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June 21, 2017

Town Board
Town of Southampton
116 Hampton Road
Southampton, New York 11968

Re: In the Matter of the Application of **RTW Associates, LLC**
RTW Residential Planned Development District (RTWRPDD)
For 8.24 acre Property Situate at Hampton Bays (SCTM# 0900-253-1-22 & 23)

Dear Board Members:

Please be advised that our firm represents RTW Associates, LLC (hereinafter referred to as "RTW"), who are the owners of the above captioned property. Pursuant to §330-248Q of the Zoning Law, the zoning of the subject property is classified as a specific Planned Development District ("PDD") entitled the RTW Residential Planned Development District ("RTWRPDD"). Section 330-244J of the Zoning Law, however, provides for the expiration of the approval of a specific PDD 36 months after the approval by the Town Board unless Planning Board approval has been obtained and substantial construction has begun. Since no physical construction has taken place on the property, RTW has inquired as to the status of the zoning classification of the property and the approvals granted by the Town, and desires to have such approvals ratified and affirmed as currently valid.

The expiration clause in the current version of §330-244J suggests that upon expiration the property reverts to the underlying zoning classification, but this section does not amend or remove the zoning classification of the property from the Code or Zoning Map. Such an amendment can only be achieved by the adoption of a local law by the Town Board. To date, the Town Board has not adopted a local law to amend the Zoning Law, thus leaving the status of the property in a state of limbo.

The history of the approval of the RTWRPDD begins on June 26, 2007 when the Town Board, by Local Law No. 33 of 2007, amended §330-248Q of the Zoning Law changing the zoning classification of the above captioned property from Highway Business (HB) to a specific

Residential Planned Development District entitled the RTWRPDD. This local law allows the construction of a 50-unit age-restricted housing development on the 8.24 acre wooded parcel instead of a commercial subdivision and development allowed under the prior HB zoning. Fifteen (15) of the units are to be Community Benefit Units under the provisions of Chapter 216 of the Town Code. The project provides much needed senior housing and offers other public benefits with no impact on the Hampton Bays School District. Due to a potential conflict of interest issue, the Town Board adopted resolution #2008-320 on February 12, 2008 ratifying the adoption of the Local Law. Thereafter, the Town Planning Board, by resolution dated December 18, 2008, conditionally approved the site plan entitled "Arborview at Tiana." After the site plan was approved, several members of the general public suggested the retention of a natural vegetated buffer along Montauk Highway instead of the landscaped berm initially required by the Town Board. On November 10, 2009, the Town Board, by Local Law No. 45 of 2009, amended §330-248Q to require the retention of a natural vegetated buffer along Montauk Highway. Thereafter, the Planning Board amended the site plan by resolution dated December 3, 2009 and signed the site plans on January 8, 2010. An application was made to the SCDHS for the sewage treatment plant and deemed incomplete pending further design modifications. The design of the treatment plant is now less certain given changes occurring at the SCDHS. Highway access permits from the SCDPW and building permits would also be needed to allow construction to commence. As noted, although approval was obtained from the Town Planning Board, no construction has commenced. Thus, under §330-244J, the RTWRPDD may have expired on or about November 10, 2012.

RTW obtained the Town approvals and re-approvals after more than five years of review, but was left trying to market and obtain financing for the project in the middle of the downturn in the economy. The change in the market over the last year or so has created renewed interest in the project, but the current status of the zoning classification has become an impediment. It is submitted that there has been no material change in the facts and circumstances surrounding this application. There has been no physical changes to the property or surrounding neighborhood, nor has there been any change in the Town Comprehensive Plan or Town Code related to the zoning of this property.

Accordingly, please let this letter serve as RTW's request for the Town Board to adopt a resolution, or, if necessary, a local law affirming or reapproving the RTWRPDD zoning classification of the property as per §330-248Q and, as a minimum, extending the time to commence construction for an additional two (2) years. This two (2) year period will allow RTW to revise and complete the design of the sewage treatment system and obtain SCDHS approval and obtain building permits to allow construction to commence.

My clients and their representatives are willing to provide any additional information or meet with the Town Board and/or staff to discuss this request and explain the tasks remaining to obtain all of the necessary municipal approvals to permit the RTWRPDD to be implemented as the Town Board planned for.

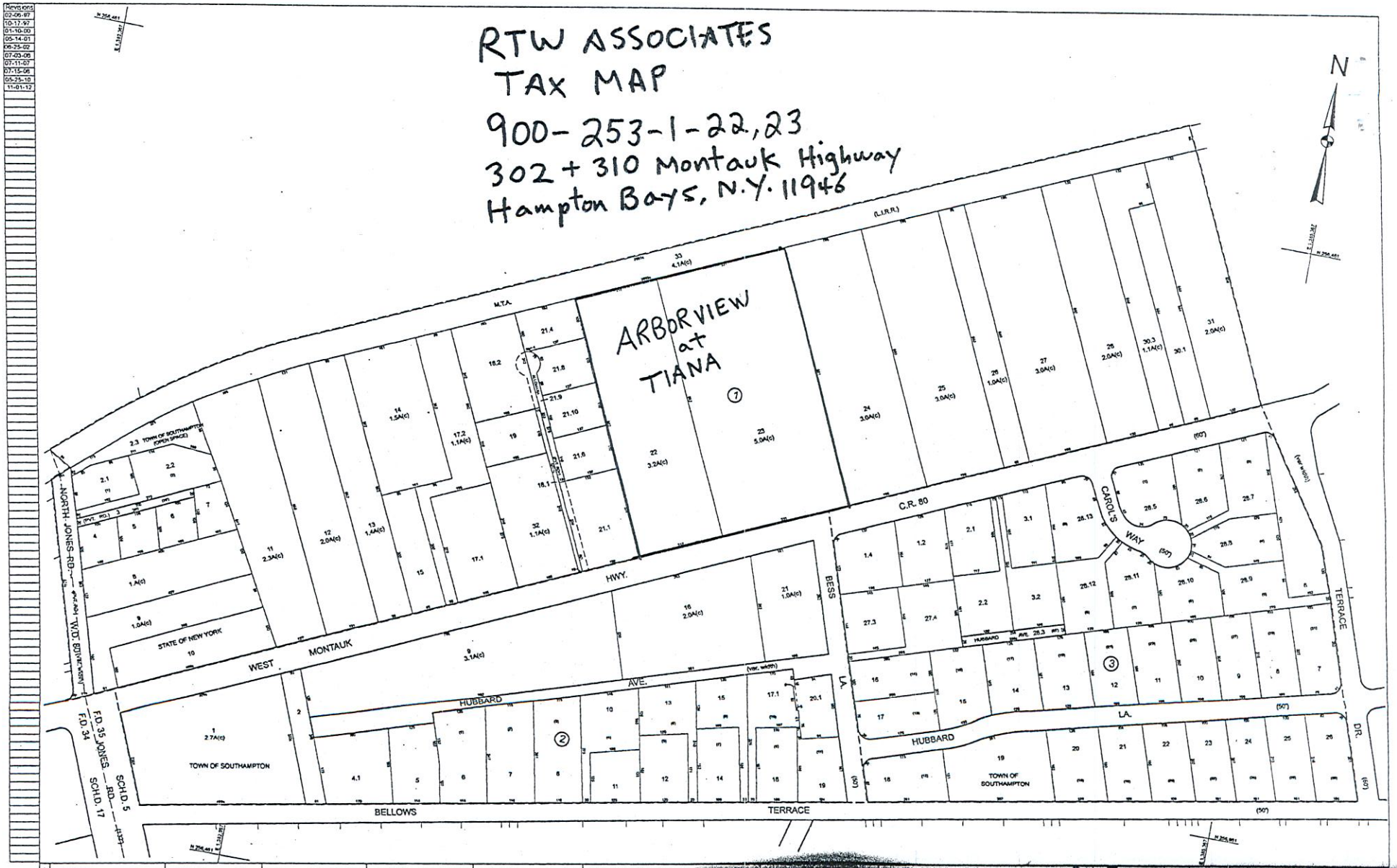
Thank you for your consideration in this matter.

Very truly yours,
O'SHEA, MARCINCUK & BRUYN, LLP

By: _____
Wayne D. Bruyn

WDB:sjk
cc: RTW Associates, LLC
Department of Land Management

RTW ASSOCIATES
TAX MAP
900-253-1-22,23
302 + 310 Montauk Highway
Hampton Bays, N.Y. 11946



Resolution Adopting Negative Declaration for Purposes of SEQRA In Connection with the RTW Residential Planned Development District (RTWRPDD) Zone Change Petition, Hampton Bays

WHEREAS, a PROPOSED PLANNED DEVELOPMENT DISTRICT APPLICATION was made to the Town Board by RTW Associates, LLC for the establishment of a Residential Planned Development District to allow construction of a fifty (50) unit senior condominium development ("Arborview at Tiana"), and,

WHEREAS, the subject property is a 8.24 acre parcel located in the Highway Business (HB) Zoning District, on the north side of Montauk Highway, opposite Bess Lane partially within the New York State Archaeologically Sensitive Map Area, in the Hamlet of Hampton Bays (SCTM No. 0900-253-01-22 & 23); and

WHEREAS, the project meets the criteria for classification as an Unlisted Action, pursuant to Article 8 (State Environmental Quality Review Act, SEQRA) of the New York State Environmental Conservation Law; and

WHEREAS, the Applicant has submitted an Environmental Assessment Form (EAF) Part I, and supplemental analysis including a Stage 1A Archaeological Study, Market Analysis and Traffic Impact Study; and

WHEREAS, the Town's consultant prepared an Environmental Assessment Form (EAF) Parts II and III which identified and evaluated the potential impacts of the proposed action, and the Town Board has reviewed said documentation and considered the magnitude and importance of each impact; and

WHEREAS, the Town Planning staff has circulated the application to the Suffolk County Planning Commission and was notified that this application was considered a matter for local determination; and

WHEREAS, based on the review of the EAF Parts II and III, the adoption of the Local Law to establish a Residential Planned Development District on the subject site is not expected to result in significant adverse environmental impacts.

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby ADOPTS a NEGATIVE DECLARATION in accordance with Article 8 of the Environmental Conservation Law (ECL) for the action to amend Chapter 330, Article XXVI of the Zoning Law of the Town of Southampton by adding a new Section 330-248(Q) entitled "RTWRPDD" establishing a change of zone from Highway Business (HB) to Residential Planned Development District (RPDD), and be it further

RESOLVED, that the Town Clerk is hereby directed to maintain a copy of the determination of significance (negative declaration) dated June 19, 2007 as attached and

forward same to all involved agencies, the project sponsor, and any person who has requested a copy, and be it further

RESOLVED, that the Town Clerk shall cause said determination of significance to be filed in the Environmental Notice Bulletin (ENB) pursuant to § 617.12 (c) of 6NYCRR.

Financial Impact

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Linda Kabot, Councilwoman
SECONDER:	Steven Kenny, Councilman
AYES:	Heaney, Graboski, Kabot, Kenny, Nuzzi

Town of Southampton
Long Island, NY

Town Board Resolution
RES-2007-912

Adopted
Jun 26, 2007 6:00 PM

Resolution of Adoption of a Local Law to Enact a Zoning Change From Highway Business (HB) to RTW Residential Planned Development District (RTWRPDD) for a 50 Unit Age-Restricted (55 Yrs. +) Housing Development In Hampton Bays

Information

Department: Planning **Category:** Local Laws **Functions:** None
Sponsors: Supervisor Linda Kabot

Body

WHEREAS, a change-of-zone/Residential Planned Development District (RPDD) application has been received by the Town Board of the Town of Southampton to rezone approximately 8.24 acres of land located on the north side of Montauk Highway, 150 feet east of Allamoro Road in Hampton Bays (SCTM No. 900-253-1-22, 23) which is currently owned by RTW Associates, LLC, from Highway Business (HB) to a Residential Planned Development District (RPDD) to allow the construction of a 50-unit age-restricted (55 yrs. and over) housing development, to include a clubhouse/recreation building and an outdoor swimming pool, with 30% of the units set aside as Community Benefit Units for those who qualify under Chapter 216 of the Town Code; and

WHEREAS, the zoning change is a Type I action pursuant to SEQRA and Section 330-246 of the Town Code; and

WHEREAS, after coordination with all involved agencies, by Resolution No. 1519 adopted on October 26, 2004, the Town Board of the Town of Southampton assumed lead agency; and

WHEREAS, the Town Board of the Town of Southampton has conducted a SEQRA review of the subject action consisting of an EAF Part II and Part III where potentially large impacts identified in the Part II have been assessed with concurrent mitigation strategies; and

WHEREAS, on June 26, 2007, the Town Board by resolution adopted a negative declaration for the subject application;

BE IT HEREBY RESOLVED, that Local Law No. 33 of 2007 is hereby adopted as follows:

LOCAL LAW NO. 33 OF 2007

A LOCAL LAW amending Chapter 330, Article XXVI (Planned Development District), of the Code of the Town of Southampton by adding a new Section 330-248 (Q) entitled "RTW Associates, LLC" (RTWRPDD).

BE IT ENACTED by the Town Board of the Town of Southampton as follows:

SECTION 1. Legislative Findings

It is the intent of this local law to change the zoning classification of the property of RTW Associates, LLC, consisting of two parcels, comprising approximately 8.24 acres located on the north side of Montauk Highway (C.R. 80), approximately 140 feet east of Allomara Road, south side of LIRR, Hampton Bays, Town of Southampton, Suffolk County, New York, (SCTM #s 900-253-1-22 & 23), from Highway Business

(HB) to a specific Residential Planned Development District to permit the construction of up to fifty (50) age-restricted (senior citizen age 55 +) residential housing units to include fifteen (15) Community Benefit Units as described herein to provide affordable housing opportunities consistent with the provisions of Chapter 216 of the Town Code.

The subject properties lie in the HB district along the north side of the Montauk Highway corridor at the western fringe of the Hamlet of Hampton Bays. The site is bounded by Montauk Highway to the south, an office building and four residential lots to the west, the Long Island Rail Road tracks to the north, and a retail center and car wash to the east. The LIRR tracks are immediately north of the site beyond which are approximately 273 acres of vacant forested County-owned land. The majority of land uses south of Montauk Highway in the area are residential in nature; on the north side of the highway the majority of land uses are commercial/office, with a few pre-existing residential uses located immediately adjacent to the site to the west. The site is within ¼ mile of a shopping center (zone: SCB) which includes a supermarket, several take-out restaurants and other retail/service stores.

The Town Board of the Town of Southampton recognizes that Southampton has a high percentage of citizens over the age of 55. Given present economic and other factors impacting many older citizens, including but not limited to fixed incomes, physical restrictions, and the rapidly accelerating costs of maintaining a single family residence, the Town Board has deemed it necessary to provide these citizens with adequate housing throughout the Town. Article III of the Town Code currently provides for the establishment of a 'Senior Citizen Zone District' (SC-44) to provide an opportunity for the development of multi-unit housing on sites located in reasonable proximity to shopping, medical services, and other community facilities and with access to major roads and public transportation- provided the development is planned in a manner that is consistent with the goals and objectives of the Comprehensive Plan. However, pursuant to §330-14 J (2), in lieu of establishing the floating SC-44 district, the Town Board may find the zoning classification for a proposed age-restricted housing development is better accommodated through the use of planned development district (PDD) standards.

The ability to increase the number of dwellings per parcel may, under certain circumstances, lower the purchase price of a home. The PDD process provides a mechanism for the Town Board to review on a case-by-case basis increased density development proposals as an incentive for developers to provide substantial community benefits or amenities pursuant to the applicable provisions of Article XXVI and Town Law § 261-b. The intent is to support creative, desirable and affordable private residential development by providing incentives and flexibility which encourage the use of innovative planning and design techniques, consistent with the recommendations of the 1999 Comprehensive Plan Update (1999 Update). However, a balance must be struck to appropriately place multi-unit housing developments throughout the Town such that the rural/resort character of Southampton is maintained. In order to do this, it is anticipated that enabling a diversity of housing stock will help to provide options for people in all different life-circumstances, especially Southampton's elderly and cost-burdened population.

The Town Board's intent is to promote diversity, affordability, and flexibility in the housing supply. By dispersing different housing types (single family, apartments over office or shops, carriage house, etc.) throughout all hamlets and neighborhoods within the Town, the need for large condominium developments in any one area will be lessened, thereby making preservation goals achievable while still adequately taking into consideration the regional need for adequate and affordable housing. Where multi-family housing is found to be appropriate, clustering, open space preservation and the most efficient utilization of transportation systems, utilities, and public services are intended to be achieved through implementation of the Residential PDD classification.

The proposed RTWRPDD is found to accomplish several objectives outlined in the 1999 Update, namely by providing a land use that serves an identified community need- housing for persons over the age of 55 years to be constructed in a manner that is consistent with the design objectives for multi-unit housing, as well as entering 30% (15) of the total (50) units into the affordable housing stock as Community Benefit Units for both middle and moderate income levels pursuant to the provisions of Chapter 216 of the Town Code. As offered by the applicant, a preference for Hampton Bays and East Quogue residents shall be established for the below market-rate units. Further, the developer has offered the following additional community benefits:

- In order to enhance a walkable environment and provide transportation alternatives, new sidewalks will be constructed along the north side of Montauk Highway from the subject

property to the shopping center a quarter (0.25) mile east of site (in concert with the repair of existing sidewalks)

- A 1,000 dollars park fee per dwelling unit is proposed for contribution to the Town for each of the market rate units with the intention of contributing to capital improvement funds for park facilities to offset any increased usage thereby benefiting the Town and community as a whole.
- Construction of a bus shelter by the developer along Montauk highway in front of the site to facilitate use of public transportation.
- A $15,000 contribution for traffic pre-emption equipment at the existing signal ¼ mile to the east of the subject site to increase traffic safety along the Montauk Highway Corridor.
- The transfer of two (2) Pine Barrens Credits or Development Rights to facilitate the preservation of open space and offset the increase in residential density.

Throughout the application process for the RTWRPDD, the Town Board has considered the appropriateness of the zoning change from Highway Business (HB) to Residential PDD to allow for the proposed age-restricted housing development, which has led to discussions related to the nature of the Highway Corridor itself. Conventional Highway Business zoning has designated extensive amounts of highway frontage for high-intensity commercial development which more often than not caters primarily to the needs of motorists. The resultant 'strip zoning' along certain highways has encouraged a linear pattern where uses are separated and multiple curb cuts exist. Strip single-use commercial development is often viewed as the least desirable type of commercial development, because it consumes more land than planned shopping centers with multiple uses or compact central business districts. In many cases the accessibility and large expanses of parking for a single use within the retail and commercial corridors have created an unfair match for the existing central business districts/hamlet centers. The proliferation of strip commercial development in inappropriate areas contributes to homogenization of the visual landscape, causing unattractive streetscapes, the extension of suburban sprawl, and increased opportunities for traffic accidents. Other livability problems are related to the auto dependent nature of strip commercial development (e.g. commercial services, organized in this fashion, are very difficult, if not impossible, to access by foot therefore causing pedestrian-automobile conflicts).

Ideally a corridor should be characterized by its visual continuity and considered both the connector and separator of neighborhoods and districts. Visual continuity can be construed as either as green or open space or buildings that relate to and complement one another without what would be considered visual pollution or blight (e.g. unattractive or franchise architecture, excessive signage, etc.). In low-density and gateway areas, the corridor may be a continuous green edge, providing long-distance walking and bicycle trails or other recreational amenities and, if wide enough, a continuous natural habitat. In the general recommendations section for Highway Business areas, the 1999 Update recommends that *"every effort should be made to de-intensify the highway business "strip", though this can be accomplished through stricter design guidelines and/or intensification of development on particular sites"*. An alternative to a strip pattern, which still meets the demand for commercial space, is to designate integrated retail clusters or nodes around major intersections and limit or re-design certain retail or commercial uses on other portions of the corridor. The nodes can be planned to integrate other commercial, office, and even housing development, along with retail uses.

