would be rezoned to the R-40 zone. The site would, in gross terms, allow approximately 13 single-family units in the R-15 area, and seven single-family units in the R-40 area. Such housing units would be offered to residents as affordable housing.

Four entire properties are proposed to be rezoned. One property, at 273 Riverleigh Avenue, is 1.68 acres and contains two homes. The northwestern portion of the property is in the VB zoning district, and the zoning is proposed to be revised to the R-15 zoning district. The second property, at 425 Riverleigh Avenue, contains a vacant tavern, and is proposed to be revised from the HB to the R-15 zoning district. The 4.5 acre lot is proposed to be rezoned from HB to R-15. The ten acre lot is proposed to be re-zoned from a combination of R-15 and R-40 zoning (*Exhibit 11, “Proposed Zoning Revisions, Western Section, South Portion”*).

2. Central Section

The central section of the Project Area comprises properties between Riverleigh Avenue and Old Quogue Road, south of Pine Street and between Vail Avenue and Old Quogue Road, as described in Section I.A. Existing land uses in this part of the Project Area include: single-family residential uses; a church; auto repair and sales uses; and, vacant properties.

a. Site Issue

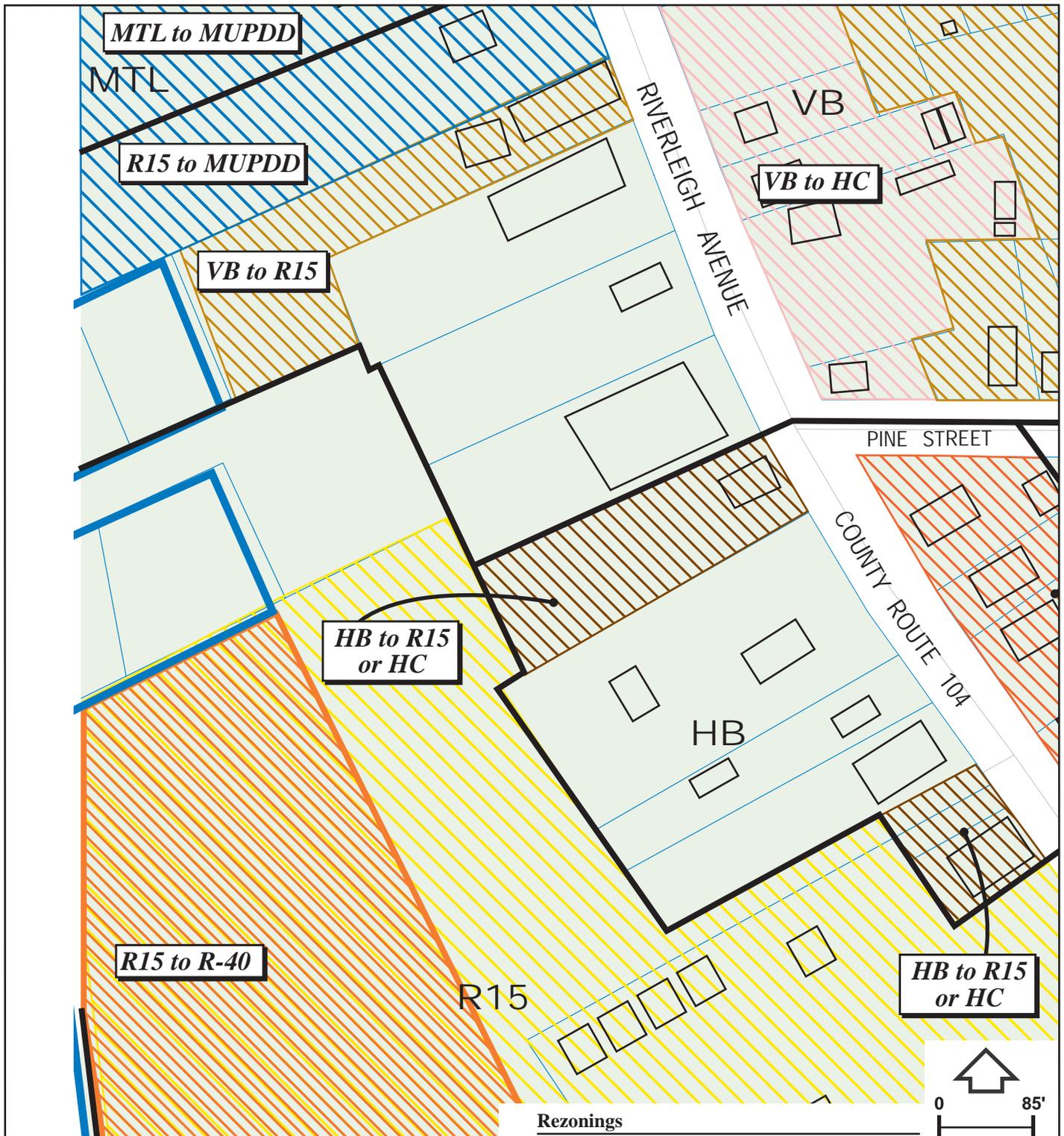
A mix of residential and highway business uses south of Pine Street are not appropriate for such a regional road as Riverleigh Avenue. In addition, residential redevelopment is proposed on adjacent properties to the east, which is incompatible with highway business uses.

b. Land Use Recommendations

The proposed land uses are single-family residential and a combination of community-based commercial and community uses (*Exhibit 12, “Proposed Land Use, Central Section”*). In addition, a new road extension of Vail Avenue from its current terminus southeast to Old Quogue Road would split existing commercially-zoned parcels into residential uses on the east side and commercial uses on the west side.

c. Rehabilitation Recommendation

31 structures are in fair condition in this portion of the Project Area, and are illustrated in *Exhibit 6, "Rehabilitation Candidates."* It is recommended that the owners of these properties be presented with the opportunity for rehabilitation.



Town of Southampton Zoning

- R15 Residence - 15,000 s.f.
- MTL Motel
- VB Village Business
- HB Highway Business
- HC Hamlet Commercial
- R-40 Residence - 40,000 s.f.