The 1999 Update advocates targeting specific highway corridors for townscape design upgrades. The Update further indicates that contiguous business districts add up to over three linear miles of commercial uses on Montauk Highway, making this the largest commercial corridor in Southampton. Currently the Town Board has sponsored a Montauk Highway Corridor Study in Hampton Bays as an update to and expansion of the 1999 Hampton Bays Hamlet Center Strategy Study in order to address the issues and opportunities that may affect future development. The study extends from Jones Road on the west side to the Shinnecock Canal on the east and includes the stretch of HB zoning that the subject premises lie within. The re-zoning from HB to RPDD provides a unique opportunity to implement preliminary findings from the study that consider this area as the western gateway and as such retain a more heavily landscaped transitional area rather than situating buildings closer to the road, as would be the design standard for a traditional hamlet center.

In terms of design, the 1999 Comprehensive Plan Update advocates the promotion of built forms that relate to the historically residential 'approaches' to the hamlet centers. Oftentimes, buildings that are intrinsically out of step with a community, because of their sheer size or their architectural style (or both) are required to be mitigated with heavy plantings of trees and shrubs. The other method, which does not rely upon greenery to mask inharmonious buildings and building arrangements, utilizes a 'scale unit' by which structures may be measured and compared with the human scale. This alternative concept is usually advocated because when designed with traditional patterns and proportion as well as quality materials and landscaping, structures can add to the visual landscape and become attractive features of

the Town.

For the subject properties, the conceptual plan that placed buildings and uses closer to the Montauk Highway was rejected primarily based on the public's desire to retain visual continuity along this portion of roadway in the form of green space. Other concerns were based on noise and safety issues for the elder residents in terms of proximity to the highway. Therefore, in order to achieve the goals of the RPDD zoning (flexible, creative aesthetic design) and facilitate retaining a resort/tourism image as advocated by the Comprehensive Plan, the proposed development will retain natural vegetation at the road frontage and include a significant and heavily vegetated berm (as shown by example in figure 1 below). Internally, the site will be designed at a human scale with Traditional Neighborhood Design (TND) amenities and character rather than a typical condominium complex.

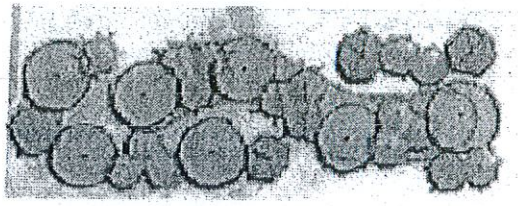


Figure 1. Example of mature landscaped berm with staggered native plantings

Although heavily vegetated and screened from the Highway, the design of the interior site is still considered important because it serves as a model for other multi-unit projects, and in this case it will specifically serve to provide a sense of community where residents can 'age in place'. In order to provide understandable criterion and workable guidelines to define the 'flexible, creative, aesthetic design' that a RPDD is meant to facilitate, the Town Board is requiring the following TND elements for the applicant to include in the site plan design: one entrance point into the community, either one or more village green areas, the multi-family buildings to have a residential character to include front porches for social interaction (see example in figure 2 below), fronting the homes on narrow tree-lined streets or the green (s) with garages behind the units (example shown in figure 3), on-street parking (cross-section sample in figure 4), constructing sidewalks within the development and along Montauk Highway to provide walkability and synergy between residential and business uses, providing recreational opportunities for the residents (example in figure 5) and retaining existing vegetation along the perimeter to buffer adjoining uses. Note that the architectural design of the units will be subject to additional review by the Planning Board and Architectural Review Board.

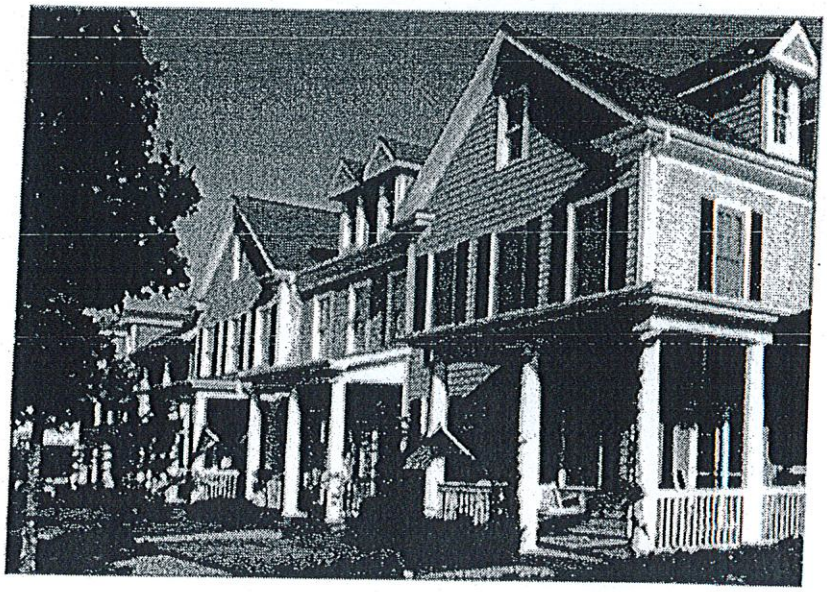


Figure 2. Example of residential-scale architecture featuring front porches

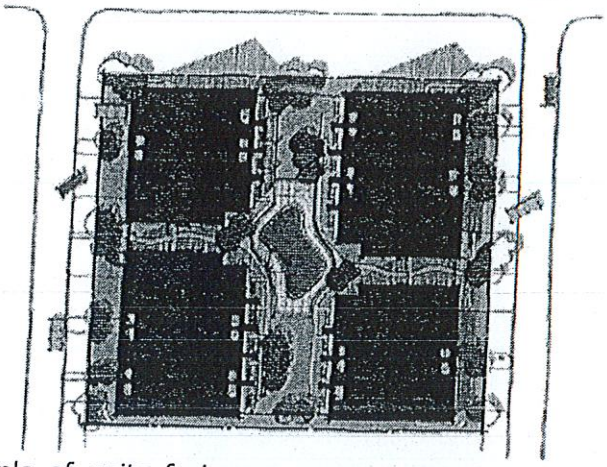


Figure 3. Example of units facing on common area with garages placed toward rear/outside street element. This pattern could be repeated to create several small central common areas/greens where appropriate. Pedestrian trail linkages are an important feature for this arrangement; sidewalks would be placed along exterior roadway with street trees

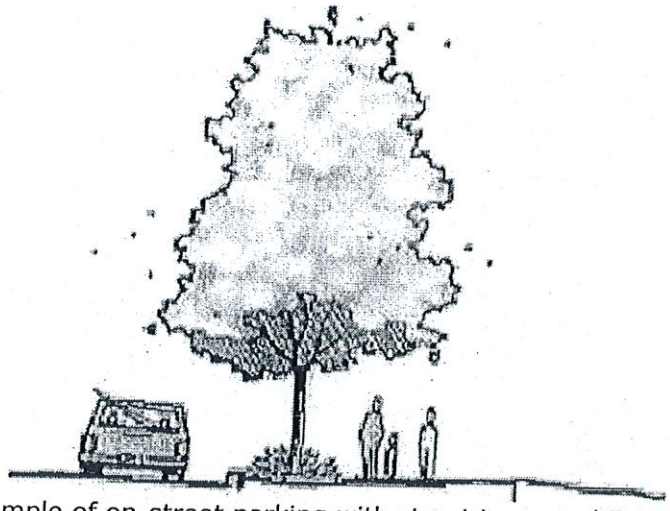


Figure 4. Example of on-street parking with street trees and 5 ft. wide sidewalks

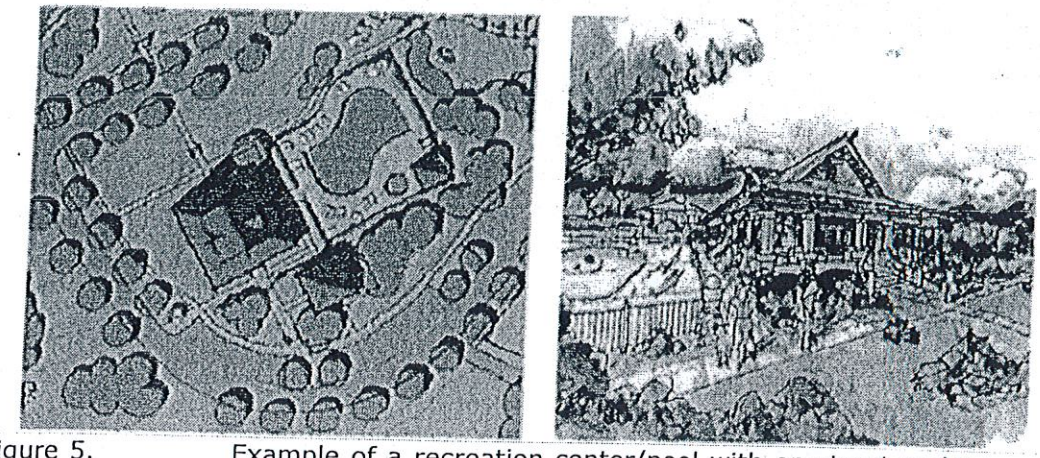


Figure 5. Example of a recreation center/pool with on-street parking and pedestrian walkways.

Note that the recreation building should be easily accessible to all residents but not at the expense of the entire central green. Size of facility should be designed using 'scale unit' principle and be consistent with the development's residential architecture.

As described above, the Town Board has weighed the merits and impacts associated with the HB and RPDD land uses in the context of the surrounding area and in relation to sound physical, social and economic development needs of the community and finds the proposed RPDD use to be compatible and transitional between the single family and office uses to the west and highway business uses to the east. From a land use standpoint, the Town Board has examined the subject property with regard to its size and location within the existing HB district, as well as the extent of potential commercial enterprise that could be developed under current standards in comparison with the nature of the multi- unit senior (55+) housing use that would result from the subject zone change. The proposed RPDD use with a density of approximately 6 units per acre that incorporates all the design controls in this instance is considered less intense than the potential commercial development the site could support under the current HB zoning and reflects the community's desire to limit the extent of commercial uses sprawling into this section of the corridor. The proposed use is also considered to be more beneficial in terms of traffic impacts, however, in order to account for the possibility of increased emergency services due to the nature of the proposed use and to address other traffic issues along this corridor, the applicant will provide a one-time contribution for a traffic pre-emption device as indicated in the Community Benefits section.

The Town Board recognizes that this re-zoning results in the addition of multi-unit housing in an area that was not zoned for residential use. The 1999 Comprehensive Plan Update states that "PDD zoning provides the ability to modify the uses and densities normally allowed by the underlying zoning, in order to create substantial public amenities and/or in connection with TDR credit purchases"; therefore in addition to the public benefits offered in connection with this application, the applicant will be required to transfer two (2) development rights or Pine Barren Credits to offset any density increase with the preservation of open space.

Using existing development standards for the floating Senior Citizen Zone (SC 44) established in Article III (§330-13, 15) as well as Multi-Family Planned Residential Development District (MFPRD) standards in Article IV (§330-25), and Traditional Neighborhood Design (TND) guidelines as recommended by the Comprehensive Plan and shown by examples herein, it is the purpose and intent of this legislation to rezone the subject properties to Residential Planned Development District (RPDD). In doing so, this legislation further intends to define the necessary parameters to establish a framework for the construction of an age-restricted ("active senior") housing development as provided under the provisions of Article XXVI for review and approval by the Planning Board and Architectural Review Board pursuant to the applicable sections within Chapter 330 of the Town Code.

SECTION 2. Map Amendment.

Chapter 330 of the Town Code (Zoning Map) shall be amended by changing the zoning district of parcels identified by SCTM No. 900-253-1-22 and 900-253-1-23 from Highway Business (HB) to RTW Residential Planned Development District (RTWRPD). The parcels consist of 8.24 acres and are located on the north side of Montauk Highway (C.R. 80), approximately 140 feet east of Allomara Road, south side of LIRR, Hampton Bays, Town of Southampton, Suffolk County, New York

SECTION 3. Text Amendment.

Chapter 330, Article XXVI (Planned Development District), of the Code of the Town of Southampton is amended by adding a new Section 330-248 (Q) entitled "RTW Planned Development District" (RTWRPDD). by adding underlined words as follows:

Q. RTW Residential Planned Development District ("RTWRPDD").

(1) Purpose and objectives. The RTW Residential Planned Development District ("RTWRPDD") is designed to accomplish the findings, purposes, and long-term goals established by the Town Board as part of Article XXVI ("Planned Development District") of the Code of the Town of Southampton, and specifically those established for a Residential Planned Development District. The RTWRPDD provides an alternative type of residential housing for senior citizens. The Town Board of the Town of Southampton recognizes that Southampton has a high percentage of senior

citizens, and given present economic factors impacting many seniors, including but not limited to fixed incomes, physical restrictions, and the rapidly accelerating costs of maintaining a single family residence, the Town Board deems it necessary to provide for such housing within the Town. The RTWRPD also facilitates the use of public transportation, as the site is situated along a public bus route and will incorporate the construction of a bus shelter on the Montauk Highway Corridor as one of the public benefits.

The RTWRPDD also supports implementation of the 1999 Town of Southampton Comprehensive Plan Update and the 1999 Hampton Bays Hamlet Study in that it (a) increases the amount of affordable housing for senior citizens in the Town, not only for moderate-income seniors, but also for middle-income seniors that are priced out of the market, (b) creates affordable housing that is in keeping with the historic, architectural, and natural qualities of the Town, (c) maintains the residential character of the hamlet of Hampton Bays, and (d) helps to retain the visual continuity along this portion of the Corridor by providing substantial landscaping.

The RTWRPDD provides an alternative housing type in the form of multi- units, and much-needed affordable senior housing in the form of Community Benefit Units, as that term is defined in Chapters 216 and 330 of the Code of the Town of Southampton. The RTWRPDD development shall be designed to incorporate various features appropriate for senior lifestyles as well as 'traditional neighborhood design' and 'smart growth' principles including (a) providing centralized common areas/village green(s), around which the residential units will be situated, thereby providing places for the residents to gather and/or engage in recreational activities, (b) constructing sidewalks throughout the development, on-street parking and rear-facing garages to facilitate compact development, (c) providing connections to public transportation and future pedestrian cross access for adjacent uses, and (d) provide building designs that are residential in character, well articulated but not overly exaggerated, that incorporate the traditional architectural features characteristic of the Town of Southampton (including front porches and gabled roofs for all condominium units). In addition, the RTWRPDD shall provide a sewage treatment facility that meets Suffolk County Health Department standards to protect groundwater resources. By enabling a density of approximately 6 units per acre, the RTWRPDD will be able to provide multi-unit housing opportunities in a creative, desirable, and aesthetic design, that will help achieve both the affordable and senior housing goals of the Town. Moreover, the RTWRPDD provides these housing opportunities in a manner that is considered transitional, beneficial and compatible with the surrounding land uses.

Based on the foregoing, the RTWRPDD provides public benefits through (a) the provision of 15 Community Benefit Units, among the 50 total units to be developed, with the first offering of all units including market rate units exclusively to residents of Hampton Bays and East Quogue for a six month period; (b) the construction of sidewalks and, where appropriate, pedestrian trails internally throughout the community; (c) the construction of internal streets that are lined with deciduous trees and provide parallel parking to reflect Traditional Neighborhood Design (TND) standards (d) the construction of new sidewalks along the entire frontage of Montauk Highway to connect to the existing sidewalks to the east to include the installation of street trees to screen the pedestrian from the Highway (where permissible by Suffolk County Dept. of Public Works) (e) upgrading (repair) of the existing sidewalks to the east that this development will connect to in order to provide a continuous walkway to the nearby shopping center (f) providing a substantial berm with significant and mature vegetation along the entire frontage to provide year-round visual screening and continuity along this stretch of corridor as well as substantial interior and perimeter plantings; (g) construction of a cedar-clad bus shelter along Montauk Highway in front of the site to facilitate use of public transportation; (h) contribution of park fee representing $1,000 per market rate unit (total of $35,000) to the Town to facilitate additional recreational amenities for the community of Hampton Bays; (i) contribution of a traffic pre-emption (total of $15,000) to facilitate ambulance and fire service response to the subject property; (j) installation of fire sprinklers within all residential buildings to enhance life-safety [noting that the cost of said installation is offset by reducing the number of Pine Barren Credits or TDR's required from four (4) down to two (2)]; (k) transfer of two (2) Development Rights or Pine Barrens Credits within the Hampton Bays School District or cash-in-lieu thereof in order to achieve the goals of PDD legislation by offsetting increases in density and providing open space.

As indicated above, establishment of the RTWRPDD helps implement the overall goals and recommendations of the 1999 Town of Southampton Comprehensive Plan Update. Specifically, the

RTWRPD:

(a) Promotes an efficient and purposeful use of vacant land;

(b) Creates a planned residential community that provides senior housing to address the social and economic needs of the older residents of the hamlet of Hampton Bays and the overall needs of the Town of Southampton;

(c) Increases the amount of senior and affordable housing in the Town and helps to disperse it throughout the Town;

(d) Provides affordable housing that is in keeping with the historic, architectural, and natural qualities of the Town, and does not stigmatize the residents of such housing;

(e) Establishes innovative land use and zoning standards;

(f) Allows development of a community wherein the housing type, layout and arrangement encourages the creation and preservation of a sense of place, pride, and values;

(g) Effectively protects groundwater resources by providing a sewage treatment system;

(h) Provides open space;

(i) Encourages comprehensive and innovative planning and design of the highest quality; and

(j) Encourages the use of public transportation.

(k) Preserves open space and implements the Central Pine Barrens Plan through transferring Pine Barren Credits or Development Rights or contributing the cash equivalent based upon fair market value for municipal purchase to accomplish same.

(l) Incorporates design standards in the interest of 'aging-in-place' and independent-living/life-safety enhancements appropriate for higher-risk occupancies, such as age-restricted housing.

(2) District boundary. The Hampton Bays West Residential Planned Development District shall consist of two (2) parcels designated as Suffolk County Tax Map Nos. 0900-253-1-22 and 0900-253-1-23, comprising approximately 8.24 acres located on the north side of Montauk Highway (C.R. 80), approximately 140 feet east of Allomara Road, south side of LIRR, Hampton Bays, Town of Southampton, Suffolk County, New York, as shown on surveys prepared by Jacob Buckheit of Dolliver Associates, (survey of 253-1-22 dated November 27, 2000 and revised August 15, 2002; survey of 253-1-23 dated May 17, 1982 and revised November 27, 2000) and more particularly described as all that certain plot, piece or parcel of land situate, lying and being in Hampton Bays, Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

(a) Parcel 1: BEGINNING at a point in the northerly line of Montauk Highway, distant from the intersection of the northerly line of Montauk Highway with the southerly line of land of the Long Island Railroad Company, the following 4 courses and distances along the said northerly line of Montauk Highway:

[1] South 45 degrees 13 minutes 20 seconds West, a distance of 71.35 feet;
[2] South 51 degrees 29 minutes 20 seconds West, a distance of 975.57 feet;
[3] South 61 degrees 5 minutes 30 seconds West, a distance of 580.28 feet;
[4] South 78 degrees 32 minutes 0 seconds West, a distance of 1191.05 feet;

RUNNING THENCE from said point of BEGINNING, along the northerly line of Montauk Highway,

South 78 degrees 32 minutes 00 seconds West, a distance of 331.21 feet to land now or formerly of William W. Hubbard;

THENCE along said land now or formerly of William W. Hubbard, North 11 degrees 28 minutes West, a distance of 661.14 feet to land of the Long Island Railroad Company;

THENCE along said land of the Long Island Railroad Company, North 78 degrees 37 minutes East a distance of 331.21 feet to other land now or formerly of William H. Hubbard;

THENCE along said other land now or formerly of William W. Hubbard, South 11 degrees 28 minutes East, a distance of 660.64 feet to the point or place of BEGINNING.