Urban Renewal Plan Area

Rezoning

- HB to R15
- HB to HC
- VB to R15
- VB to HC
- R15 to HC
- MTL to MUPDD
- R-15 to R-40
- R15 to MUPDD

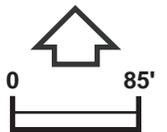
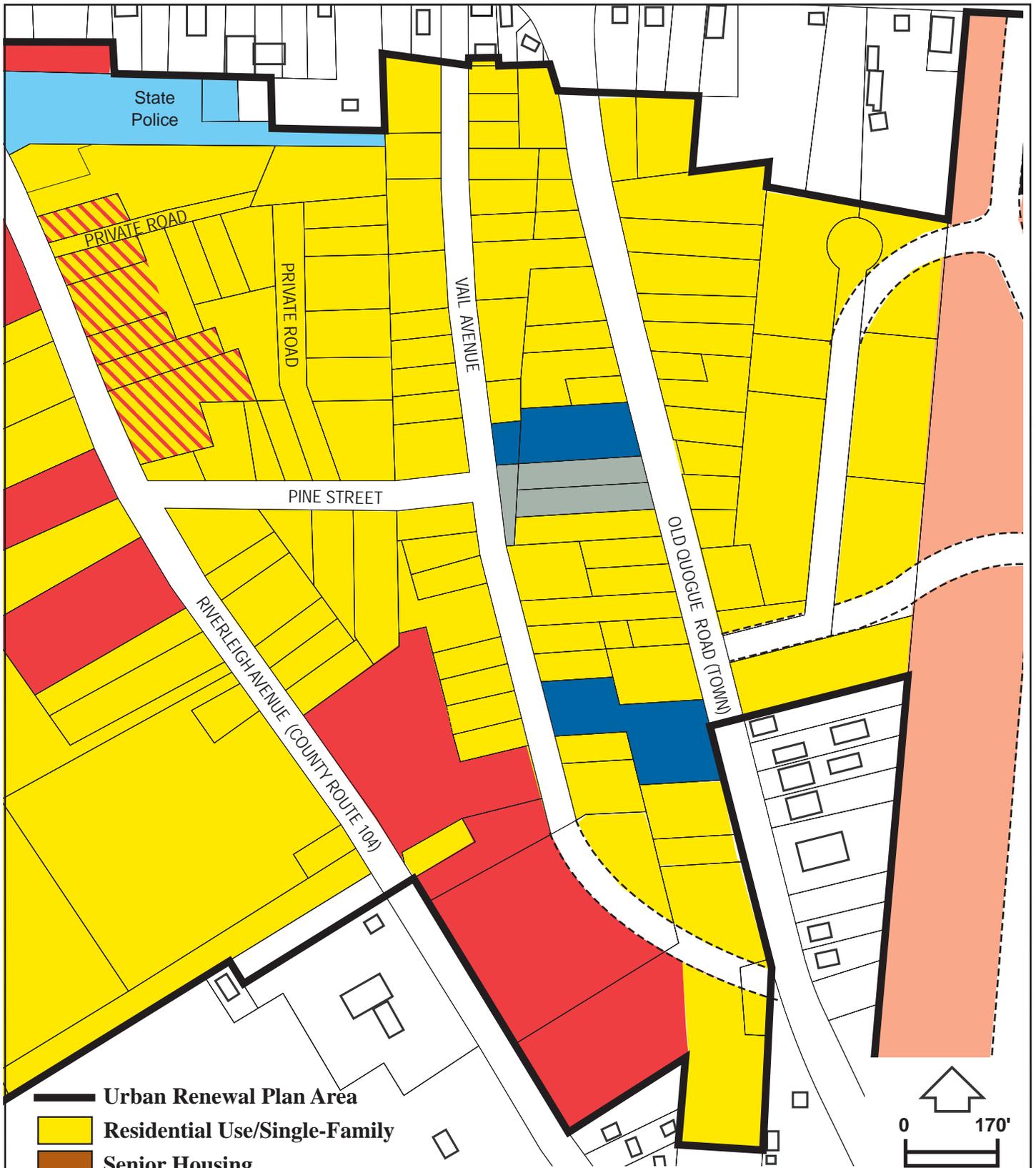


Exhibit 11
PROPOSED ZONING REVISIONS, WESTERN SECTION SOUTH PORTION

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

Suffolk County Dept. Health Regulations
 All lands south of Rt. 24 are in the "Groundwater Management Zone 3" (minimum 40,000 s.f. lots)
 BASE MAP SOURCE: Suffolk County Real Property Tax Service, Copyright 1997, County of Suffolk, NY



- Urban Renewal Plan Area
- Residential Use/Single-Family
- Senior Housing
- Community Uses
- Public Uses
- Street Extensions
- Commercial Uses
- Riverside Hamlet Center
- Hamlet Mixed Use

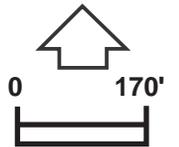


Exhibit 12
**PROPOSED LAND USE
 CENTRAL SECTION**

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

BASE MAP SOURCE: Suffolk County Real Property Tax Service,
 Copyright 1997, County of Suffolk, NY

Saccardi & Schiff, Inc. - Planning and Development Consultants

d. Zoning and Other Land Use Control Issues

HB, VB and R-15 zoning designations in this area reflect current but outmoded, site-specific uses and do not promote the orderly and community-reinforcing development needed in the area.

e. Zoning and Other Land Use Control Recommendations

The auto sales use is no longer present. The auto repair use is expected to remain. Accordingly, it is recommended that the properties containing the auto sales use be rezoned to the SCB zone. Design guidelines, and site-specific controls or buffering treatments would also be instituted. It is recommended that landscaping and other treatments be required to increase buffering next to residential uses, improved signage be installed to enhance the appearance of the business, and improved on-site lighting be installed (*Exhibit 13, "Proposed Zoning Revisions, Central Section"*).

Auto-dealer site

A building constructed on the site should provide an attractive façade on Riverleigh Avenue and should provide an attractive rear façade on the rear yards of proposed residential development fronting on an extended Vail Avenue;

A pedestrian entrance to a building on the site should be located along Riverleigh Avenue in order to maintain street presence and promote pedestrian activity. An additional pedestrian entrance may be provided to provide access to the parking area;

The building should include fenestration of at least 70 percent along the west (Riverleigh Avenue) and provide an attractive rear façade with windows and sufficient architectural detail to avoid a "blank" wall for such a commercial building. These frontages should also include pedestrian-oriented features such as benches, bicycle racks, waste bins, lighting and other features;

Planting, including grass, ground shrubbery and trees, should be provided along the Riverleigh Avenue and north and south edges of the site to provide a green buffer with adjacent properties;

The parking area should be designed with considerable landscaping, to create an enhanced visual experience;

All lighting should be designed with low height poles that are fully shielded and downward directed; and,

All commercial signage should follow the principals established in the publication entitled "Context-Sensitive Signage Design" (*American Planning Association, Planning Advisory Service, 2000*).