(b) Parcel 2: BEGINNING at a point in the Northerly line of Montauk Highway which is a distance of 937.29 feet Eastwardly form the Easterly line of the New York State Parking Area, which lies opposite or near opposite Jones Road;

AND FROM said point of beginning running thence North 11 degrees 28 minutes West 661.45 feet (deed) 661.37 (actual) to land now or formerly of Long Island Railroad Company;

THENCE along said land now or formerly of Long Island Railroad Company North 78 degrees 37 minutes East 212.46 feet to land now or formerly of Depak Realty Assoc.;

THENCE along said land now or formerly of Depak Realty Assoc., South 11 degrees 28 minutes East 661.14 feet (deed) 661.06 (actual) to the northerly line of Montauk Highway;

THENCE along the Northerly line of Montauk Highway, South 78 degrees 32 minutes 00 seconds West, 212.46 feet to the point or place of BEGINNING.

(3) Permitted uses within the RTWRPD may include the following uses only subject to review and approval by the Planning Board and compliance with all applicable laws, rules and regulations:

(a) Multi-family dwellings, single-family townhouses, duplexes, attached condominiums, manor houses, zero-lot-line residences and other multiple dwellings in a single building.

(b) Parking areas, attached or detached garages.

(c) Sewage treatment facility (Chromaglass or similar as approved by the Suffolk County Department of Health Services), to be accessory to the planned development, subject to review and approval from the Suffolk County Department of Health Services.

(d) Fences, arbors, trellis, walkways, decks and patios, provided same are subject to site plan review and approval by the Planning Board.

(e) Permitted buildings, structures and accessory uses for the residents and their guests and customarily incidental to the primary use:

[1] Park area to include passive recreational facilities such as: benches and picnic areas; gazebo.

[2] Park area to include active recreational facilities such as golf putting green or similar; pedestrian trails; exercise trails, etc.

[3] A community building with indoor/outdoor recreational facility such as a community swimming pool, and scooter recharge area.

[4] Bus shelter.

(4) Dimensional regulations. The following bulk, area, height and dimensional regulations shall apply within the RTWRPDD. Notwithstanding any provision in this Chapter to the contrary, the Planning Board may, through the site plan review process, modify the standards required herein, provided that: no significant adverse environmental impact to the property or its surroundings will occur, the change is considered minor, and the modification would better achieve the goals and objectives described within the legislative intent and this section.

(a) Lot area, minimum: 8.24 acres

(b) Maximum lot coverage by main and accessory buildings: 20%

(c) Maximum building size:

[1] Manor House (2-4 units): 6,000 sq. ft.
[2] Apartment House (5-10 units): 12,000 sq. ft.
[3] Recreation building (floor area): minimum 10 sq. ft. indoor space per unit, maximum 74 sq. ft. per dwelling unit (2,500 sq. ft. footprint; 3,700 sq. ft. maximum gross floor area).
[4] Detached garages (2 car): 565 sq. ft. maximum

(d) Minimum lot area per dwelling unit: 7,150 sq. ft.

(e) Maximum total impervious surface area: 50%

(f) Height, maximum:
[1] Stories: two
[2] Feet: 32

(g) Yards, principal building, minimum:

[1] Frontage/Building setback from Montauk Highway: 80 feet
[2] Front (internal streets): 30 feet
[3] Side- (perimeter of site): 40 feet
[4] Side- (internal) minimum for one: 0 feet middle units; 10 ft. min. for end units.
[5] Side-(internal) total: 30 feet
[6] Side, (abutting internal street on corner lot): 30 feet
[7] Rear (perimeter): 50 feet

(h) Yards, accessory buildings and structures, including detached garages, except fences and retaining walls:

[1] Distance from (internal) street: 40 feet
[2] Distance from (perimeter) side and rear lot lines: 10 feet

(i) Buffer yards:

[1] A buffer yard with a minimum width of 65 feet shall be established and heavily landscaped along the entire property line fronting Montauk Highway with the exception of the required site and emergency access locations. The first 10 feet of said buffer (measured from the edge of the Montauk Highway right-of-way) shall maintain the existing grade, and a heavily landscaped berm 6 ft. in height shall be established in accordance with §330-110 for the remaining 55 feet (to include irrigation). Landscaping shall be staggered, and of sufficient height to fully diffuse and screen the mass and scale of the development from street view year-round. The term "sufficient height" shall mean deciduous trees no less than 3½ inch caliper diameter and a variety of evergreen trees a minimum of 6 feet in height.

[2] A buffer yard of a minimum width of 30 feet shall be provided along all side and rear property lines. Other landscaping requirements shall be implemented by the Planning Board as outlined in (7)(d)[10].

[3] The Town Planning Board may increase or decrease the depth of a required buffer yard based upon findings that such an increase or decrease is warranted as a result of an analysis of existing on-site or off-site uses or dimensional conditions pertaining to the subject property or adjoining properties. In no case shall the front buffer yard be less than 50 feet.

(j) Porches:

[1] Depth: 8 ft. minimum

[2] Width: 10-12 ft.

[3] Height (from grade): 24 in. maximum

(5) Yield and Unit Size.

(a) The total number of dwelling units within the RTWRPD shall not exceed 50.

(b) The size of the market-rate units shall be limited to a maximum total gross floor area of 1,800 square feet and a minimum total gross floor area of 1,000 square feet, exclusive of basements, garages, and attics, if any.

(c) The size of the fifteen (15) community benefit units shall be limited to a maximum total gross floor area of 1,200 square feet and a minimum total gross floor area of 1,000 square feet, exclusive of basements, garages, and attics, if any.

(d) The total amount of bedrooms on site shall not exceed 100. Bedroom mix may vary from 1 to 3 between market-rate units, however, all of the 15 Community Benefit Units shall have two bedrooms.

(6) General development standards. To ensure consistency with the findings, purpose, goals, and general development standards established for planned development districts, all development shall conform to §330-240 and §330-245 of the Code of the Town of Southampton.

(7) Specific development standards.

(a) A revised site plan must be submitted to the Town of Southampton Planning Board for review, refinement and approval pursuant to §330-243B and §330-181 through §330-184.1 of the Town Code of the Town of Southampton. The proposed development shall be consistent with the conceptual plan entitled 'Arborview at Tiana' prepared by A. Sutton dated 3/21/05 and last revised 4/7/06, subject to revisions that conform to dimensional requirements and other performance standards outlined herein.

(b) The Town of Southampton Planning Board, in reviewing and approving a final site plan, shall ensure that the plan conforms to the requirements and intent of the RTWRPDD.

(c) All construction shall be subject to the review of the Board of Architectural Review, pursuant to Article XIX of this chapter, or its successor. The design and location of all site improvements and all buildings must be consistent with the ultimate purpose of achieving independent, self-reliant and pleasant living arrangements for older persons as outlined herein.

(d) Site Plan Elements

[1] Architecture and design. Building construction and design shall reflect traditional hamlet architecture, with consideration being given to the special character of Southampton as a rural and resort community.

[a] Requirements. Buildings shall have a common design theme that provides variety and character within the project. The design shall maintain proportional scale and massing with details appropriate the architectural style emulated. In the choice of exterior finishes, care shall be taken to avoid the appearance of a development in which all units appear exactly the same. Walls and roofs shall include separations, changes in plane and height, and architectural elements such as porches, dormers, and cross-gables. Techniques for complying with this requirement include, but are not limited

to:

[i] facade modulation (e.g., stepping back or extending forward portion of the facade for each interval) to minimize bulk and massing of buildings;

[ii] articulating each interval with architectural elements such as porches, balconies, bay windows, etc;

[iii] articulating the roof line by stepping the roof and by emphasizing dormers, chimneys, or gables; and

[iv] providing a ground or wall-mounted fixture, a trellis, a tree, or other site feature within each interval.

[b] Exterior. Facades of dwelling units shall be designed to avoid monotony and blank walls. The exterior of the dwelling units shall be constructed with Hardi-Plank or similar quality material.

[c] Porches. Covered porches consistent with the dimensional regulations provided in (4)(j)[1-3] shall be provided for all units on the first floor.

[d] Detached Garages. The Planning Board shall limit the amount of 'extra' detached garages when internal garages have been provided. In no case shall any detached garage cause the site to exceed impervious surface area percentage requirements or compromise any perimeter buffer areas.

[e] Energy. To the maximum extent practicable, the Planning Board shall assess energy conservation measures that may be appropriate for incorporation into building and site designs (e.g. Energy Star® in Market Rate units, water conservation/low-flow irrigation, etc.).

[f] Noise. During site plan review, the Planning Board shall assess and determine the need for noise attenuating structures and/or building materials. The Planning Board may require a notification covenant for residents of this development to be advised of potential noise from pre-existing uses surrounding the site.

[2] Privacy.

[a] Buildings shall be oriented for privacy, to the extent practicable, both within the project and in relation to the surrounding properties. Techniques for complying with this requirement include, but are not limited to:

[i] Reducing the number of windows or decks on the proposed building which overlook the neighbors;

[ii] Staggering windows to avoid aligning with adjacent windows;

[iii] Increasing the side or rear yard setback, or stepping back the upper floors so that window areas are farther from the property line.

[iv] Any proposed fencing shall be part of a coordinated plan for the entire site and consistent with §330-109.

[v] Gatehouse or driveway entrance gates shall not be permitted.

[b] In addition to the above, each housing unit shall be oriented toward an internal street or common green with primary entrances and porches facing these features.

[3] General Floor Plan and Site Design Objectives. To the extent that the proposed floor plans affect external appearance and unit circulation under ADA and similar requirements, floor plans shall be reviewed by the Planning Board with referral to the Architectural Review Board to determine compliance with the standards outlined herein and to obtain any additional recommendations that will help to maximize functionality, privacy, and layout/arrangement objectives for persons to safely 'age in place' as follows:

[a] Accessibility. The development shall conform to the provisions of the American Disability Act (ADA) and the Fair Housing Act (FHA) by implementing the American National Standards (ANSI) for buildings and facilities providing accessibility and usability for physically handicapped persons. To this end, the Planning Board shall:

[i] Ensure that construction and arrangement of each dwelling unit is done in a cost-effective yet dignified and pleasant manner assuring a convenient, safe, and secure environment for all persons residing in such development, whether active or physically challenged, youthful or elderly.

[ii] Ensure that all designs allow for future renovations, if needed, to meet the requirements for accessibility pursuant to the ADA.

[b] Universal Design. Residential units, to the extent practicable, shall incorporate visitable and adaptable design concepts by conforming to the supplemental design requirements listed in Chapter 123, Article IV, Universal Design, including but not limited to:

[i] Due consideration shall be given in planning walks, ramps, and driveways to prevent slipping or stumbling, and handrails and ample places for rest shall be provided. Gradients of walks shall not exceed five percent (5%) and single riser grade changes in walks shall not be permitted, unless it is impractical to do so because of terrain or unusual characteristics of the site.

[ii] All outdoor areas available to residents shall permit such residents to move about without danger and with minimum effort.

[c] Life-Safety Requirements.

[i] In accordance with the recommendations of the Hampton Bays Fire District, all attached dwelling units shall be equipped with fire sprinklers as per National Fire Protection Association NFPA Life-Safety residential code.

[ii] All basements, if any, shall have outside entrances, however units shall comply with the 2-story height limitation.

[iii] Coordination with the Hampton Bays Fire District is required in the event that a Central Alarm System is proposed for installation.

[iv] All staircases in two story units shall be straight-runs so as to facilitate extraction needs for emergency medical service providers and the comfort and convenience of occupants requiring medical attention.

[v] All units shall be equipped with an emergency pull cord.

[vi] The recreational facility ("clubhouse") shall be provided

with an Automatic Defibrillator (AED) and the site plan shall ensure adequate parking area reserved for emergency services adjacent to the clubhouse area.

[vii] Common attics and basements or crawlspaces shall be prohibited.

[viii] Fire hydrants shall be required in such number and location as determined by the Planning Board during site plan review, after referral to the Fire Marshal and Fire District having jurisdiction.

[4] Utilities and Services.

[a] Water supply and sewage disposal. The RTWRPD development shall be served by public water. All necessary approvals shall be obtained from the Suffolk County Department of Health Services for sewage disposal, and water supply. For the purpose of fire protection, the Planning Board shall solicit comments and review from the Fire Marshal pursuant to §330-184.C.

[b] A looped water main shall be designed in accordance with the specifications of the Hampton Bays Water District. Easements necessary for maintenance of the system required shall be specified by the Planning Board during site plan review.

[c] Drainage. Stormwater drainage systems shall be designed so that all potential runoff will be recharged on-site. The calculation of stormwater retention and the design of the drainage system shall be subject to review and approval of the Town Engineer.

[d] Refuse storage and collection. Plans for the storage and collection of refuse shall be subject to Planning Board approval. The outside storage of refuse, shall be in rodent proof containers conveniently located and enclosed or otherwise screened from view. Such facilities shall comply with all setback requirements applicable to accessory buildings, and be fully screened. Regular trash collection shall be required. The Planning Board may impose additional covenants to ensure property maintenance and upkeep where necessary.

[e] Utilities and screening of appurtenances on building facades. All utilities including electric, telephone and cable television service, shall be placed underground. Utility meters and other appurtenances shall be screened by lattice enclosures and / or landscaping to soften appearance. Condensing units and other mechanical systems shall likewise be screened, to be determined by the Planning Board.

[5] Other conveniences.

[a] Laundry. Each unit shall contain a washer and dryer.

[b] Mailboxes. Each unit may have a private mailbox or a common mailbox facility may be located in a convenient area for occupant retrieval as well as postal delivery.

[c] Cable Television. Each unit shall be wired for Cable Television and Internet access.

[6] Common Open Space. In order to provide focal points for community recreation and interaction that adds to the overall quality of life for residents, common open space areas shall be integrated purposefully into the overall design and not be residual areas left over after buildings and parking lots are sited, as follows:

[a] The minimum amount of common open space shall be 300 sq. ft. per unit

[b] Open space areas shall be clearly identified on the site plan submitted for review and approval by the Planning Board. Such designated open space may be in a natural, undisturbed state; be landscaped for more formal courtyards or plazas; or may be designed for active and passive recreation.

[c] Areas Not Allowed as Part of Common Open Space. The following shall not count toward common open space set-aside requirements:

[i] Private yards, balconies, patios, decks or other similar appurtenance dedicated for use by a specific unit;

[ii] Public right-of-way or private streets and drives;

[iii] Open parking areas and driveways for dwellings;

[iv] Land covered by structures except for ancillary structures associated with the use of the open space such as gazebos and picnic shelters or recreational facilities as provided in (7)(F) below

[v] Land areas between buildings and parking lots or driveways of less than 40 feet;

[vi] Required perimeter setbacks; and

[vii] Detention/retention facilities, including drainage swales, except that detention or retention areas and stormwater management structures or facilities may be determined by the Planning Board to meet the required common open space amount provided such areas or facilities are accessible and useable as year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, etc.) and will not cause detriment to the health, safety and welfare of the residents,

[d] Design Criteria. Common open spaces, other than those preserved as natural features or areas, should include gardens, courtyards, or recreation areas. Compliance with this requirement may include providing the following features:

[i] Seasonal planting areas and/or community gardens

[ii] Large, deciduous and/or flowering trees

[iii] Seating

[iv] Gazebos or other decorative shelters

[v] On-site Recreation facility (clubhouse)

[7] Recreational Facilities. An On-Site Community Recreational Building designed in accordance with the dimensional requirements outlined in (4)[c][3] herein and any other applicable standard regarding siting, materials, etc. may be counted toward the common open space requirement as set forth in (7)(d)[6][a] above.

[8] Private outdoor space. Each individual dwelling unit shall be provided with a private outdoor space in the form of a patio, terrace, garden,

courtyard, deck or balcony, which space shall be immediately adjoining and directly accessible to the dwelling unit which it serves. To avoid the possibility of disparate building materials that may affect the appearance of the overall development, all private outdoor spaces shall be subject to review and approval by the Planning Board as part of the site plan submission for the entire development. Said review may provide for approval of a palette of options the homeowners will choose from (deck, patio, etc.) and specifications for installation (e.g. setbacks for decks, etc.).

[9] Pedestrian Circulation. Pathways shall be utilized throughout the development to connect all housing units to the community open space areas and active and passive recreation areas. Pathways shall be sufficiently wide to accommodate walkers, joggers, and bicyclists and should be easily accessed from all housing units. Park benches and suitable resting places along pedestrian pathways and walking trails may be provided to encourage outdoor activity and active lifestyles for seniors. A comprehensive and unified pedestrian and bicycle access and circulation plan shall be submitted in conjunction with the final site plan, to include provisions for future cross-access (pedestrian and bicycle paths) with adjacent properties.

[10] Landscaping. The applicant shall be required to prepare and submit a comprehensive landscape plan for review and approval by the Planning Board, including but not limited to the following:

[a] Landscaping for the front berm along Montauk Highway and appropriate low-lying vegetation for the central village green/open space areas.

[b] A landscape planting area shall be provided next to all sidewalks throughout the development and planted with deciduous street trees at a consistent spacing (minimum: 22 ft. on-center, maximum: 35 ft. on-center). Corner intersections shall be landscaped with street trees, shrubs and appropriate ground cover.

[c] The Planning Board may require submission of a tree preservation and limits of clearing plan to preserve existing large caliper trees (if any) and buffer vegetation on-site prior to construction. Where appropriate, buildings shall be sited to retain/minimize impacts to any existing large caliper trees.

[11] Exterior Lighting. A lighting plan shall be submitted for review and approval as part of the overall plan submission for the development. A lighting plan shall include the type, height, location, and illumination coverage all proposed exterior lighting. Site lighting shall be provided along walkways throughout the project that is pedestrian scale, and low in height and intensity, as well as security lighting in parking areas and trail/recreational areas.

[a] Lighting fixtures shall have a maximum height of twelve (12) feet; shorter pedestrian scaled lighting with a maximum height of ten (10) feet is preferred where sidewalks are present.

[b] All outdoor lighting fixtures shall be of a type containing shields, reflectors, fracture panels or recessed light sources such that the cutoff angle is less than ninety (90) degrees. The cutoff angle is an angle formed by a line perpendicular to the ground and a line drawn from the light source in the direction of light rays.

[c] All new or replacement permanent outdoor luminaires shall be required to be fully shielded and energy efficient. Any structural part of the light fixture providing this shielding must be permanently affixed.

[d] All outdoor lighting shall be designed, located, lamped, and directed to prevent light pollution including excessive lighting, glare, light trespass, and skyglow.

[e] The permitted illumination average shall be calculated in footcandles and measured for the required area only.

[f] The maximum maintained illumination average shall not exceed 2.0 footcandles. The minimum maintained illumination average shall not be less than 0.5 footcandles.

[12] Parking.

[a] Pursuant to §330-94, the RTWRPD development shall use the parking calculation of 1.5 spaces per dwelling unit and shall include a sufficient amount of handicap-accessible spaces.

[b] Internal and detached garages may be used in the parking count determination.

[c] To the maximum extent practicable, the site plan shall utilize parallel on-street parking. The Planning Board may prohibit parking in every other parking stall so that maneuvering into parallel parking stalls is simplified.

[d] All on-street parking shall be designed in coordination with sidewalks and street trees at regularly spaced intervals.

[e] Alleys may be utilized where appropriate to provide access to parking facilities located in the rear or side yards or behind buildings.

[f] Where provided, small parking lots shall include trees and appropriate groundcover, to be located in internal planting islands or along the perimeter of the parking lot.

[g] Where appropriate, parking spaces may be designed at a larger than average width to accommodate senior needs.

[h] Parking spaces shall in no case be considered an "extra" or an "upgrade" for any dwelling unit in the development.

[13] Signage. All residential identification signage shall be consistent with Article XXII (Signs) of the Town Code.