3. Core Area Portion

The Project Area's central section has a core area, which is bounded by Riverleigh Avenue, Old Quogue Road, Pine Street and Vail Avenue. This area is approximately 6.5 acres and is to receive the most intensive attention of the entire Project Area, with land acquisition, clearance, assembly and redevelopment focused especially on those parcels that currently contain mobile homes, homes in poor condition, and vacant properties.

a. Site Issue

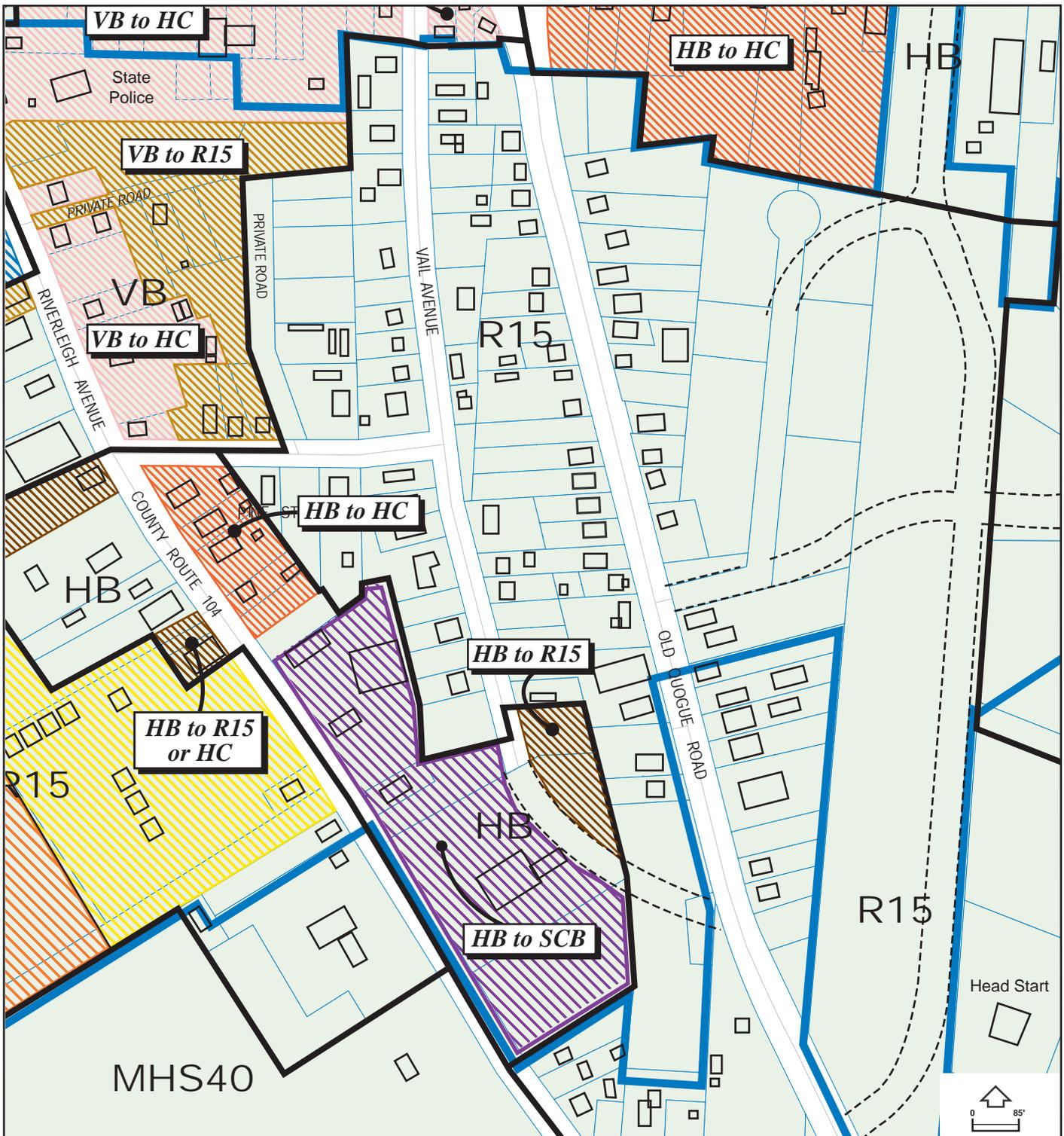
The area is isolated by properties fronting on Riverhead-Hampton Bays Road, to the north, and Riverleigh Avenue to the west. Parcels are smaller and internal circulation is difficult. The area is extensively blighted.

b. Land Use Recommendation

The area contains residential uses, a State Police barracks, a delicatessen, and individual properties that are vacant or contain buildings in poor condition to be acquired, cleared, and re-assembled for redevelopment. The area would, in gross terms, allow six single-family housing units. Such housing units would be offered as affordable housing, with priority given to those residents who are legally occupying units in the Project Area and would be displaced by the removal of the existing, substandard housing, or to others who may qualify to occupy the housing (*Exhibit 14, "Proposed Land Use, Core Area Portion"*).

c. Rehabilitation Recommendations

Owners of those properties in sufficiently good condition to warrant rehabilitation would be offered the opportunity to do so (*Exhibit 6, "Rehabilitation Candidates"*).