(e) Community Benefit Units. There shall be maintained on the premises at all times subject to the re-sale provisions of Chapter216, fifteen (15) Community Benefit Units. The Community Benefit Units will be available for eligible households meeting the age restriction criteria as set forth in subsection [3][a-c] below, earning up to 120% of the median family income for a family of that size as promulgated for the Nassau-Suffolk primary metropolitan statistical area as published by the Department of Housing and Urban Development (HUD).

[1] Units Reserved. At least fifteen (15) dwelling units shall be set aside as units for moderate and middle income households in conformance with Chapter 216 and the Nassau-Suffolk primary metropolitan statistical area as published by the Department of Housing and Urban Development (HUD). The objective of this development is to provide ten (10) dwelling units as units for moderate-income households, and five (5) dwelling units for middle income households; however, distribution shall be determined by the pool of qualified applicants meeting program requirements and therefore may be subject to change upon verification of the Housing Director.

[2] Eligibility. All sustainable affordability, eligibility and assessment provisions, standards and/or procedures for the sale and/or re-sale of the Community Benefit Units shall be subject to and in conformance with Chapter 216 and covenants and restrictions shall be filed on the premises reflecting the mandates of Chapter 216 and this section.

[3] Priority of Households. The Town or its agent shall determine from the list of applicants who have received Certificates of Eligibility, to the extent permitted by Federal and State funding programs, the priority of households which will be as follows:

[a] Income eligible, bona fide residents of the Hamlet of Hampton Bays, 55 years or older, in accordance with standards established by the Town or its agent,

[b] Income eligible, bona fide residents of the Town of Southampton, 55 years or older, in accordance with standards established by the Town or its agent,

[c] All other income eligible applicants 55 years or older.

[4] Initial Sales Price. The first offering of the Community Benefit Units shall be through a lottery coordinated with the Town or its agent. The maximum initial sales price for an applicant with a Certificate of Eligibility shall be determined in accordance with the "formula multiplier" as set forth in Town Code Chapter 216 and by Town Board Resolution, as may be amended.

[5] Adjustments. The sales prices for the units set forth above may only be adjusted if: there is a change in the median family/household income for the Nassau-Suffolk Metropolitan statistical area as established by HUD and by Town Board Resolution. To enhance the affordability to purchasers, the developer shall pursue available subsidies to reduce the sales cost of the Community Benefit Units.

[6] Community Benefit Units shall be de-concentrated and dispersed throughout the overall RTWRPDD development in a manner satisfactory to the Town of Southampton Planning Board.

[7] Each Community Benefit Unit shall be rated as a New York Energy Star® labeled home prior to the issuance of any certificate of occupancy for such unit.

[8] Owner occupancy of Community Benefit Units. The owner of a Community Benefit Unit is required to occupy the unit as his/her primary residence and shall not lease any portion of such unit, as an absentee landlord or otherwise. In the event the owner of a Community Benefit Unit fails to occupy said unit as his/her primary residence, or in the event he/she rents said premises or any portion thereof or conveys or contracts to convey said unit or any portion thereof to an absentee landlord or an ineligible buyer, or conveys or contracts to convey all or any portion of the owners interest in said unit to an ineligible buyer, all shall be deemed a violation of this Section. A Covenant and Restriction shall be filed reflecting the mandates of this subsection.

[9] Any Town Buyer-Benefit recording fee shall be paid by the developer in connection with the sale of each Community Benefit Unit.

(8) Conditions.

(a) As a requirement of the Residential Planned Development District and with adoption of same, said district shall at all times hereinafter be maintained as a Planned Retirement Community and be subject to the requirements established under the provisions herein. To that end, covenants and restrictions approved by the Town Attorney's office and recorded with the Suffolk County Clerk's office prior to the issuance of a building permit shall be filed on the subject parcel(s) providing the following:

[1] All dwelling units within the RTWRPD shall be limited to occupancy by persons who are 55 years of age or over, with the following exceptions:

[a] A husband or wife or domestic partner under the age of 55 years who is residing with his or her spouse who is 55 years of age or older.

[b] Children or grandchildren residing with their parents or grandparents where one of said parents or grandparents with whom the child or children or grandchild or grandchildren is/are residing is 55 years of age or older, provided that said child or children or grandchild or grandchildren is/are over the age of 19 years.

[c] One adult under 55 years of age may be admitted to reside in

the same housing unit as their relative or caregiver who is 55 years of age or older if it is established to the satisfaction of the Town or its agent that the presence of such person is essential for the physical care and economic support of the eligible older person(s).

[d] One market-rate unit may be occupied by a caretaker/superintendent of the premises who is under the age of 55 and duly employed by the Homeowner's Association.

[2] The premises shall be developed and maintained, subject to the resale provisions of Chapter 216, with fifteen (15) age-restricted and owner-occupied Community Benefit Units subject to the provisions outlined in (7)(e)[8] herein.

[3] The owner of any dwelling unit shall not sublease any portion of their premises, as an absentee landlord or otherwise. Basements, attics and garages, if any, shall not be used as habitable living space or sleeping quarters.

[4] The recreation/community center building or any part thereof shall at no time be eligible for conversion into a dwelling unit.

[5] No dwelling unit (both Market Rate and Community Benefit Units) shall be eligible for a summer rental permit as defined in the Southampton Town Code §330-71.

[6] No dwelling unit or detached garage, if any, shall be eligible for an accessory apartment permit as defined in Town Code §§330-11.1 and 330-11.2.

[7] Individual residents shall not alter or change facades, construct additions or any other type of appurtenance other than those approved by the Planning Board through the site plan process.

[8] Failure to file these covenants prior and/or comply with the conditions of this approval prior to receiving a building permit in accordance herewith, shall be deemed a violation of the conditions of this zoning approval and may be grounds for the Town to initiate proceedings to revert the zoning of the subject parcel(s) back to its/their prior zoning classification after a public hearing.

[9] All covenants and restrictions required by the Town Board as conditions of approval shall only be modified, waived, amended, repealed or terminated, by the Town Board, after a public hearing and a Town Board approval by a majority plus one.

(b) All Certificates of Occupancy issued for the dwelling units of this RPD shall be designated as Age-Restricted (55 years +) market rate housing or as Age-Restricted (55 years +) Community Benefit Units, as the case may be and shall be endorsed with a notation that occupancy of such units is conditioned upon continued compliance with the provisions of this Section, Chapter 330, Chapter 216 and any other applicable laws, rules and regulations.

(c) Prior to the issuance of the first Certificate of Occupancy, the developer shall pay a park fee to the Town in the amount of one thousand dollars ($1,000) per residential unit, excluding the Community Benefit Units reserved for moderate- or middle-income households. All such payments shall be held by the Town in the Park District fund established for Hampton Bays and exclusively used for the physical improvement and development of neighborhood parks, playgrounds or other lands for public use located within the boundaries of the Hampton Bays school district.

(d) Prior to the issuance of a building permit, the developer shall pay a one-time $15,000. contribution to the Town of Southampton for a traffic pre-emption device to be installed at the existing traffic signal immediately east of the subject property to facilitate ambulance and fire service response.

(e) Sidewalks shall be provided along all internal and external street frontages. The applicant shall continue the sidewalk construction eastward beyond the Montauk Highway frontage to extend and connect to the existing sidewalks that lead to the Tiana Shopping Center (SCTM No. 900-255-1-7.1). The applicant shall repair said existing sidewalks as necessary to the satisfaction of the Town. Subject to Suffolk County DPW approval, the Planning Board shall ensure that this age-restricted housing complex has a safe walking linkage to said Shopping Plaza, meaning having adequate sidewalks, street lights, street trees on the south-side of the sidewalks and other pedestrian-friendly, traffic calming amenities presently available to be established as a condition of site plan approval.

(f) The applicant shall execute the necessary legal instruments prepared in form and substance to the satisfaction of the Town Attorney to provide for pedestrian and bicycle cross access to the east and west of the subject premises. The Planning Board shall determine the location of the pedestrian and bicycle corridor route along the south side of the premises by taking into consideration any recommendations adopted as part of the Hampton Bays Hamlet Center Strategy Update (Corridor Study- Jones Road to Shinnecock Canal).

(g) In addition to the sidewalk extension required in subsection (e) above, the applicant shall construct, at his own expense, a cedar-clad bus shelter based upon the Town's specifications, or may contribute a cash-in-lieu amount equivalent to the Town's cost to install such bus shelter, which amount shall be held in a Trust Fund to accomplish said objective. Said bus shelter shall be installed on Montauk Highway in the vicinity of this housing complex at a bus stop location to be determined by the Suffolk County Department of Public Works and the Town of Southampton.

(h) Upon construction of the berm and installation of landscaping as per the approved re-vegetation plan, the applicant shall place a Conservation Easement/ non-disturbance covenant over the 65 foot wide buffer area along Montauk Highway in a form satisfactory to the Town Attorney to be filed in the Office of the Suffolk County Clerk prior to the issuance of the first Certificate of Occupancy, The Planning Board shall ensure that the berm is constructed and landscaped prior to building construction, and may approve a phased site plan in order to achieve this objective.

(i) Prior to the issuance of a building permit, the applicant shall submit proof that the (2) subject properties have been merged into one parcel through the Suffolk County Office of Real Property.

(j) In addition to the requirements pertaining to the Community Benefit Units, the applicant shall covenant that the first offering of all market rate units shall be extended to persons 55 years of age or older who are bona fide residents of the Town of Southampton, with a higher priority for residents of Hampton Bays (zip code 11946) and East Quogue (11942) for a period of six (6) months from the date the offering plan commences. Upon approval of the offering plan by the Attorney General, the applicant shall provide both the Town of Southampton Land Management Administrator and Housing Director written notice 2 weeks prior to the commencement and completion of the 6 month offering period.

(k) Prior to the issuance of a Certificate of Occupancy, the developer shall transfer two (2) Pine Barren Credits or Development Rights or contribute a cash-in-lieu equivalent based on appraisal and fair market value for municipal purchase of same within the boundaries of the Hampton Bays School District. In the instance that a Community Benefit Unit is sold by the developer at market value pursuant to the procedures of § 216-5(J), the applicant shall be additionally required to transfer one full development right per unit to the Town pursuant to the procedures outlined in Chapter 244. A covenant to this effect shall be filed in the Suffolk County Clerk's office, after approval of form and substance by the Town Attorney's Office.

(l) All covenants and restrictions in connection with the dwellings of the RTWPDD shall be filed in the Suffolk County Clerk's office, after approval of form and substance by the Town Attorney's Office and prior to the issuance of a building permit. Further, an Advisory Covenant shall be placed on any deed in connection with any transfer of title of any

unit advising of the age restriction for market rate units and the age restriction and income restriction for the Community Benefit Units.

(m) Any violation of the covenants and restrictions filed in connection with this RPD shall also be deemed a violation of this Chapter and the Town Board may avail itself of any and all remedies allowed by law and/or equity which in the instance of the Community Benefit Units may include but not be limited to forfeiture, reversion of title, the Town's right of re-entry and possession. Further, as any violation shall be deemed a Southampton Town Code Zoning violation under Chapter 330, this will subject the non-compliant owner to any and all applicable fines and remedies thereunder.

(n) The applicant shall be responsible for compensating the Town of Southampton for the consulting costs incurred for the review and preparation of documents for the proposed PDD, consistent with §330-185 and §330-244 as amended by Local Law No. 6 of 2007.

SECTION 4. Authority. The Town Board is authorized to amend its zoning map and make local laws for Planned Development Districts pursuant to Article 16 of the State of New York Town Law.

SECTION 5. Effective Date. This local law shall take effect upon the filing of this Local Law with the Secre State pursuant to the Municipal Home Rule Law.

SECTION 6. Severability. If any section or subsection, paragraph, clause, phrase of this law shall be invalid or held unconstitutional by any court of competent jurisdiction, any judgement made thereby sh effect the validity of this law as a whole or any part thereof other than the part or provision so adjudge invalid or unconstitutional.

AND BE IT FURTHER RESOLVED, that the Town Clerk is hereby authorized to publish the following Notice of Adoption:

NOTICE OF ADOPTION

PLEASE TAKE NOTICE that after public hearings were held beginning October 26, 2005 with the final hearing closed on May 22, 2007, the Town Board at their meeting of June 12, 2007 adopted LOCAL LAW NO. 33 OF 2007 as follows: "A LOCAL LAW amending Chapter 330, Article XXVI (Planned Development District), of the Code of the Town of Southampton by adding a new Section 330-248 (Q) entitled "RTW Associates, LLC" (RTWRPDD)".

Copies of the local law as attached (RTWRPDD Local Law Final) sponsored by Councilwoman Linda Kabot, are also on file in the Town Clerk's Office, Monday through Friday, from 8:30 a.m. to 4:00 p.m.

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

Meeting History

Jun 26, 2007 6:00 PM Video **Town Board** **Regular Town Board Meeting**

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Linda Kabot, Councilwoman
SECONDER:	Steven Kenny, Councilman
AYES:	Nancy Graboski, Linda Kabot, Steven Kenny, Chris Nuzzi
NAYS:	Patrick Heaney

Town of Southampton
Long Island, NY

Town Board Resolution
RES-2008-320

Adopted
Feb 12, 2008 1:00 PM

Resolution Ratifying the Adoption of Local Law No. 33 of 2007 Which Enacted a Zone Change From Highway Business (HB) to RTW Residential Planned Development District (RTWRPDD) for a 50 Unit Age-Restricted (55 Yrs +) Housing Development in Hampton Bays

Information

Department: Town Attorney **Category:** Miscellaneous **Functions:** None
Sponsors: Councilwoman Nancy Graboski

Financial Impact

None.

Body

WHEREAS, several years ago an application was submitted to the Southampton Town Board to consider a change of zone/Residential Planned Development District (RPDD) to rezone approximately 8.24 acres of land on the north side of Montauk Highway, 150 feet east of Allamora Road in Hampton Bays (SCTM #900-253-1-22 & 23), which was owned by RTW Associates, LLC, from Highway Business (HB) to a Residential Planned Development District (RPDD) to allow the construction of a 50-unit age-restricted (55 yrs. and over) housing development, to include a clubhouse/recreation building and an outdoor swimming pool, with 30% of the units set aside as Community Benefit Units for those who qualify under Chapter 216 of the Southampton Town Code; and

WHEREAS, over the course of approximately four years, the Southampton Town Board reviewed and considered, via numerous public hearings, the application presented by RTW Associates; and

WHEREAS, at their meeting of June 26, 2007, the Southampton Town Board adopted, by a vote of four in favor and one against, Local Law No. 33 of 2007, to wit, a local law amending Chapter 330, Article XXVI (Planned Development District), of the Southampton Town Code adding a new section 330-248(Q) entitled, "RTW Associates, LLC (RTWRPDD)"; and

WHEREAS, thereafter, a complaint was filed with the Southampton Town Ethics Board questioning the participation of then-Councilwoman Kabot in the proceedings; and

WHEREAS, after an investigation, the Ethics Board issued a decision, dated November 21, 2007, indicating, in pertinent part, that then-Councilwoman Kabot "should have disclosed that a relative of hers owned property adjacent to the parcel that was the subject [of the application] . . . and recused herself from voting" given the appearance of impropriety; and

WHEREAS, the Ethics Board further found that, given the creation of an appearance of impropriety, remedial action is necessary and;

WHEREAS, the Ethics Board recommended that the Town Board rescind its June 26, 2007, vote and

re-vote on the application; and

WHEREAS, on February 12, 2008, a public hearing was held, and thereafter closed, having allowed members of the public both for and against the ratification an opportunity to speak; now therefore be it

RESOLVED that, pursuant to the recommendation of the Southampton Town Ethics Board, the Town Board hereby ratifies the adoption of Local Law No. 33 of 2007 amending Chapter 330, Article XXVI (Planned Development District), of the Southampton Town Code adding a new section 330-248(Q) entitled, "RTW Associates, LLC (RTWRPDD)" to enact a zone change from Highway Business (HB) to RTW Residential Planned Development District (RTWRPDD) for a 50-unit age-restrict (55 yrs. and over) housing development in Hampton Bays.

Meeting History

Feb 12, 2008 1:00 PM Video **Town Board** **Regular Town Board Meeting**

RESULT:	**ADOPTED [3 TO 0]**
MOVER:	Nancy Graboski, Councilwoman
SECONDER:	Chris Nuzzi, Councilman
AYES:	Nancy Graboski, Anna Throne-Holst, Chris Nuzzi
ABSTAIN:	Linda Kabot, Dan Russo

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Intelligent Meeting Management Solutions

WHEREAS, the Planning Board received a site plan application submission for Arborview at Tiana on October 18, 2007 with additional information submitted on July 30, 2008; and

WHEREAS, the Arborview at Tiana site plan has been exempted from Chapter 315 entitled *Hampton Bays Moratorium*; and

WHEREAS, the Arborview at Tiana site plan application proposes to construct a fifty (50) unit age-restricted condominium development on an 8.24-acre site consisting of two tax parcels located in the RTWRPDD Zoning district on the north side of Montauk Highway, approximately 135 feet west of Allomara Road and opposite Bess Lane in the Hamlet of Hampton Bays, Town of Southampton, Suffolk County, New York (SCTM No. 0900-253-01-22 and 0900-253-01-23); and

WHEREAS, as proposed by the applicant as one of the public benefits in the zone change process, thirty percent (30 percent) of the units (15 units) will be set aside for sale as 'community benefit units' for low- and moderate-income eligible families through the Town's affordable housing program pursuant to Chapter 216 of the Town Code; and

WHEREAS, the RTWRPDD zoning designation and attendant standards and conditions are outlined in §330-248(Q) of the Town Code of the Town of Southampton as adopted by Resolution No. 2007-911 on June 26, 2007; and

WHEREAS, the project meets the criteria for classification as a Type I Action, pursuant to Article 8 (State Environmental Quality Review Act, SEQRA) of the New York State Environmental Conservation Law and Chapter 157 (Environmental Quality Review) of the Southampton Town Code, and the requisite SEQRA review has been completed by the Town Board as part of the zone change process where the Town Board as Lead Agency issued a negative declaration in June 2007; and

WHEREAS, pursuant to §330-184C, the subject application was referred to other agencies and departments with jurisdiction or potentially affected by the proposed development with specific comments provided in the Staff Report dated December 4th and updated December 11th, 2008; and

WHEREAS, a public hearing with regard to this site plan application was held on September 26, 2008 and closed with a 10-day written comment period (with no written comments received by the Planning Board during this period); and

WHEREAS, the Planning Board makes the following findings regarding site plan compliance with the provisions of local law §330-248(Q):

- The site will be developed with the permitted use of an age-restricted (55 years +) condominium complex as per §330-248Q(8)(a)[1][a]-[d]. As the 2 subject tax parcels will be merged according to the zone change approval, all proposed development in the RTWRPDD is integrated into this conditional site plan approval.

- The site plan illustrates compliance with the dimensional regulations as per the RTWRPDD including setbacks and height; however the Planning Board finds that following minor dimensional modifications are necessary to better achieve the goals and objectives described within the legislative intent of the local law:

  - §330-248 Q (4)(i)[2] requires a buffer yard of a minimum width of 30 feet to be provided along all side and rear property lines. In contrast, §330-248 Q (4)(h)[2] of the local law allows for a 10 ft. setback of accessory structures from all property lines. To reconcile this, the Planning Board finds that the 20 ft. setback to the seven (7) detached garages shown on the east and west property lines is sufficient to meet the intent of the code. The rear yard setback to the (2) detached garages at the northern property line is 40 feet which is in excess of the requirement. Additional landscaping will be required to augment the smaller setback in these locations. In all other locations along the perimeter, the buffer will be maintained at 30 feet.

    The Planning Board hereby finds that these setback modifications are minor, will not result in any significant environmental impact to the property, and will result in a better planned community.