Town of Southampton Zoning

- R15 Residence - 15,000 s.f.
- MHS40 Mobile Home Subdivision Residence
- MTL Motel
- RWB Resort Waterfront Business
- VB Village Business
- HB Highway Business
- HC Hamlet Commercial
- Urban Renewal Plan Area

Suffolk County Dept. Health Regulations

All lands south of Rt. 24 are in the "Groundwater Management Zone 3" (minimum 40,000 s.f. lots)

BASE MAP SOURCE: Suffolk County Real Property Tax Service, Copyright 1997, County of Suffolk, NY

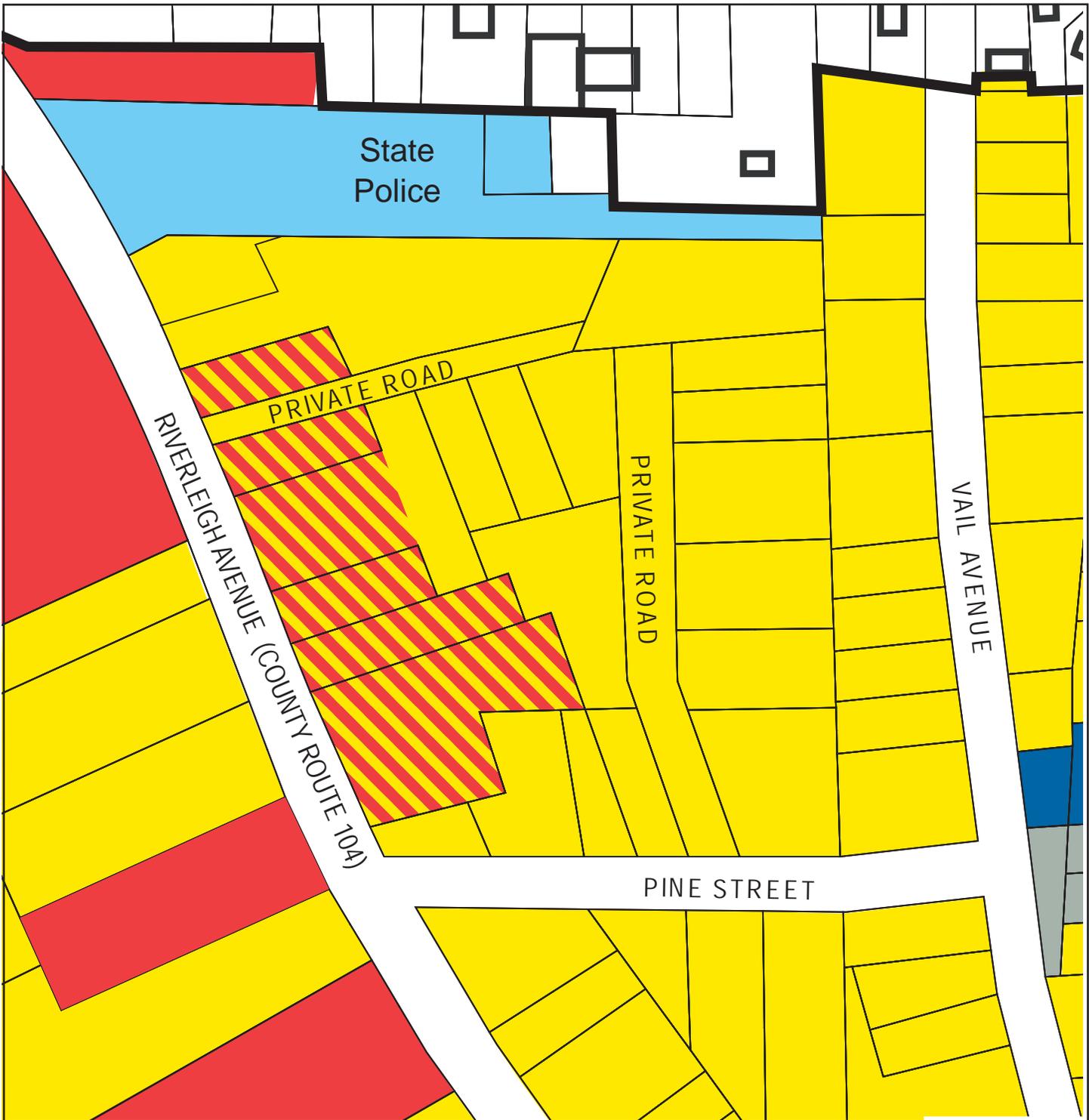
Rezoning

- HB to R15
- HB to HC

Exhibit 13
PROPOSED ZONING REVISIONS, CENTRAL SECTION

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

Saccardi & Schiff, Inc. - Planning and Development Consultants



-  **Urban Renewal Plan Area**
-  **Residential Use/Single-Family**
-  **Community Uses**
-  **Public Uses**
-  **Street Extensions**
-  **Commercial Uses**
-  **Riverside Hamlet Center**
-  **Hamlet Mixed Use**

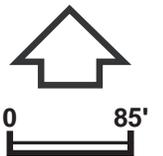


Exhibit 14
**PROPOSED LAND USE
 CORE AREA PORTION**

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

d. Public Improvement Recommendations

The eastern side of the Riverleigh Avenue right-of-way contains a sidewalk. It is recommended that crosswalks be striped on Riverleigh Avenue at the Pine Street intersection and signage for traffic be installed, to improve pedestrian safety, as well as striped crosswalks at the intersections of Pine Street and Vail Avenue (*Exhibit 9, “Public Improvements”*).

e. Public Improvements (Street Extensions) Recommendations

The core area’s southern boundary, Pine Street, has recently been extended from Vail Avenue to Old Quogue Road. This street extension addresses several conditions. It reduces some of the internal isolation of the area, leverages the opportunity of creating a more uniform urban form from vacant lands; and, creates a new intersection at Old Quogue Road. This new intersection is proposed to be a community gateway, with traffic controls and a combination of mixed commercial, residential and community uses. With the creation of this new intersection, the Project Area would have a community gateway that would signal to the surrounding area a physical focal point and mark a center for the community. The development of community uses and redevelopment of commercial uses in this gateway area would be completed in accordance with the Town’s soon-to-be-adopted design guidelines (*Exhibit 9, “Public Improvements”*)