- The proposed architecture, color and material palette, floor plans and distribution of the 15 community benefit units are consistent with the Town Board and Architectural Review Board (ARB) approval. A color rendering of the additional building type (apartment building The community benefit units are required to be 1,000-1,200 sq. ft. in size, each with two-bedrooms.

- The landscape plan must be further refined to meet the requirements of the local law and therefore shall be revised and submitted for separate review and approval by the Planning Board.

- A proposed off-site sidewalk and pedestrian pathway plan consistent with the local law is required for review and approval by the Planning Board.

- The parking spaces provided are in excess of the Code requirement for 1.5 spaces per unit, counting garages and driveways. The site plan depicts 8 additional spaces near the recreation building and 8 parallel spaces along the village green. Additional spaces will also be provided at no extra cost for those units that do not have attached or detached garages. The Planning Board finds that the impervious surface area maximum of 50% in the local law has not been compromised by the provision of the extra spaces (site plan indicates maximum impervious surface area at 39.85%).

- Site amenities such as a bicycle rack, wooden benches etc shall be provided and shall be shown on the details sheet and as per the local law.

- The lighting plan shall be revised as per the conditions of approval herein to be consistent with the local law for review/ approval and signature by the Planning Board.

- Separate applications for the sign shall be filed with the Building Department and the sign plan with lighting shall be reviewed and approved by the Planning Board and ARB.

WHEREAS, the applicant shall comply with all provisions of §330-248(Q); and

WHEREAS, the Suffolk County Transit has not yet authorized the bus shelter proposed bus shelter, therefore prior to its construction, this agency and the Suffolk County Department of public works shall approve its location as shown in the public right-of-way of Montauk Highway; and

WHEREAS, to ensure that this public benefit is successfully provided as intended by the Town Board, the Planning Board finds that prior to the issuance of a certificate of occupancy, the applicant shall either construct the shelter to the Town's specifications or provide cash-in-lieu as provided in the local law; and

WHEREAS, if the applicant elects to submit cash-in-lieu for the construction of the bus shelter, the Planning Board will set the requisite cost amount based on recommendation of the Town's Transportation Division as to the cost of installation by the Town and the Town Board shall accept said monies prior to the issuance of a Certificate of Occupancy; and

WHEREAS, on October 1, 2008 Suffolk County Planning Commission approved this application subject to the following conditions:

1. *Alternative or emergency access shall be established into the proposed residential condominium development. An alternative means of access must be provided to insure access by emergency and service vehicles. Where a second street for an alternate means of access can not be provided a special right of way must be created for this purpose. While the chance of a sole means of access becoming blocked is remote it is nevertheless possible.*

2. *The buffer along the property boundary shall be established to preserve the natural vegetation occurring on site. Clearing and cutting within the buffer area shall be limited to that necessary for proper maintenance and removal of diseased, decayed, or dead material and obnoxious plant species. Such clearing and cutting shall be subject to review by the Town to insure proper maintenance and preservation of the natural buffer. The natural buffer on site will enhance the aesthetics of the right of way, contribute to the preservation of residential amenities from the activities and noise on adjacent commercial lots.*

WHEREAS, as discussed at the time of the Staff report, the site does not have an alternate means of access- however, on the east side there is a recreation field that will be kept free and clear of any obstructions so that access may be gained from the adjacent carwash site; in addition there is the potential to access from the rear of the site by utilizing the LIRR Right-of-way and the site plan will also incorporate interior sprinklers in all buildings and fire hydrants within the site. Based on the foregoing, the Planning Board finds that the County's condition of providing an alternate means of access is provided for in all of these precautions and therefore will not be required; and

WHEREAS, as per the local law, at the front of the site there will be a constructed berm planted with native vegetation- therefore the natural buffer will not remain as it exists today. The remaining perimeter of the site will retain as much existing vegetation as practicable; and

WHEREAS, as indicated in the Staff report, the Fire Marshall conditions have been addressed by the revised site plan- the additional concern related to the striping of the access roads will be handled by indicating the roadway as a no parking zone on the site plan submitted for signature (actual striping not required) and by posting appropriate signage that no parking is permitted on said roadway; and

WHEREAS, the requirements of the Fire District have been addressed through the revised plans (exterior curb radius changed, interior island at entrance drive shortened, drive aisles at main entrance 15 ft.); and

WHEREAS, the Planning Board has considered the Fire District's additional comments and finds that the development was contemplated by the Town Board as a traditional neighborhood design, therefore the roadways will remain at 25 ft. in width as per the local law (no parking on roadways) and the trees will be planted between the curb and sidewalk as planned street trees- all other requirements related to hydrants, sprinkler system and knox-box will be adhered to; and

WHEREAS, The specific development standards of §330-248Q (7)(a)[9] of the local law indicates *"A comprehensive and unified pedestrian and bicycle access and circulation plan shall be submitted in conjunction with the final site plan, to include provisions for future cross access (pedestrian and bicycle paths) with adjacent properties"*; and

WHEREAS, condition (8)(f) of the local law further requires the applicant to *"execute the necessary legal instruments to provide for pedestrian and bicycle cross access to the east and west of the subject premises"*; and

WHEREAS, the local law directs the Planning Board to consider the draft Hampton Bays Hamlet Center Strategy Update for the location of same; and

WHEREAS, at the time of this resolution, the Strategy Update continues to be in draft form (moratorium currently in effect) and has not yet been adopted by the Town Board; and

WHEREAS, after discussion with the Planning Board at the time of the Staff report, Planning Staff clarified with the author of the draft strategy plan (Hutton Associates) that said access was intended to be at the south side of the railroad and not "the premises" as stated in the local law; and

WHEREAS, if the intention was to utilize the south side of the premises, there are existing sidewalks proposed in the right-of-way and therefore cross-access would not be required; in addition the berm is required to have a conservation easement placed on it and therefore a bicycle/pedestrian path would not be logical in this location; and

WHEREAS, the Planning Board further finds that since the applicant is required to submit *a comprehensive and unified pedestrian and bicycle access and circulation plan, to include provisions for future cross access (pedestrian and bicycle paths) with adjacent properties* then as part of the revised landscape plan a walking/bicycle trail loop should be proposed to connect with the proposed interior

sidewalks, around the open recreation field and along the northern perimeter of the site (may be integrated within the rear 50 ft. wooded buffer) with the potential to connect to adjacent parcels at such time said connection becomes feasible; and

WHEREAS, the Planning Board finds that since the Strategy Plan is still subject to acceptance by the community and adoption by the Town Board but the intent of the local law is to provide said access as part of a larger bicycle/pedestrian scheme on properties along this stretch of the corridor, at this time the applicant is required to provide the necessary pedestrian and bicycle cross-access documents with the exact location of the connections to be determined; and

WHEREAS, the Planning Board finds that a noise attenuation wall is not required but the rear of all units abutting the railroad (buildings 3 and 4) shall have sound-proofing materials- a plan for said attenuation materials shall be submitted by the applicant to be reviewed and approved prior to signature of the plan set; and

WHEREAS, in lieu of the noise attenuation wall, a 6 ft. black chain-link fence shall be provided along the northern boundary of the site; and

WHEREAS, the Southampton Town Planning Board finds that all outstanding issues with the site plan can be addressed through conditions.

NOW THEREFORE BE IT RESOLVED, based on the findings provided, the Planning Board hereby over-rides the Suffolk County Planning Commission's conditions of approval for the subject development; and

BE IT FURTHER RESOLVED, based upon the findings outlined in the Staff Report dated December 4th and 11th, 2008 and further refined herein, the site plan for the development within the RTWRPDD zoning district, as shown on the Site Plan prepared by AM Sutton associates dated June 2, 2008 and last revised October 26, 2008 and elevations prepared by AM Sutton associates dated July 28, 2008, are HEREBY APPROVED WITH THE FOLLOWING CONDITIONS & MODIFICATIONS AS LISTED BELOW:

A. General Conditions of Approval

1. The applicant shall install the requisite sidewalks along the frontage of the subject property and to extend to the Tiana shopping center sidewalks in accordance with any requirements of the SCDPW work permit. A plan shall be prepared as part of the landscape plan set that shows off-site improvements (street trees, etc) along the route to the shopping center for the Planning Board's review and approval. Asphalt or other paving shall not be installed between the sidewalks and the right of way (grass or other suitable groundcover only).

2. All requirements of the Town Engineer shall be met, including but not limited to the following:

   - The proposed condominium will consist of 50 units with 30% of the units set aside as "community benefit units". The community benefit units are not subject to review or inspection fees. This application is subject to review fees of $3,500 ($100/dwelling unit x 35 standard units) for the Site Plan and $350 for the Stormwater Management Plan. Prior to signature of the site plan, the applicant shall deliver separate checks to the Engineering Division, payable to the Town of Southampton.

   - This application is subject to inspection fees for the Site Plan and the Stormwater Management Plan. Prior to start of construction, the applicant will need to deliver separate checks to the Engineering Division, payable to the Town of Southampton, in accordance with the fee schedule in effect at the time.

   - Engineering Division to be contacted no less than 48 hours in advance, during all phases of the project, to inspect; erosion control measures, drainage before backfilling, before and after paving of roads and parking lots. **Failure to obtain Engineering inspections during the construction process will either delay final approval, or incur substantial costs to the applicant to expose installed components, in order to obtain approval.** Prior to final inspection, submit an as built land survey showing all site improvements including, but not limited to, buildings and structures, parking areas, storm-water drainage inlets, retaining wall & fence height and locations.

3. Upon planting of the front berm, a conservation easement/non-disturbance buffer shall be placed upon the entire frontage of the subject parcel (excluding site access) to a depth of 80 feet.

4. Any easements related to the installation of the looped water main shall be granted to the Hampton bays Water District. All requirements regarding this installation shall be adhered to.

5. All utilities into the subject site shall be buried underground.

6. A key box installed in conformity with FC 506 is required for the Community Center/ Recreation Building. The Hampton Bays Fire District shall be contacted regarding the specific type of key box.

7. As per Section 330-184 K of the Code of the Town of Southampton ten (10) complete sets of all plans shall be submitted for Planning Board signature with the conditions of approval affixed to each sheet of the plans, the standard statement agreeing to complete said work, and signed by the applicant; said plans must be submitted and the required statement signed within ninety (90) days of the date of the aforementioned resolution, otherwise said resolution shall be deemed null and void;

8. The current landowner shall file a notarized affidavit indicating compliance with the conditions of site plan approval, as set forth herein, and any deviation requires review and approval by the Planning Board.

9. Any phasing of the project shall require a phasing plan to be reviewed and approved by separate resolution of the Planning Board.

10. A plat plan for the subject condominium development shall be submitted for review and signature of the Planning Board prior to filing in the office of the Suffolk County Clerk.

B. Prior to signature of the Site Plan set

1. The planting plan shall be revised in consultation with the Planning Department and Environmental Division to include native deciduous street trees, and a comprehensive plan for the berm planting.

2. The lighting plan shall be revised as follows:
   - The goose neck lighting proposed for the signage shall be shown as a detail on the lighting plan with the foot candle data indicated.
   - All fixtures shall be shown as details on the lighting plan and certified in writing by the manufacturer as being "full cutoff". Said document shall be forwarded from the applicant to the Planning Board prior to installation.

3. Details/notes and Site Plan revisions
   - The dumpster proposed on site shall be shown as a detail with attendant fencing and screening
   - The elevations submitted for signature shall depict lighting

- A detail of the "no parking" sign to be installed in lieu of striping on the main road shall be included in the details page and the no parking areas shall be delineated on the site plan submitted for signature.

4. All revisions and additional approvals outlined in this resolution (berm, landscape plan that includes bicycle paths, lighting plan, off-site improvements, materials on elevation plans, color rendering for all building types) shall be sought prior to the signature of the final plan set.

C. Prior to the issuance of a Building Permit

1. The construction drawings shall indicate the noise attenuation materials for the rear portion of units abutting the Long Island Railroad as approved by separate resolution of the Planning Board for review and approval by the Plans examiner.

2. The properties shall be merged as per the local law and verification from the Suffolk County Office of Real property or Town Assessor shall be submitted.

3. All covenants related to the Community benefit (affordable) units shall be filed in accordance with the local law.

4. As per the local law, the developer shall pay a one-time $15,000 contribution to the Town of Southampton for the installation of a emergency vehicle traffic preemption device to be installed at the existing traffic signal immediately east of the subject property.

5. All conditions and permits for the irrigation system, interior fire/sprinkler systems, hydrants, alarm systems and building occupancy of the Fire Marshall/Public Safety and the Hampton Bays Fire District shall be met.

D. Prior to commencement of Site Work

1. The landscape plan with berm cross section shall be submitted for review and approval (signature) by the Planning Board.

2. The landscape berm shall be installed and planted prior to site clearing and grading.

3. Tree protection fencing shall be installed to designate limits of clearing for the perimeter buffers and must be approved by the Chief

Environmental Analyst or his designee at least two weeks prior to site work commencement.

4. The applicant shall submit the required pedestrian and bicycle cross access easement and covenant agreements to the satisfaction of the Town Attorney and upon approval, file same in the Office of the Suffolk County Clerk.

E. Prior to issuance of Certificate of Occupancy

1. All inspections shall be completed and signed off on by the appropriate entity.

2. The installation of all energy compliance measures (e.g. Energy Star appliances in all community benefit units) shall be verified by the Building Inspector.

3. The applicant shall construct the bus shelter to Town specifications in the location approved by SCDPW and SC transit, or contribute cash-in-lieu for the Town to install same with the amount set by resolution of the Planning Board (based on the Transportation Division's recommendation) and accepted by the Town Board.

4. The applicant shall submit verification of an alarm system contract and the Building Department and/or Fire Marshall shall verify that the emergency pull cords within all units and the emergency defibrillator in the recreation center have been inspected and are activated.

5. In lieu of fire-lane striping, the applicant shall post signs approved by the Planning Board indicating the no parking requirement of the Fire Marshall along the main access roadways (parking in designated stalls only).

6. All parking shall be striped and signage installed as per the approved site plan.

7. Prior to the issuance of the first certificate of occupancy, as per the local law the developer shall pay a park fee to the Town in the amount of $35,000.

8. All Certificates of Occupancy shall be labeled with the information requirements of the local law- including square feet, number of bedrooms and designation of the unit (i.e. "market-rate" or "community benefit")

9. The protocol for entering the community benefit units into the Town's housing system shall be adhered to in accordance with the local law and Chapter 216 of the Town Code.

10. The owner/developer shall transfer two (2) Pine Barrens Credits or development rights or contribute a cash-in-lieu equivalent based on appraisal and fair market value for municipal purchase of same within the Hampton Bays School District subject to acceptance by the Town Board.

11. The applicant shall provide an advisory covenant to notify potential buyers of the existence of the Long Island Rail Road tracks to the north and the noise potential of passing trains.

12. All covenants in connection with the local law and this approval shall be approved by the Town Attorney and filed in the Office of the Suffolk County Clerk.

13. A maintenance bond having a term of two (2) years shall be submitted to guarantee the survival of the landscaping prior to the issuance of a Certificate of Occupancy. The Planning Division upon completion of the work and acceptance of the landscaping as shown on the approved plan shall set the amount of this bond. The applicant shall submit a cost estimate of the approved landscaping for review and approval in conjunction with setting this bond; and said bond shall be accepted by the Town Board.

Town of Southampton Planning Board
Dennis Finnerty, Chairman

VOTE
Moved by: George Skidmore
Seconded by: Blair McCaslin
Members: In favor: 7 In opposition: 0 Absent: 0

Contact: Janice Scherer, Principal Planner 702-1809

CC: Town Clerk
Wayne Bruyn, Esq.
Al Sutton, Architect
Bill Siegel, Applicant

Town of Southampton
Long Island, NY

Town Board Resolution
RES-2009-1118

Adopted as Amended
Nov 10, 2009 1:00 PM

Notice of Adoption to Amend Local Law 33 of 2007(Enactment of 330-248Q) to Allow for Retention and Augmentation of Natural Vegetation in Lieu of a Constructed Berm Along Montauk Highway in Connection with the RTW Residential Planned Development District (RTWRPDD) for a 50 Unit Age-Restricted (55 Yrs. +) Housing Development in Hampton Bays

Information

Department: Planning **Category:** Local Laws **Functions:** None
Sponsors: Supervisor Anna Throne-Holst

Financial Impact

none

Body

WHEREAS, by Resolution 2007-912, the Southampton Town Board adopted Local Law No. 33 of 2007 to rezone approximately 8.24 acres of land on the north side of Montauk Highway, 150 feet east of Allomara Road in Hampton Bays (SCTM #900-253-1-22 & 23) from Highway Business (HB) to a Residential Planned Development District (RPDD) to allow the construction of a 50-unit age-restricted (55 yrs. and over) housing development, to include a clubhouse/recreation building and an outdoor swimming pool, with 30% of the units set aside as Community Benefit Units for those who qualify under Chapter 216 of the Southampton Town Code; and

WHEREAS, by Resolution 2008-320, the Town Board ratified the adoption of Local Law No. 33 of 2007; and

WHEREAS, the Legislative Findings of said local law indicated that: "the proposed development will retain natural vegetation at the road frontage" but also noted that it would "include a significant and heavily vegetated berm"; and

WHEREAS, said local law references and contains as conditions of approval, the construction of a 6 foot high berm and installation of landscaping as per a re-vegetation plan, as well as a the placement of a Conservation Easement, non-disturbance covenant over a 65 foot wide buffer area along the road frontage; and

WHEREAS, since the adoption of the local law, the Planning Board has reviewed and approved a site plan depicting the required berm and re-vegetation; and

WHEREAS, after the site plan was approved, several members of the general public suggested the retention and augmentation of the natural vegetation within the proposed 65 foot wide buffer area along the road frontage to maintain the community character; and

WHEREAS, the Environmental Division and the Planning Division have studied and examined the necessity for the proposed berm based on the local law requirements and finds that retaining and augmenting the existing native vegetation will meet the spirit and intent of the legislation to buffer the proposed development and provide a continuous vegetative screen along the Montauk Highway corridor more so than removing the existing mature vegetation and building the 6 foot high berm; and

WHEREAS, the applicant is seeking to finalize and obtain the signature of the Planning Board for the

approved site plans, but is willing to delay such finalization to consider the modification of the local law and elimination of the required berm; and

WHEREAS, a public hearing was held and closed on this matter on the evening of October 27, 2009 where public support was indicated for the proposed changes; and

WHEREAS, the amendment of the local law to modify the dimensional and landscape requirement and removal of the berm condition is considered to be a Type II action pursuant to SEQRA, with no additional environmental review required.

RESOLVED, that Local Law No. 45 of 2009 is hereby adopted as follows:

LOCAL LAW NO. 45 OF 2009

A LOCAL LAW amending Chapter 330, Article XXVI (Planned Development District), §330-248Q entitled RTW Residential Planned Development District (RTWRPDD) of the Code of the Town of Southampton by specifically amending §330-248Q(1)(d), Purpose and objectives; §330-248Q (4)(i)[1], Buffer yards; §330-248Q(7)(a), specific development standards, §330-248Q(7)(d)[10](h), Landscaping, and §330-248Q(8)(h), Conditions, all as related to the retention of natural vegetation in lieu of construction of a planted berm within the 65 foot wide buffer along the Montauk Highway on property comprising approximately 8.24 acres, located on the northerly side of Montauk Highway (C.R. 80), approximately 140 feet east of Allomara Road, south side of LIRR, Hampton Bays, Town of Southampton, and identified by SCTM #s 900-253-1-22 & 23.

BE IT ENACTED by the Town Board of the Town of Southampton as follows:

SECTION 1. Legislative Findings
On June 26, 2007, the Southampton Town Board adopted Local Law No. 33 of 2007 to rezone the property of RTW Associates, LLC consisting of approximately 8.24 acres of land from Highway Business (HB) to a Residential Planned Development District (RPDD) to allow the construction of a 50-unit age-restricted (55 yrs. and over) housing development, to include a clubhouse/recreation building and an outdoor swimming pool, with 30% of the units set aside as Community Benefit Units for those who qualify under Chapter 216 of the Southampton Town Code. By Resolution 2008-320, the Town Board later ratified the adoption of Local Law No. 33 of 2007.

The Legislative Findings of said local law indicated that: "the proposed development will retain natural vegetation at the road frontage" but also noted that it would "include a significant and heavily vegetated berm." Thereafter, the local law referenced and contained as conditions of approval, the construction of a 6-foot high berm and installation of landscaping as per a re-vegetation plan, as well as a the placement of a Conservation Easement, non-disturbance covenant over a 65 foot wide buffer area along the road frontage. After the adoption of the local law, the Planning Board reviewed and approved a site plan depicting the required berm and re-vegetation, but several members of the general public continue to suggest the retention and augmentation of the natural vegetation in lieu of the construction of the berm to maintain the community character. The Environmental Division and the Planning Division studied and examined the necessity for the proposed berm based and found that retaining and augmenting the existing native vegetation will satisfactorily buffer the proposed development and provide a continuous vegetative screen along the Montauk Highway corridor more so than removing the existing mature vegetation and building the 6 foot high berm. Despite having an approved site plan depicting the berm, the applicant is willing to delay the finalization of the site plan to consider the modification of the berm and landscaping requirements.

Therefore, it is the intent of this local law to amend the pertinent portions of Chapter 330, Article XXVI (Planned Development District), §330-248Q entitled RTW Residential Planned Development District (RTWRPDD) of the Code of the Town of Southampton to require the retention of natural vegetation in lieu of construction of a planted berm within the 65 foot wide buffer along the Montauk Highway. Specifically, this local law will amend §330-248Q(1)(d), Purpose and objectives; §330-248Q (4)(i)[1], Buffer yards; §330-248Q(7)(a), specific development standards, §330-248Q(7)(d)[10](h), Landscaping, and §330-248Q (8)(h), Conditions. These, amendments, will permit the Planning Board to approve an amendment to the approved site plan eliminating the proposed berm and landscaping and replace it with a plan that retains and augments the existing natural vegetation.

SECTION 2. Section 330-248Q(1)(d) is amended by deleting strikethrough words and adding underlined words as follows:

Q. RTW Residential Planned Development District ("RTWRPDD").

(1) Purpose and objectives.

(d) Based on the foregoing, the RTWRPDD provides public benefits through (a) the provision of 15 Community Benefit Units, among the 50 total units to be developed, with the first offering of all units including market rate units exclusively to residents of Hampton Bays and East Quogue for a six month period; (b) the construction of sidewalks and, where appropriate, pedestrian trails internally throughout the community; (c) the construction of internal streets that are lined with deciduous trees and provide parallel parking to reflect Traditional Neighborhood Design (TND) standards (d) the construction of new sidewalks along the entire frontage of Montauk Highway to connect to the existing sidewalks to the east to include the installation of street trees to screen the pedestrian from the Highway (where permissible by Suffolk County Dept. of Public Works) (e) upgrading (repair) of the existing sidewalks to the east that this development will connect to in order to provide a continuous walkway to the nearby shopping center (f) ~~providing a substantial berm with significant and mature~~ retain and augment the existing vegetation along the entire frontage to provide year-round visual screening and continuity along this stretch of corridor as well as substantial interior and perimeter plantings; (g) construction of a cedar-clad bus shelter along Montauk Highway in front of the site to facilitate use of public transportation; (h) contribution of park fee representing $1,000 per market rate unit (total of $35,000) to the Town to facilitate additional recreational amenities for the community of Hampton Bays; (i) contribution of a traffic pre-emption (total of $15,000) to facilitate ambulance and fire service response to the subject property; (j) installation of fire sprinklers within all residential buildings to enhance life-safety [noting that the cost of said installation is offset by reducing the number of Pine Barren Credits or TDR's required from four (4) down to two (2)]; (k) transfer of two (2) Development Rights or Pine Barrens Credits within the Hampton Bays School District or cash-in-lieu thereof in order to achieve the goals of PDD legislation by offsetting increases in density and providing open space.

SECTION 3. Section 330-248Q(4)(i)[1] is amended by deleting strikethrough words and adding underlined words as follows:

(4) Dimensional regulations.

(i) Buffer yards:

[1] A buffer yard with a minimum width of 65 feet shall be established ~~and heavily landscaped~~ along the entire property line fronting Montauk Highway with the exception of the required site and emergency access locations and bus shelter. ~~The first 10 feet of said buffer (measured from the edge of the Montauk Highway right-of-way) shall maintain the existing grade, and a heavily landscaped berm 6 ft. in height shall be established in accordance with §330-110 for the remaining 55 feet (to include irrigation)~~. The natural vegetation within this buffer shall be retained and augmented as determined by the Planning Board. Landscaping shall be staggered, and of sufficient height to fully diffuse and screen the mass and scale of the development from street view year-round. The term "sufficient height" shall mean deciduous trees no less than 3½ inch caliper diameter and a variety of evergreen trees a minimum of 6 feet in height.

SECTION 4. Section 330-248Q(7)(a) is amended by deleting strikethrough words and adding underlined words as follows:

(7) Specific development standards.

(a) A revised site plan must be submitted to the Town of Southampton Planning Board for review, refinement and approval pursuant to §330-243B and §330-181 through §330-184.1 of the Town Code of the Town of Southampton. Except for the elimination of the berm and

the retention and augmentation of the existing vegetation within the 65 foot wide buffer along Montauk Highway, ~~T~~the proposed development shall be consistent with the conceptual plan entitled 'Arborview at Tiana' prepared by A. Sutton dated 3/21/05 and last revised 4/7/06, subject to revisions that conform to dimensional requirements and other performance standards outlined herein.

SECTION 5. Section 330-248Q(7)(d)[10][a] is amended by deleting strikethrough words and adding underlined words as follows:

(7) Specific development standards.

(d) Site Plan Elements.

[10] Landscaping. The applicant shall be required to prepare and submit a comprehensive landscape plan for review and approval by the Planning Board, including but not limited to the following:

[a] Landscaping ~~for the front berm of the~~ to augment the natural vegetation to be retained within the buffer along Montauk Highway and appropriate low-lying vegetation for the central village green/open space areas.

SECTION 6. Section 330-248Q(8)(h) is amended by deleting strikethrough words and adding underlined words as follows:

(8) Conditions.

(h) ~~Upon construction of the berm and installation of landscaping as per the approved re-vegetation plan~~, Prior to the commencement of site work, the applicant shall place a Conservation Easement, non-disturbance covenant over the existing 65 foot wide buffer area along Montauk Highway in a form satisfactory to the Town Attorney to be filed in the Office of the Suffolk County Clerk. ~~prior to the issuance of the first Certificate of Occupancy, The Planning Board shall ensure that the berm is constructed and landscaped prior to building construction, and may approve a phased site plan in order to achieve this objective.~~

SECTION 7. Authority. The Town Board is authorized to amend its zoning map and make local laws for Planned Development Districts pursuant to Article 16 of the State of New York Town Law.

SECTION 8. Effective Date. This local law shall take effect upon the filing of this Local Law with the Secre State pursuant to the Municipal Home Rule Law.

SECTION 9. Severability. If any section or subsection, paragraph, clause, phrase of this law shall be invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby sh effect the validity of this law as a whole or any part thereof other than the part or provision so adjudge invalid or unconstitutional.

AND BE IT FURTHER RESOLVED, that the Town Clerk is hereby directed to publish the following Notice of Adoption:

NOTICE OF ADOPTION

PLEASE TAKE NOTICE that, after a public hearing was held by the Town Board of the Town of Southampton on October 27, 2009, the Town Board, at their meeting of November 10, 2009, adopted LOCAL LAW NO. 45 OF 2009 as follows: "A LOCAL LAW amending Chapter 330, Article XXVI (Planned Development District), §330-248Q entitled RTW Residential Planned Development District (RTWRPDD) of the Code of the Town of Southampton by specifisally amending §330-248Q(1)(d), Purpose and objectives; §330-248Q (4)(i)[1], Buffer yards; §330-248Q(7)(a), specific development standards, §330-248Q(7)(d) [10](h), Landscaping, and §330-248Q(8)(h), Conditions, all as related to the retention of natural vegetation in lieu of construction of a planted berm within the 65 foot wide buffer along the Montauk Highway on property comprising approximately 8.24 acres, located on the northerly side of Montauk Highway (C.R. 80), approximately 140 feet east of Allomara Road, south side of LIRR, Hampton Bays,

Town of Southampton, and identified by SCTM #s 900-253-1-22 & 23."

Copies of the local law, sponsored by Anna Throne-Holst are on file in the Town Clerk's Office, Monday through Friday, from 8:30 a.m. to 4:00 p.m

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

Meeting History

Oct 27, 2009 6:00 PM Video **Town Board** **Regular Town Board Meeting**

Next: 11/10/2009 1:00 PM

RESULT: **TABLED [UNANIMOUS]**
MOVER: Anna Throne-Holst, Supervisor
SECONDER: Chris Nuzzi, Councilman
AYES: Linda Kabot, Chris Nuzzi, Anna Throne-Holst, Nancy Graboski, Sally Pope

Nov 10, 2009 1:00 PM Video **Town Board** **Regular Town Board Meeting**

RESULT: **ADOPTED AS AMENDED [UNANIMOUS]**
MOVER: Anna Throne-Holst, Councilwoman
SECONDER: Linda Kabot, Supervisor
AYES: Linda Kabot, Anna Throne-Holst, Nancy Graboski
ABSENT: Chris Nuzzi, Sally Pope

Powered by **IQM2**
Intelligent Meeting Management Solutions

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Phone: (631) 287-5735
Fax: (631) 287-5706

Town of Southampton

LINDA A. KABOT
TOWN SUPERVISOR

CHAIR
DENNIS FINNERTY

VICE CHAIRPERSON
JOHN J. BLANEY

SECRETARY
LAWRENCE TOLER

BOARD MEMBERS
E. BLAIR McCASLIN JACQUI LOFARO
GEORGE SKIDMORE ALMA HYMAN

December 16, 2009

DEC 17 2009

Bill Siegel
186 W. Montauk Hwy, Suite D-11
Hampton Bays, NY 11946

Re: Arborview at Tiana – modify conditional site plan approval

Dear Mr. Siegel:

Please be advised that the Southampton Town Planning Board at meeting held on December 3, 2009, the following resolution was introduced by Mr. Skidmore, seconded by Mr. McCaslin, and duly adopted with the following vote: 7 members of the Board present, in favor.

WHEREAS, the Planning Board approved a site plan application submission for Arborview at Tiana on December 18, 2008; and

WHEREAS, the Arborview at Tiana site plan has been exempted from Chapter 315 entitled *Hampton Bays Moratorium*; and

WHEREAS, the Arborview at Tiana site plan application proposes to construct a fifty (50) unit age-restricted condominium development on an 8.24-acre site consisting of two tax parcels located in the RTWRPDD Zoning district on the north side of Montauk Highway, approximately 135 feet west of Allomara Road and opposite Bess Lane in the Hamlet of Hampton Bays, Town of Southampton, Suffolk County, New York (SCTM No. 0900-253-01-22 and 0900-253-01-23); and

WHEREAS, as proposed by the applicant as one of the public benefits in the zone change process, thirty percent (30 percent) of the units (15 units) will be set aside for sale as 'community benefit units' for low- and moderate-income eligible families through the Town's affordable housing program pursuant to Chapter 216 of the Town Code; and

WHEREAS, the RTWRPDD zoning designation and attendant standards and conditions are outlined in §330-248(Q) of the Town Code of the Town of Southampton as adopted by Resolution No. 2007-911 on June 26, 2007; and

WHEREAS, the project meets the criteria for classification as a Type I Action, pursuant to Article 8 (State Environmental Quality Review Act, SEQRA) of the New York State Environmental Conservation Law and Chapter 157 (Environmental Quality Review) of the Southampton Town Code, and the requisite SEQRA review has been completed by the Town Board as part of the zone change process where the Town Board as Lead Agency issued a negative declaration in June 2007; and

WHEREAS, the Town Board of the Town of Southampton adopted a LOCAL LAW amending Chapter 330, Article XXVI (Planned Development District), §330-248Q entitled RTW Residential Planned Development District (RTWRPDD) of the Code of the Town of Southampton by specifically amending §330-248Q(1)(d), Purpose and objectives; §330-248Q (4)(i)[1], Buffer yards; §330-248Q(7)(a), specific development standards, §330-248Q(7)(d)[10](h), Landscaping, and §330-248Q(8)(h), Conditions, all as related to the retention of natural vegetation in lieu of construction of a planted berm within the 65 foot wide buffer along the Montauk Highway on the subject property; and

WHEREAS, the Planning Board discussed the amendment to the Local Law at the December 3, 2009 Planning Board meeting and finds that the modification is acceptable subject to the submission of a conservation easement for the front area prior to the commencement of site work;

WHEREAS, the Planning Board finds that pursuant to the amendment to the Local Law, in order to ensure that the 65' buffer is augmented, the Environmental Division/Planning Division shall inspect the buffer and offer recommendations, if necessary, for augmentation to the Planning Board for consideration prior to the issuance of the Certificate of Occupancy for the first unit;

WHEREAS, the Southampton Town Planning Board finds that all outstanding issues with the site plan can be addressed through conditions.

NOW THEREFORE BE IT RESOLVED, based upon the findings outlined in the Staff Report dated December 4th and 11th, 2008, the December 18, 2008 Site Plan Approval Resolution and the findings stated above, the site plan for the development within the RTWRPDD zoning district, as shown on the Site Plan prepared by AM Sutton associates dated June 2, 2008 and last revised October 22, 2009 and elevations prepared by AM Sutton associates dated September 10, 2009 and last revised October 22, 2009, is hereby a HEREBY MODIFIED SUBJECT TO THE ORIGINAL DECEMBER 18, 2008 CONDITIONS AND THE FOLLOWING SUPPLEMENTAL CONDITIONS & MODIFICATIONS AS LISTED BELOW:

A. Prior to commencement of Site Work

1. A conservation easement shall be placed upon the entire frontage of the subject parcel (excluding site access) to a depth of 65 feet, to allow for the access to the site and the augmentation of the front buffer under the review and approval the Planning Board. Landscaping shall be staggered, and of sufficient height to fully diffuse and screen the mass and scale of the development from street view year-round. The term "sufficient height" shall mean deciduous trees no less than 3½ inch caliper diameter and a variety of evergreen trees a minimum of 6 feet in height.

B. Prior to issuance of First Certificate of Occupancy

1. The Environmental Division/Planning Division shall inspect the 65' front buffer and offer recommendations, if necessary, for augmentation of the buffer to the Planning Board for consideration prior to the issuance of the Certificate of Occupancy for the first unit.

This letter is to inform you that pursuant to 274-a (7), Town law, this decision was filed in the Office of the Town Clerk on December 11, 2009.

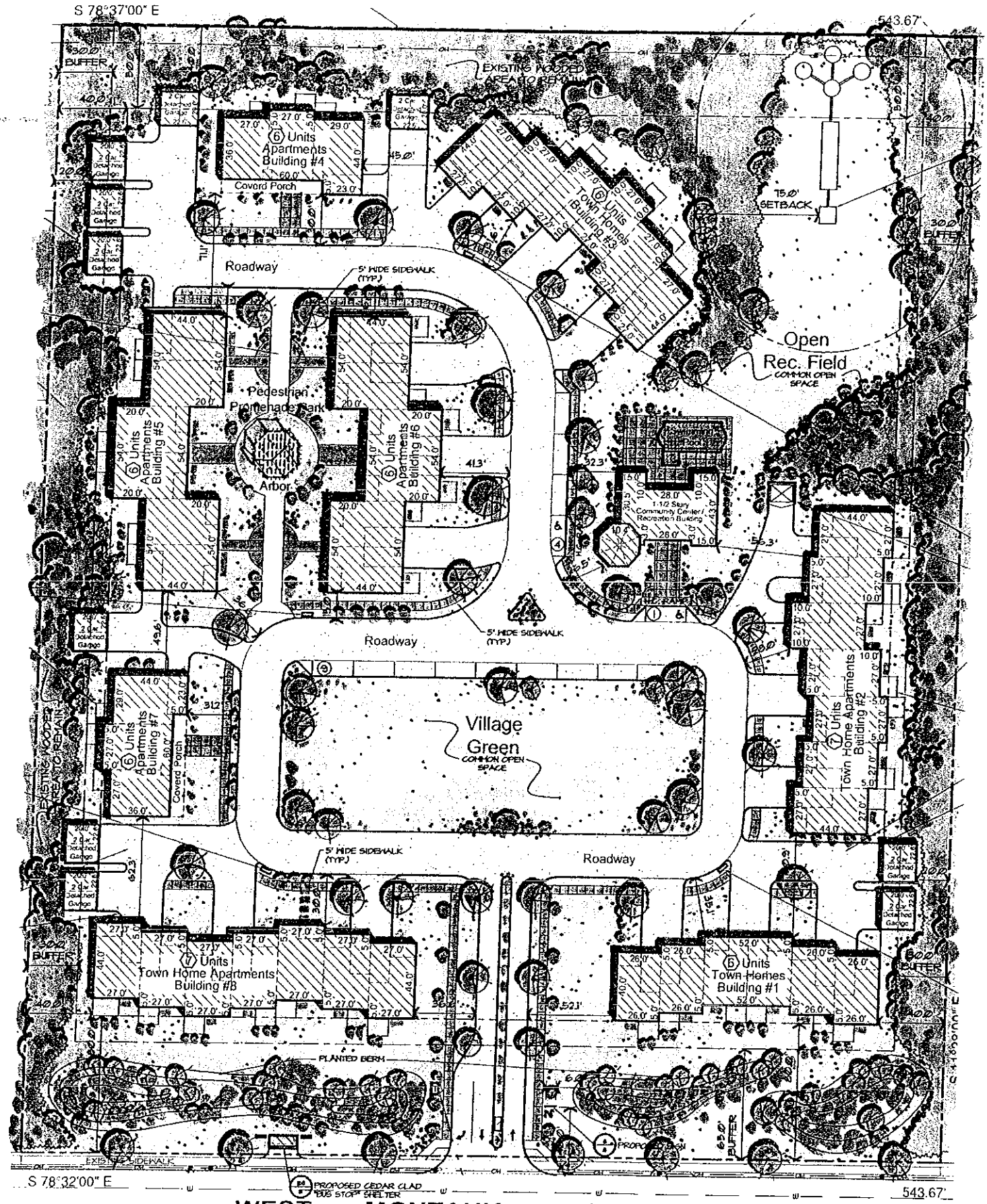
Should you have any questions please do not hesitate to contact Clare Vail, Principal Planner, at 631-287-5735.