f. Zoning and Other Land Use Control Recommendations

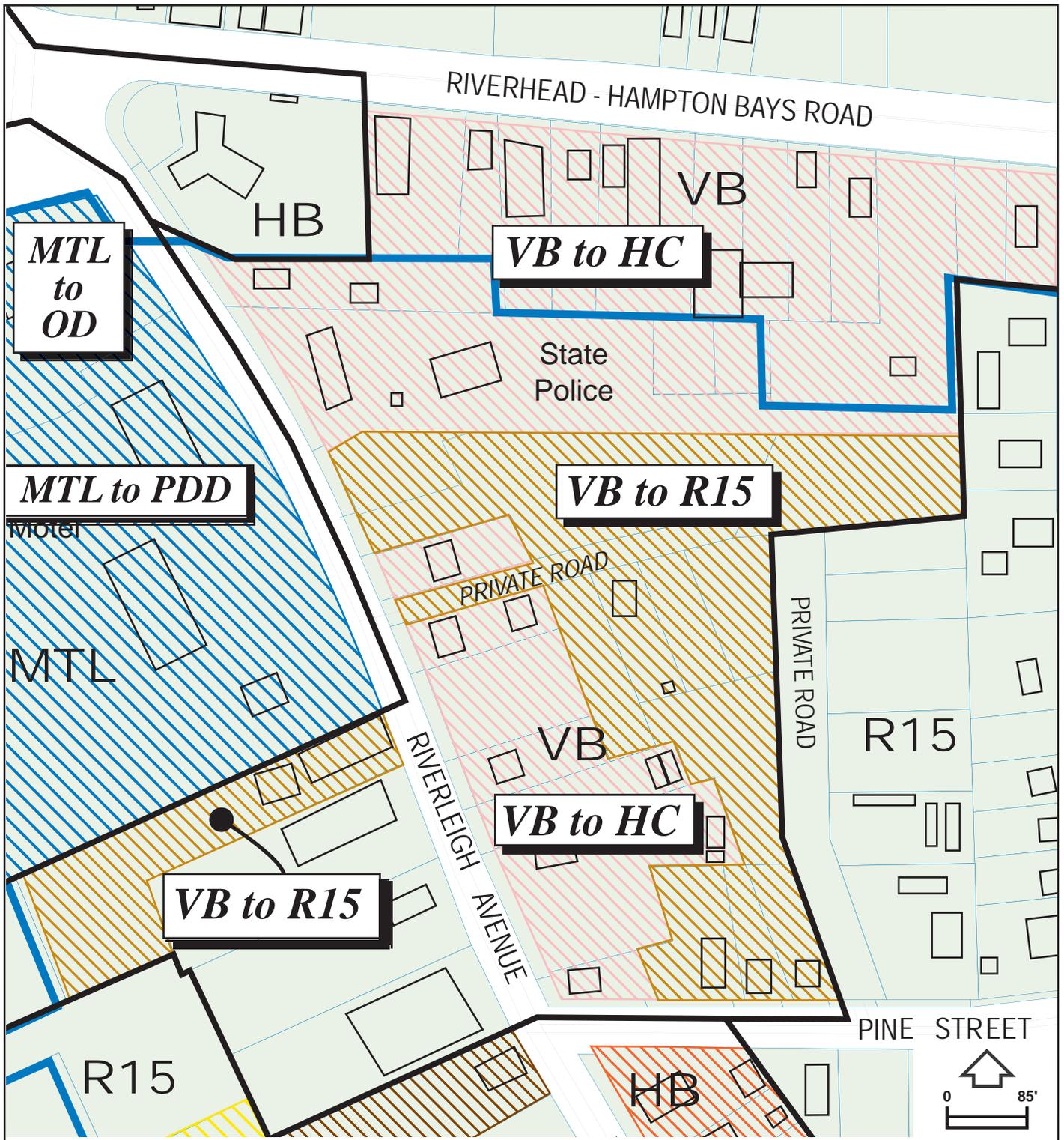
The parcels that are proposed to be converted to the HC district would allow residential and commercial uses at a scale that is consistent with the residential character of the community. Revisions to the zoning of four properties are proposed. The revisions to parcels in the central part of this central section affect multiple properties and are proposed, in two different places, to revise the zoning of parcels from the VB to the R-15 district. In areas fronting on Riverleigh Avenue, parcels are proposed to have revisions to their zoning from the VB district to the HC district. The zoning of a cluster of four parcels and part of one other south of Pine Street would be revised from the HB to the HC district. The zoning of another parcel, at the Vail Avenue street-end, is proposed to be revised from the HB to the R-15 district. Revisions to the zoning of certain parcels that convert properties from VB or HB to the R-15 district would thereby create a contiguous area for residential redevelopment (*Exhibit 15, “Proposed Zoning Revisions, Core Area Portion”*).

4. Eastern Section

The eastern section of the Project Area comprises properties between Old Quogue Road and the Riverside Hamlet Center. Existing land uses in this part of the Project Area include several residential uses and one commercial use. A majority of the area comprises vacant properties.

a. Site Issues

Extensive vacant lots and buildings in poor condition comprise the area. Some residential structures are without legal certificates of occupancy.



Town of Southampton Zoning

R15	Residence - 15,000 s.f.
MHS40	Mobile Home Subdivision Residence
MTL	Motel
VB	Village Business
HB	Highway Business
HC	Hamlet Commercial
	Urban Renewal Plan Area

Rezoning

	VB to R15		VB to HO/HC
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Suffolk County Dept. Health Regulations

All lands south of Rt. 24 are in the "Groundwater Management Zone 3" (minimum 40,000 s.f. lots)

Exhibit 15
**PROPOSED ZONING REVISIONS,
 CORE AREA PORTION**

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

BASE MAP SOURCE: Suffolk County Real Property Tax Service, Copyright 1997, County of Suffolk, NY

Saccardi & Schiff, Inc. - Planning and Development Consultants

b. Proposed Land Use Recommendations

The Plan proposes the development of single-family housing that would comply with the R-15 zone (and as further controlled by Suffolk County septic regulations). The total area to be redeveloped is approximately 2.9 acres, resulting, in gross terms, in the development of two to three units of housing. This area does not include the seven parcels within the Riverside Hamlet Center, which are proposed to be developed according to the Riverside Hamlet Center Plan*. In addition, the 12.3-acre parcel between the Hamlet Center and the paper subdivision to the rear of those properties fronting on Old Quogue Road is also proposed to be developed as a part of the Riverside Hamlet Center (*Exhibit 16, "Proposed Land Use, Eastern Section"*).