Sincerely,

Dennis Finnerty

Dennis Finnerty
Planning Board Chairman

DF:jp
CC: Town Clerk
Wayne Bruyn, Esq.
Al Sutton, Architect



WEST MONTAUK HIGHWAY (C.R. 80) (N.Y.S

Site Development Plan

SCALE: N.T.S.

am sutton associates
architects · planners
631-928-6600

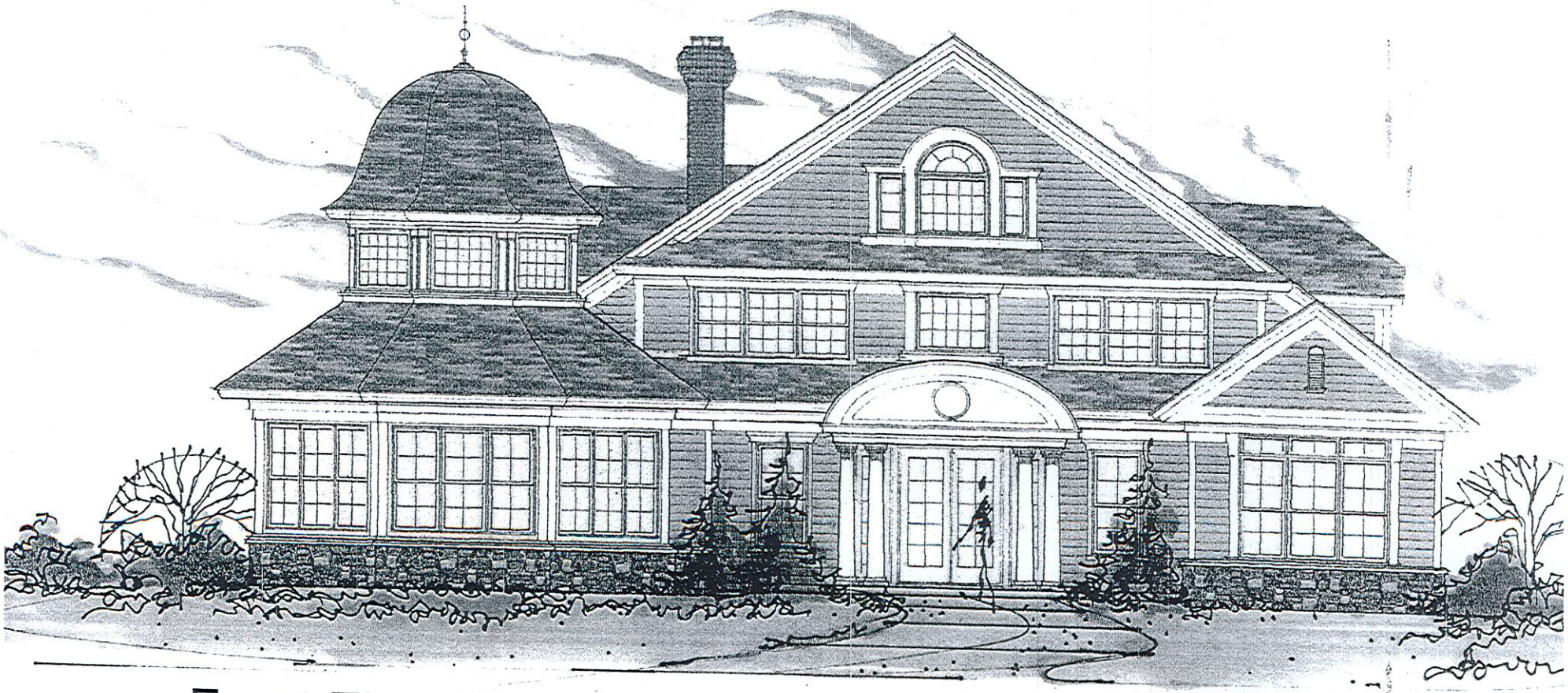
Front Elevation - 6 Unit Building #1

am sutton associates

Front Elevation - 6 Unit Building #4 & 7

SCALE: 1/8" = 1'-0"

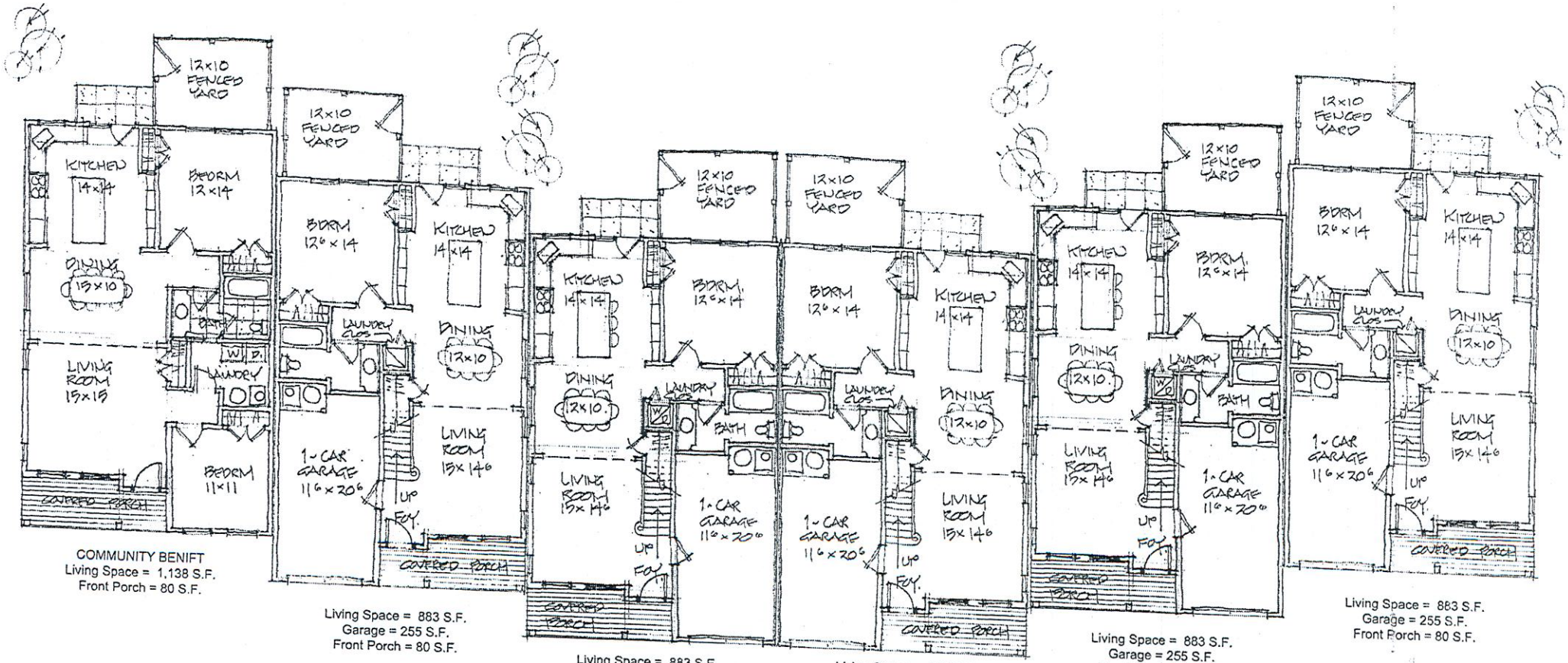
am sutton associates



Front Elevation - Recreation Building

SCALE: 1/8" = 1'-0"

am sutton associates
INCORPORATED
architects · planners
278 NO. COUNTRY ROAD, P.O. BOX 5220, MILLER PLACE, N.Y. 11764
631·928·8666



COMMUNITY BENIFIT
Living Space = 1,138 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

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Front Porch = 80 S.F.

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Front Porch = 80 S.F.

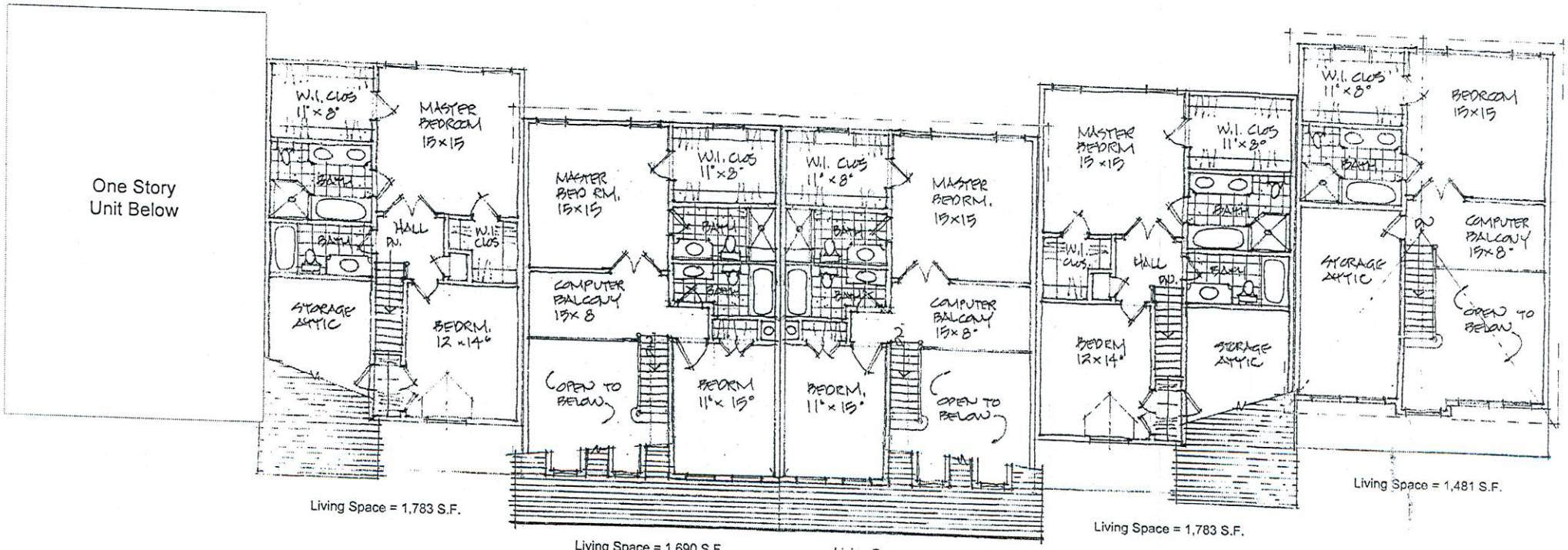
Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

First Floor Plan - 6 Unit Building #1

SCALE: 1/8" = 1'-0"

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER

am sutton associates
architects · planners
631-928-8668

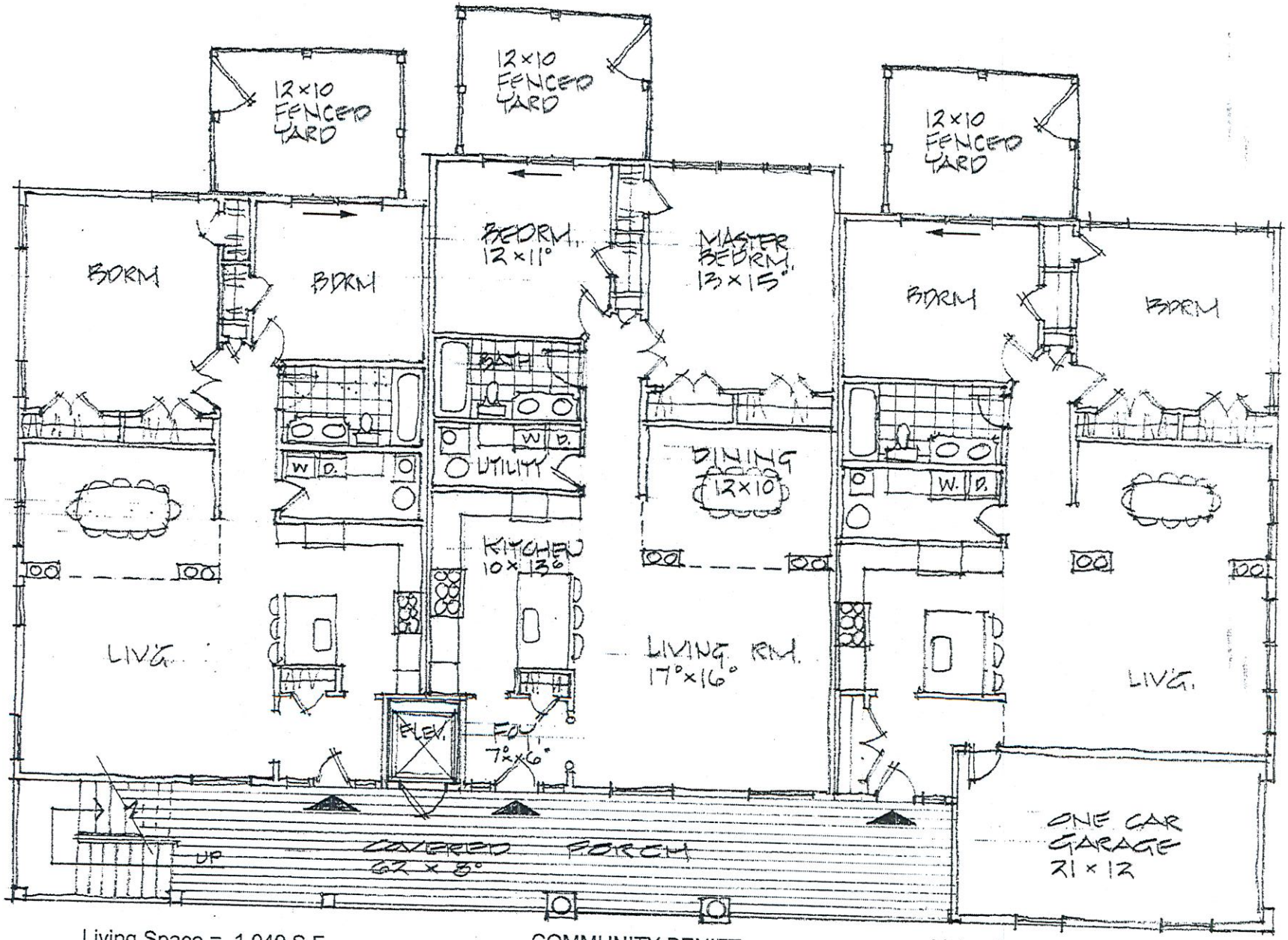


Second Floor Plan - 6 Unit Building #1

SCALE: 1/8" = 1'-0"

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER

am sutton associates
architects · planners
631-928-8668



Living Space = 1,049 S.F.

COMMUNITY BENIFIT
Living Space = 1,003 S.F.

Living Space = 1,075 S.F.
Garage = 253 S.F.

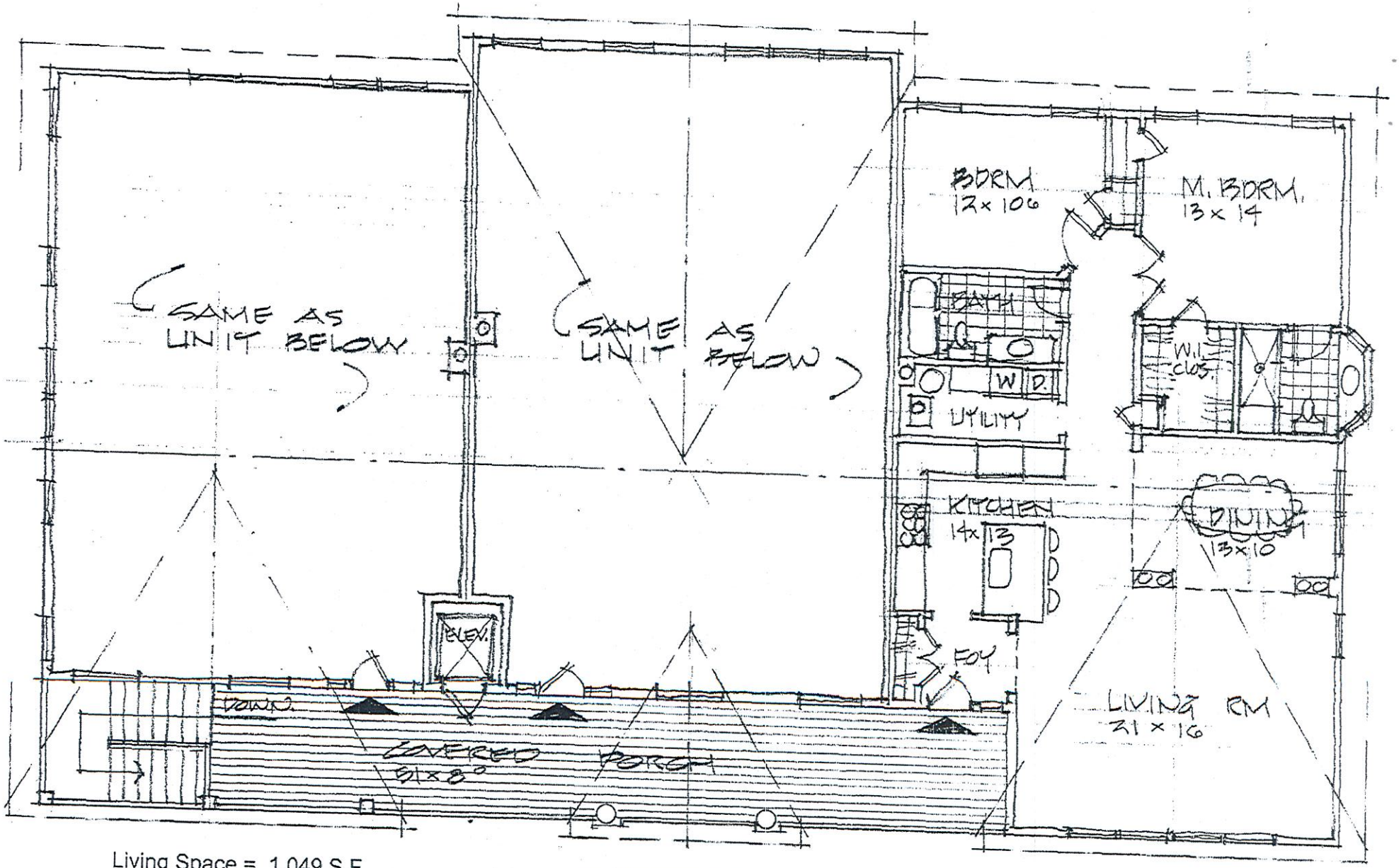
Front Porch = 480 S.F.
Elevator = 52 S.F.

First Floor Plan - 6 Unit Building #4 & 7

SCALE: 1/8" = 1'-0"

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER

am sutton associates
architects . planners



Living Space = 1,049 S.F.

COMMUNITY BENIFIT
Living Space = 1,003 S.F.

Living Space = 1,329 S.F.

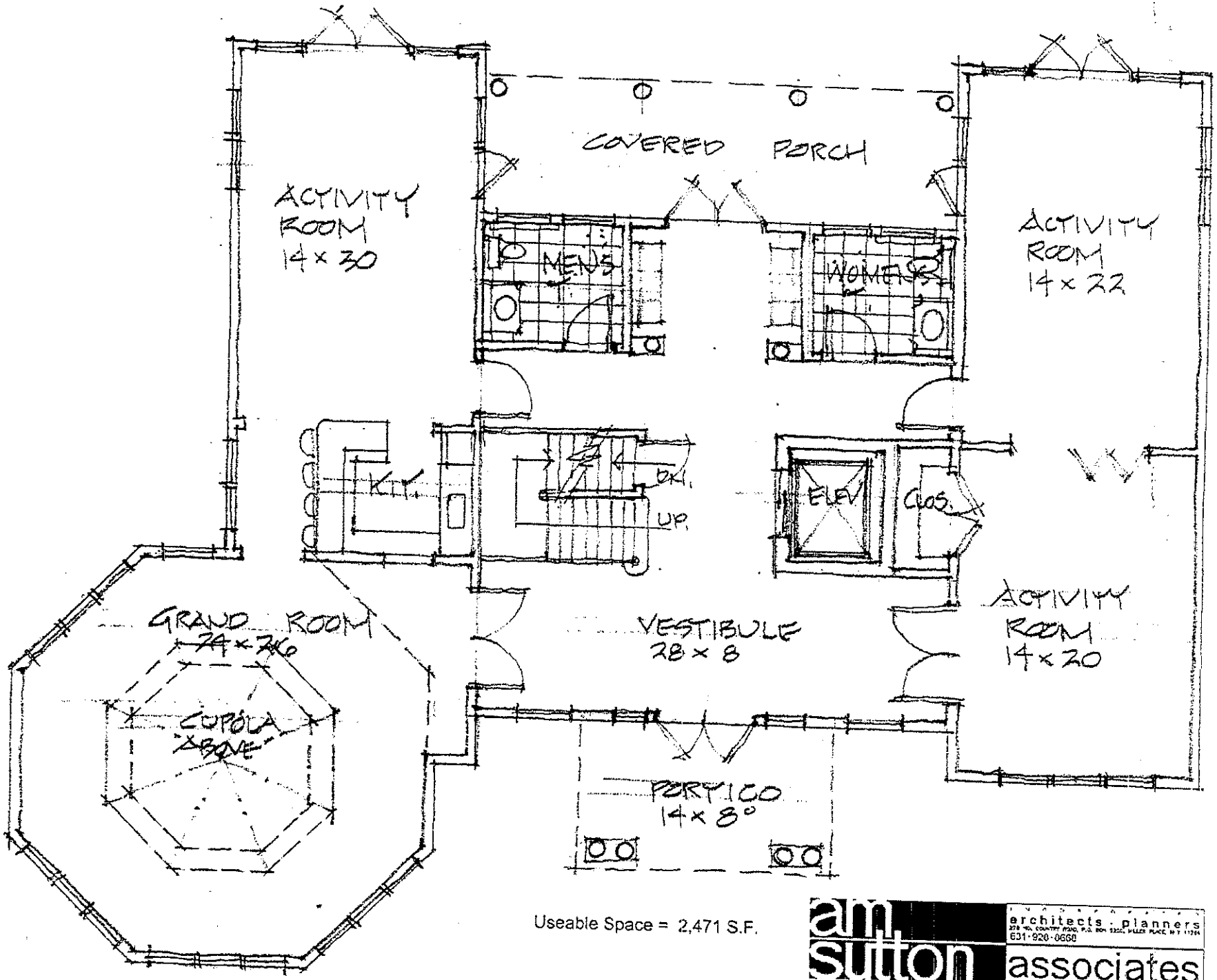
Front Porch = 480 S.F.
Elevator = 52 S.F.