The paper subdivision itself (seven lots, 5.7 acres), is proposed to be redeveloped according to allowed uses for the R-15 zone. This development would occupy most of the site. The newly completed Pine Street extension would provide access from Vail Avenue to Old Quogue Road, and a newly created road between Old Quogue Road and the Riverside Hamlet Center would permit access from the Study Area to the Hamlet Center.

c. Zoning and Other Land Use Control Recommendations

The change of the zone of parcels within the Project Area that are vacant and within the Riverside Hamlet Center, and separated from the bulk of the Project Area by the narrow, 12.3-acre parcel, is from LI-40 to the Riverside Hamlet Center Mixed Use Planned Development District (RHCMUPDD), as proposed in the Draft regulations and Design Standards for the Riverside Hamlet Center (*Exhibit 17, "Proposed Zoning Revisions, Eastern Section"*).

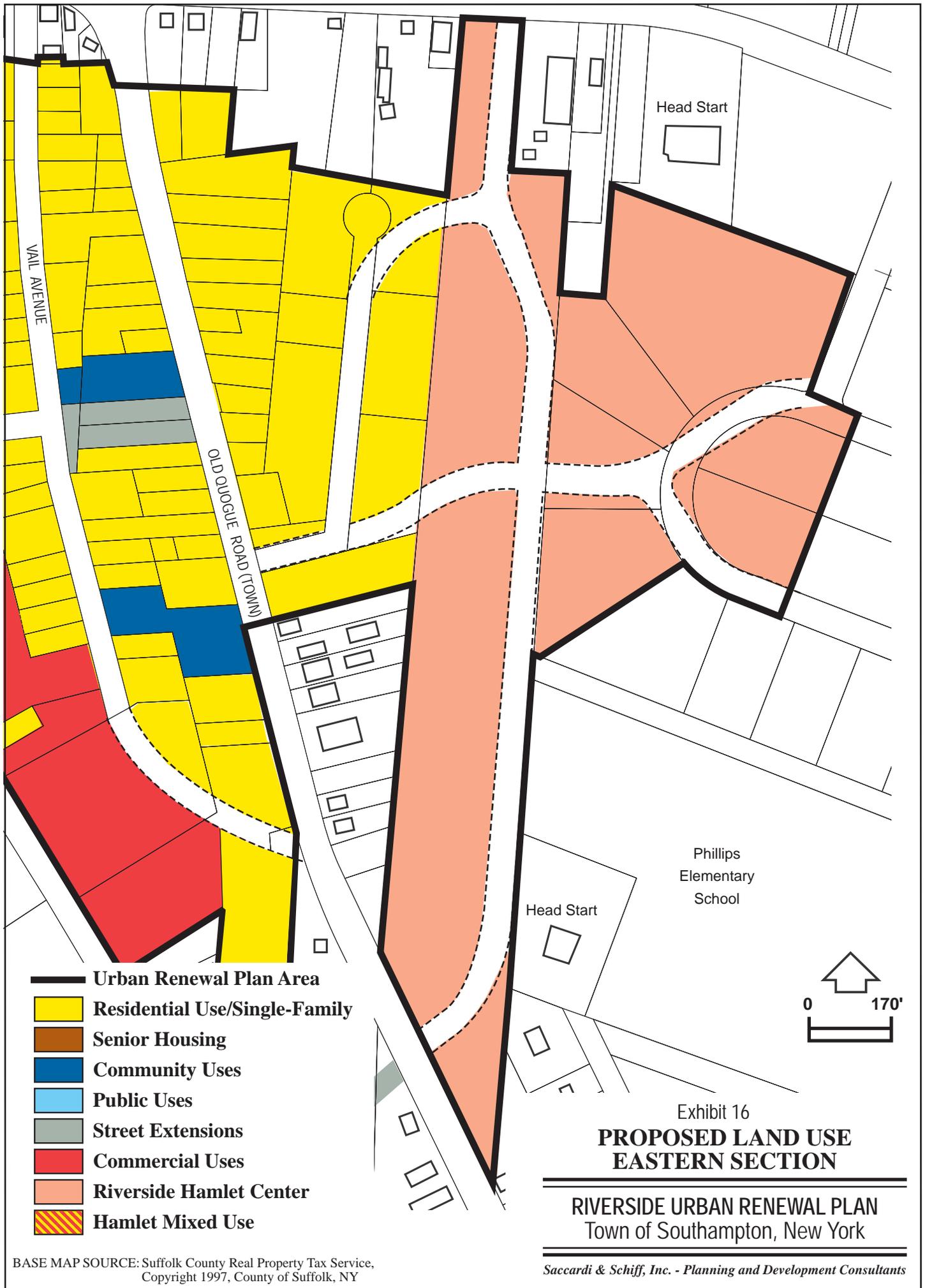
d. Design Guidelines for the Community Gateway

Site specific design guidelines are recommended at the intersection of Pine Street and Old Quogue Road.

e. Rehabilitation Recommendations

Four structures are in fair condition in this portion of the Project Area, and are illustrated in *Exhibit 6, "Rehabilitation Candidates."* It is recommended that the owners of these properties be presented with the opportunity for rehabilitation.

* The Riverside Hamlet Center Mixed Use Planned Development District is under review, as required by the New York State Environmental Quality Review Act (SEQRA), and when completed, is expected to be placed on the Town Board agenda for a public hearing.

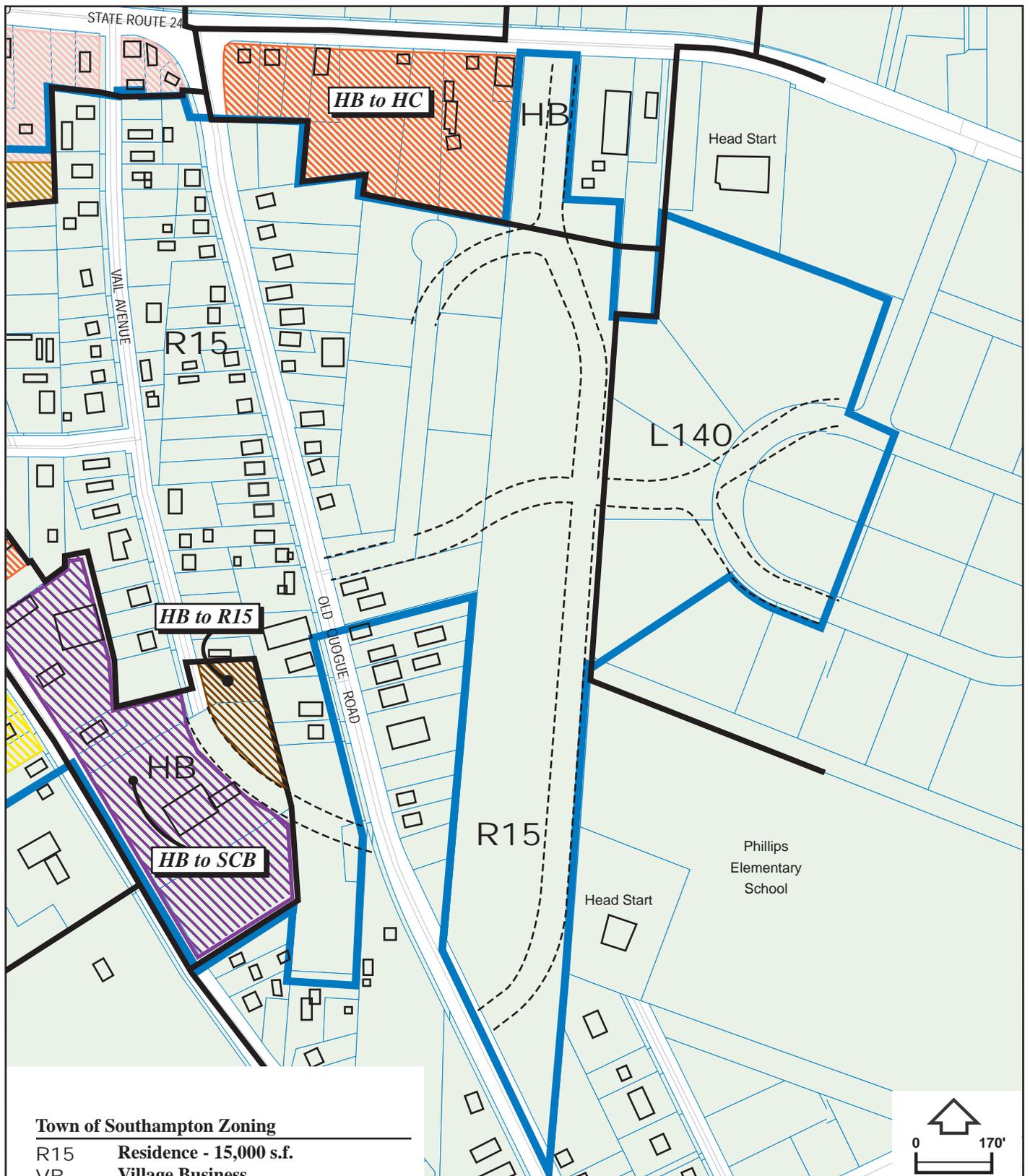


- Urban Renewal Plan Area**
- Residential Use/Single-Family**
- Senior Housing**
- Community Uses**
- Public Uses**
- Street Extensions**
- Commercial Uses**
- Riverside Hamlet Center**
- Hamlet Mixed Use**

Exhibit 16
**PROPOSED LAND USE
 EASTERN SECTION**

**RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York**

BASE MAP SOURCE: Suffolk County Real Property Tax Service,
 Copyright 1997, County of Suffolk, NY



Town of Southampton Zoning

- R15 Residence - 15,000 s.f.
- VB Village Business
- HB Highway Business
- L140 Light Industrial - 40,000 s.f.
- OSC Open Space Conservation
- HC Hamlet Commercial
- Urban Renewal Plan Area

Suffolk County Dept. Health Regulations

All lands south of Rt. 24 are in the "Groundwater Management Zone 3" (minimum 40,000 s.f. lots)

BASE MAP SOURCE: Suffolk County Real Property Tax Service, Copyright 1997, County of Suffolk, NY

Rezoning

- R15 to PPD
- HB to HC

Exhibit 17
PROPOSED ZONING REVISIONS, EASTERN SECTION

RIVERSIDE URBAN RENEWAL PLAN
 Town of Southampton, New York

Saccardi & Schiff, Inc. - Planning and Development Consultants

f. Public Improvement Recommendations

This section of the Project Area is lacking in a uniform and complete pedestrian circulation system. The Plan proposes to install sidewalks and streetscape components that provide a safe system of pedestrian circulation, as well as the designation and delineation of crosswalks at the intersections of Old Quogue Road and Vail Avenue with Pine Street (*Exhibit 9, “Public Improvements”*).

E. Proposed Actions Outside of the Urban Renewal Area

The Plan evolved out of a broader revitalization plan for the Riverside community. As a result, several actions are contemplated for areas that are outside of the Project Area, but which are important components to the Plan’s success. They are: revisions to zoning; street creation and closures; public use expansions; and, streetscape improvements.

The revisions to zoning address areas to the north of the Project Area, for properties fronting on Riverhead-Hampton Bays Road. The creation and closure of roadways to the south of the Project Area address traffic and pedestrian safety. The resulting trade-off of land area would allow for the expansion of the Ludlum Avenue Park. Streetscape improvements address the new road alignments, and work to link these areas to the Project Area. The street realignments have been discussed on page 16, in Section E of this document. Following are detailed discussions of these actions.

1. Zoning Revisions

Properties fronting on Riverhead-Hampton Bays Road are in the HB and VB zones, and are not in accordance with the current land uses or the goals of the Plan or the Riverside Hamlet Center Plan. The presence of such a state highway might suggest such intensive or auto-dependent uses, but local and neighborhood uses prevail in the area. The smaller parcels supporting individual commercial and residential uses reflect a history of neighborhood activity that endures to the present. Accordingly, it is recommended that the zoning designations of these parcels be revised from VB and HB to the HC zone to allow for continued commercial or residential or a mix of these uses (*Exhibit 4, Proposed Zoning Revisions*”).

2. Street Extensions and Closures

Street realignments, abandonments and extensions as discussed previously, would address pedestrian safety and access to recreation (*Exhibit 9, “Public Improvements”*).

3. Public Use Expansions

Related to the street realignment of Old Quogue Road and Riverleigh Avenue is the expansion of Ludlum Avenue Park. This was described earlier in the document (*Exhibit 9, “Public Improvements”*).

4. Streetscape Improvements

Sidewalks, crossings and other pedestrian treatments would be included in the realigned portions of Old Quogue Road and Riverleigh Avenue, particularly as they relate to the access to Ludlum Avenue Park (*Exhibit 9, "Public Improvements"*).

IV. PROJECT PROPOSALS

The Plan's overall goals are to be reached through specific actions that are described below as "Project Proposals." Each of these individual Project Proposals are to be accomplished by differing departments or agencies of Town Government.

A. Rezoning

The Plan calls for the rezoning of certain parcels for redevelopment purposes as described below. The rezonings would be adopted by the Town Board as a separate action from the adoption of the Plan, after an analysis and report to the Town Board by the Department of Land Management.

B. Land Acquisition

The Plan provides for the acquisition of property by the Town for redevelopment purposes and as described below for street extensions (*Exhibit 5, "Properties Proposed to be Acquired"*). Acquisition will be accomplished with various funding sources, as they become available. The acquisition would be managed by the Town of Southampton Department of Land Management.

C. Street Extensions and Abandonment

The Plan calls for the acquisition of certain properties by the Town that are owned jointly by adjacent properties, and are used as access to other parcels (in the core area). In addition, other street extensions are proposed. One is an extension from the Vail Avenue street-end to Old Quogue Road. The other is from Old Quogue Road to a north-south street proposed in the Hamlet Center. (*Exhibit 5, "Properties Proposed to be Acquired"*). Acquisition would be accomplished with various funding sources, as they become available. The acquisition would be managed by the Town of Southampton Department of Land Management.

D. Rehabilitation

Certain residential and commercial structures in the Project Area are in fair condition and, in the case of commercial properties, contain active business enterprises. However, certain structures on these properties may benefit from structural and aesthetic improvements that would be encouraged and supported by the Town through the provision of financial assistance. In addition, certain commercial properties are incompatible with residential uses. These properties may receive assistance for providing landscaping and other treatments to allow a visual buffer with their residential neighbors. Other aesthetic improvements including commercial signage and lighting would be recommended (*Exhibit 3, "Proposed Land Use"*). Rehabilitation of residential and commercial properties would be managed by the Town of Southampton Department of Land Management.

E. Demolition

Structures that have been determined to be in poor condition or that do not have a legal certificate of occupancy, and are on properties that are to be assembled for redevelopment, as shown in *Exhibit 5, "Properties Proposed to be Acquired,"* are proposed to be demolished. These properties are in limited locations. In addition, in some selected places, structures that are not on properties proposed to be assembled would be demolished to remove boarded up, abandoned structures and to increase building safety in the Project Area. Demolition of structures would be managed by the Town of Southampton Department of Land Management.

F. Relocation

Displaced residents and businesses may be entitled to relocation benefits. The benefits a displaced tenant can receive under the Uniform Relocation Act vary depending on the tenant's household income, the length of time they occupy the unit, and the costs for replacement housing.

If United State Department of Housing and Urban Development (HUD) Section 8 assistance is available for displaced tenants, the relocation payments are reduced accordingly. Note that rental assistance payments are in addition to moving expenses.

For owners, benefits include the price of acquisition and moving expenses. Commercial tenants can also receive payments for fixtures. The relocation of tenants would be managed by the Town, or its agent.

G. Disposition and Redevelopment

All property acquired in accordance with the Plan shall be made available for redevelopment or public improvement. The Plan proposes residential, commercial, and community-use development and redevelopment. The Town's Department of Land Management would oversee the disposition and redevelopment of properties in accordance with the Plan.

V. PROPOSED PUBLIC, SEMI-PUBLIC, PRIVATE, OR COMMUNITY FACILITIES OR UTILITIES

Any development or redevelopment will include improvements such as, but not limited to, off-street parking, landscaping, streetscape improvements, and other improvements needed to complement development or redevelopment activities and provide an adequate level of amenities for the Project Area. Street and utility improvements shall be undertaken by governmental entities or private utility companies.

VI. PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL

Redevelopment shall include property acquisition, relocation and demolition by the Town of Southampton. The Town shall address funding for rehabilitation and other improvements for properties that will not be acquired.

VII. PROPOSED TIME SCHEDULE FOR THE EFFECTUATION OF THE PLAN

The Plan will be implemented upon its approval by the Town Board of the Town of Southampton. After the adoption of the Plan, years one through three would see the completion of the revisions to zoning districts. Acquisition of properties would begin, as would the design of public improvements, and rehabilitation of properties. Years four and five would see the redevelopment of the assembled properties, and the completion of public improvements.

VIII. DURATION OF PLAN CONTROLS

The regulations and controls contained in the Plan shall be binding and effective by deed or lease upon all purchasers or lessors and their heirs and assigns in the Project Area, from the time of the approval of the Plan by the Town of Southampton, New York, for 30 years, unless amended as provided herein.

IX. PROCEDURES FOR CHANGES IN APPROVED PLAN

The provisions of the Plan may be modified or amended at any time by the Town of Southampton, New York. Major Plan changes affecting proposed land uses, property acquisition, and project boundaries shall be undertaken in accordance with the procedures set forth in Article 15 and Article 15A of New York law. Minor Plan changes not affecting the above may be made by the Town Board upon recommendation of the Town Planning and Development Administrator of the Department of Land Management. Minor Plan changes may include acquisition of additional property within the Urban Renewal Area where rehabilitation is infeasible. Minor changes shall be approved by the Town Board, following public hearing and SEQRA review.

X. PROVISIONS TO PRESERVE INTEGRITY OF PLAN

In order to preserve the integrity of the Plan, the Town of Southampton Building Inspector shall notify the Town of Southampton Office of Housing, in consultation with the Department of Land Management upon receipt of any applications for a permit for building construction or alteration or for a certificate of occupancy for a structure or use within the Project Area. Pursuant to Section 503 (h) of the General Municipal Law, for a period of three years from the approval of the Plan by the Town Board, or of any further amendments or modifications thereto, the Building Inspector shall not issue a building construction or alteration permit or certificate of occupancy for a structure or use within the Project Area without having first obtained the consent of the Town of Southampton Department of Land Management, unless the construction, alteration or use is necessary for the immediate protection of the public health or safety. The Department of Land Management of the Town of Southampton shall consent to the issuance of certificates of occupancy and permits upon a determination that the proposed construction, alteration or use is not inconsistent with the Plan or any amendments thereto. The Department of Land Management shall have the power to reject any proposals which are inconsistent with the Plan in order to preserve the integrity of the Plan.