Second Floor Plan - 6 Unit Building #4 & 7

SCALE: 1/8" = 1'-0"

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER

am sutton associates
architects · planners
631-928-8668

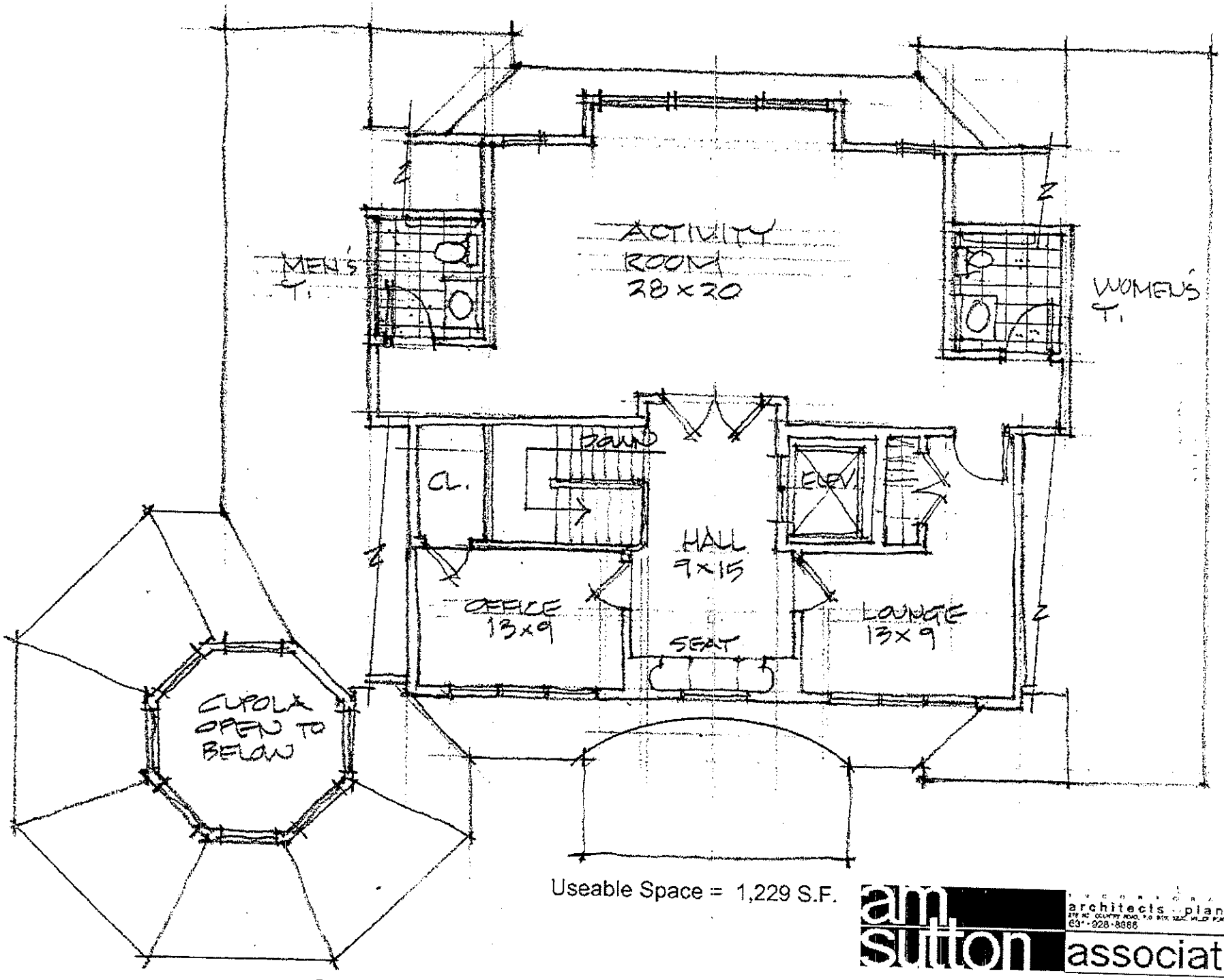


Useable Space = 2,471 S.F.

am sutton associates
architects · planners
631-920-0660

First Floor Plan - Recreation Building

SCALE: 1/8" = 1'-0"



Useable Space = 1,229 S.F.

am sutton associates
incorporated
architects planners
631-928-8888

Second Floor Plan - Recreation Building

SCALE: 1/8" = 1'-0"

RTW Associates, LLC
Arborview at Tiana

Fact Sheet

Address: 302 and 310 West Montauk Highway, Hampton Bays
SCTM#: 900-253-1-22 and 23

Total Area: 8.24 acres

Total Units: 50
Market Rate Units: 35
Moderate Income Units: 10
Middle Income Units: 5
Total square footage of living space: 69,191 s.f. in 8 buildings

Parking:
29 stalls in attached 1 car garages
31 driveway stalls
20 stalls in 10 detached garages
22 stalls in off street parking
Total: 102 stalls

Setbacks
80' from Montauk Highway
30' from Internal Streets
40' from Site Perimeter
10' Internal Side Yards (each)
30' Internal Side Yards (total)
50' Rear

Recreational Building:
2471 s.f. First Floor including 3 activity rooms, kitchen, and Grand Room with Cupola above
1229 s.f. Second Floor including activity room, office, and lounge. Total 3700 s.f.
760 s.f. outdoor swimming pool

Lot Coverage:
51,830 s.f. Units
4,520 s.f. Detached Garages
2500 s.f. Recreation Building
66,564 s.f. Asphalt Paving
16,881 s.f. Concrete walkways and Pavers
153,822 s.f. Lawns and Landscaping
760 s.f. Swimming Pool
Total: 296,877 s.f. (82.70%)

Although all the information furnished regarding property for sale is from sources deemed reliable, such information has not been verified. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

RTW ASSOCIATES, LLC
ARBORVIEW AT TIANA

Project to be serviced by:
Public Water provided by the Hampton Bays Water District
Natural Gas provided by National Grid
BESST or equal on-site Wastewater Treatment System
LIPA - Electricity

Approvals:
Town of Southampton Change of Zone adopted on June 12, 2007
Town of Southampton Site Plan Approval adopted December 3, 2009
Suffolk County Department of Health application submitted, Approval Pending, Ref#C09-09-0200

Although all the information furnished regarding property for sale is from sources deemed reliable, such information has not been verified. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

RTW Associates, LLC
Arborview at Tiana

Building and Unit Descriptions

Building #1- 6 Units

Unit	Size	Floors	Garage	Porch	Bedrooms	Baths	Yard
1*	1138 s.f.	1	No	80 s.f.	2	2	12'x10' Fenced
2	1783 s.f.	2	255 s.f.	80 s.f.	3	3	12'x10' Fenced
3	1690 s.f.	2	255 s.f.	80 s.f.	3	3	12' x10' Fenced
4	1690 s.f.	2	255 s.f.	80 s.f.	3	3	12'x10' Fenced
5	1783 s.f.	2	255 s.f.	80 s.f.	3	3	12'x10' Fenced
6	1481 s.f.	2	255 s.f.	80 s.f.	2	2	12'x10' Fenced

Building #2- 7 Units

Unit	Size	Floors	Garage	Porch	Bedrooms	Baths	Yard
1	1481 s.f.	2	255 s.f.	80 s.f.	2	2	12'x10' Fenced
2	1783 s.f.	2	255 s.f.	80 s.f.	3	3	12'x10' Fenced
3*	1138 s.f.	1	No	80 s.f.	2	1	12'x10' Fenced
4	1783 s.f.	2	255 s.f.	80 s.f.	3	3	12'x10' Fenced
5	1481 s.f.	2	255 s.f.	80 s.f.	2	2	12'x10' Fenced
6	1481 s.f.	2	255 s.f.	80 s.f.	2	2	12'x10' Fenced
7*	1138 s.f.	1	No	80 s.f.	2	1	12'x10' Fenced

Building #3- 6 Units

Unit	Size	Floors	Garage	Porch	Bedrooms	Baths	Yard
1*	1138 s.f.	1	No	80 s.f.	2	1	12'x10' Fenced
2	1783 s.f.	2	255 s.f.	80 s.f.	3	3	12'x10' Fenced
3	1481 s.f.	2	255 s.f.	80 s.f.	2	2	12'x10' Fenced
4	1481 s.f.	2	255 s.f.	80 s.f.	2	2	12'x10' Fenced
5	1783 s.f.	2	255 s.f.	80 s.f.	3	3	12' x10' Fenced
6	1481 s.f.	2	255 s.f.	80 s.f.	2	2	12'x10' Fenced

Building #4 – 6 Units, Units 4 through 6 are second floor units served with an elevator and porch is shared between 3 units on each floor

Unit	Size	Floors	Garage	Porch	Bedrooms	Baths	Yard
1	1049 s.f.	1	No	480 s.f.	2	1	12'x10' Fenced
2*	1003 s.f.	1	No	480 s.f.	2	1	12'x10' Fenced
3	1075 s.f.	1	253 s.f.	480 s.f.	2	1	12'x10' Fenced
4	1049 s.f.	1 (2ND)	No	480 s.f.	2	1	No
5*	1003 s.f.	1 (2ND)	No	480 s.f.	2	1	No
6	1329 s.f.	1 (2ND)	No	480 s.f.	2	2	No

Although all the information furnished regarding property for sale is from sources deemed reliable, such information has not been verified. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

BUILDING #5 – 6 UNITS, ON PEDESTRIAN PROMENADE PARK

UNIT	SIZE	FLOORS	GARAGE	PORCH	BEDROOMS	BATHS	YARD
1	1481 S.F.	2	255 S.F.	80 S.F.	2	2	12'X10' FENCED
2*	1138 S.F.	1	NO	80 S.F.	2	1	12'X10' FENCED
3*	1138 S.F.	1	NO	80 S.F.	2	1	12'X10' FENCED
4*	1138 S.F.	1	NO	80 S.F.	2	1	12'X10' FENCED
5*	1138 S.F.	1	NO	80 S.F.	2	1	12'X10' FENCED
6	1481 S.F.	2	255 S.F.	80 S.F.	2	2	12'X10' FENCED

BUILDING #6 – 6 UNITS, ON PEDESTRIAN PROMENADE PARK

UNIT	SIZE	FLOORS	GARAGE	PORCH	BEDROOMS	BATHS	YARD
1	1690 S.F.	2	255 S.F.	80 S.F.	3	3	12'X10' FENCED
2	1690 S.F.	2	255 S.F.	80 S.F.	3	3	12'X10' FENCED
3*	1138 S.F.	1	NO	80 S.F.	2	1	12'X10' FENCED
4*	1138 S.F.	1	NO	80 S.F.	2	1	12' X10' FENCED
5	1690 S.F.	2	255 S.F.	80 S.F.	3	3	12'X10' FENCED
6	1690 S.F.	2	255 S.F.	80 S.F.	3	3	12'X10' FENCED

BUILDING #7 – 6 UNITS, UNITS 4 THROUGH 6 ARE SECOND FLOOR UNITS SERVED WITH AN ELEVATOR AND PORCH IS SHARED BETWEEN 3 UNITS ON EACH FLOOR

UNIT	SIZE	FLOORS	GARAGE	PORCH	BEDROOMS	BATHS	YARD
1	1049 S.F.	1	NO	480 S.F.	2	1	12'X10' FENCED
2*	1003 S.F.	1	NO	480 S.F.	2	1	12'X10' FENCED
3	1075 S.F.	1	253 S.F.	480 S.F.	2	1	12'X10' FENCED
4	1049 S.F.	1 (2ND)	NO	480 S.F.	2	1	NO
5*	1003 S.F.	1 (2ND)	NO	480 S.F.	2	1	NO
6	1329 S.F.	1 (2ND)	NO	480 S.F.	2	2	NO

BUILDING #8 – 7 UNITS

UNIT	SIZE	FLOORS	GARAGE	PORCH	BEDROOMS	BATHS	YARD
1	1481 S.F.	2	255 S.F.	80 S.F.	2	2	12'X10' FENCED
2	1783 S.F.	2	255 S.F.	80 S.F.	3	3	12'X10' FENCED
3	1783 S.F.	2	255 S.F.	80 S.F.	3	3	12'X10' FENCED
4	1481 S.F.	2	255 S.F.	80 S.F.	2	2	12'X10' FENCED
5	1481 S.F.	2	255 S.F.	80 S.F.	2	2	12'X10' FENCED
6	1481 S.F.	2	255 S.F.	80 S.F.	2	2	12'X10' FENCED
7*	1138 S.F.	1	NO	80 S.F.	2	1	12'X10' FENCED

* These units are designated as Community Benefit Units set aside for Moderate or Middle Income purchasers

All units are described from Left to Right when facing front of the building.

Although all the information furnished regarding property for sale is from sources deemed reliable, such information has not been verified. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

Arborview At Tiana

Luxury Townhome Complex

Active Adults Community — Hampton Bays, N.Y.

Proposed Entrance Sign

SCALE: N.T.S.

Adopted Resolution
December 18, 2006
Town of Southampton Planning Board
Agenda Item No.
Conditional Site Plan Approval for Arborview at Tiana
Age-restricted Condominium Development in the
RTW Residential Planned Development District, Hampton Bays

A. General Conditions of Approval

1. The applicant shall install the requisite sidewalks along the frontage of the subject property and to extend to the Tiana shopping center sidewalks in accordance with any requirements of the SCDPW work permit. A plan shall be prepared as part of the landscape plan set that shows off-site improvements (street trees, etc) along the route to the shopping center for the Planning Board's review and approval. Asphalt or other paving shall not be installed between the sidewalks and the right of way (grass or other suitable groundcover only).

2. All requirements of the Town Engineer shall be met, including but not limited to the following:

a The proposed condominium will consist of 50 units with 30% of the units set aside as "community benefit units". The community benefit units are not subject to review or inspection fees. This application is subject to review fees of $3,500 ($100/dwelling unit x 35 standard units) for the Site Plan and $350 for the Stormwater Management Plan. Prior to signature of the site plan, the applicant shall deliver separate checks to the Engineering Division, payable to the Town of Southampton.

b This application is subject to inspection fees for the Site Plan and the Stormwater Management Plan. Prior to start of construction, the applicant will need to deliver separate checks to the Engineering Division, payable to the Town of Southampton, in accordance with the fee schedule in effect at the time.

c Engineering Division to be contacted no less than 48 hours in advance, during all phases of the project, to inspect: erosion control measures, drainage before backfilling, before and after paving of roads and parking lots. Failure to obtain Engineering inspections during the construction process will either delay final approval, or incur substantial costs to the applicant to expose installed components, in order to obtain approval. Prior to final inspection, submit an as built land survey showing all site improvements including, but not limited to, buildings and structures, parking areas, stormwater drainage inlets, retaining wall & fence height and locations.

3. Upon planting of the front berm, a conservation easement/nondisturbance buffer shall be placed upon the entire frontage of the subject parcel (excluding the access) to a depth of 80 feet.

4. Any easements related to the installation of the looped water main shall be granted to the Hampton Bays Water District. All requirements regarding this installation shall be adhered to.

5. All utilities into the subject site shall be buried underground.

6. A key box installed in conformity with FC 506 is required for the Community Center Recreation Building. The Hampton Bays Fire District shall be contacted regarding the specific type of key box.

7. As per Section 330-184 K of the Code of the Town of Southampton ten (10) complete sets of all plans shall be submitted for Planning Board signature with the conditions of approval affixed to each sheet of the plans, ...

C. Prior to the Issuance of a Building Permit

1. The construction drawings shall indicate the noise attenuation materials for the rear portion of units abutting the Long Island Railroad as approved by separate resolution of the Planning Board for review and approval by the Plans examiner.

2. The properties shall be merged as per the local law and verification from the Suffolk County Office of Real property or Town Assessor shall be submitted.

3. All covenants related to the Community benefit (affordable) units shall be filed in accordance with the local law.

4. As per the local law, the developer shall pay a one-time $15,000 contribution to the Town of Southampton for the installation of a emergency vehicle traffic preemption device to be installed at the existing traffic signal immediately west of the subject property.

5. All conditions and permits for the irrigation system, interior fire/sprinkler systems, hydrants, alarm systems and building occupancy of the Fire Marshal/Public Safety and the Hampton Bays Fire District shall be met.

D. Prior to commencement of Site Work

1. The landscape plan with berm cross section shall be submitted for review and approval (signature) by the Planning Board.

2. The landscape berm shall be installed and planted prior to site clearing and grading.

3. Tree protection fencing shall be installed to designate limits of clearing for the perimeter buffers and must be approved by the Chief Environmental Analyst or his designee at least two weeks prior to site work commencement.

4. The applicant shall submit the required pedestrian and bicycle cross access easement and covenant agreements to the satisfaction of the Town Attorney and upon approval, file same in the Office of the Suffolk County Clerk.

E. Prior to issuance of Certificate of Occupancy

1. All inspections shall be completed and signed off on by the appropriate entity.

2. The installation of all energy compliance measures (e.g. Energy Star appliances in all community benefit units) shall be verified by the Building Inspector.

3. The applicant shall construct the bus shelter to Town specifications in the location approved by SCDPW and SC transit, or contribute cash-in-lieu for the Town to install same with the amount set by resolution of the Planning Board (based on the Transportation Division's recommendation) and accepted by the Town Board.

4. The applicant shall submit verification of an alarm system contract and the Building Department and/or Fire ...

[illegible]

SCDHS REF NO.: C09-09-0020

SITE WORK:

[illegible]

GENERAL NOTES:

[illegible]

GENERAL NOTES (CONT.)

[illegible]

SOUTHAMPTON TOWN PLANNING BOARD

In the Matter of the Application of
RTW ASSOCIATES, LLC
(ARBORVIEW AT TIANA)
for Site Plan Approval For Property Located
at 302 & 310 West Montauk Highway,
Hampton Bays, New York
SCTM Nos. 0900-253.00-01.00-022.00 & 023.000

AFFIDAVIT

State of New York)
ss.:
County of Suffolk)

William Siegel, being duly sworn, deposes and says:

1. I am a member and authorized signatory of RTW Associates, LLC, the owner of property located on the northerly side of West Montauk Highway (C.R. 80)(NYS Rte. 27A), situate in the hamlet of Hampton Bays, Town of Southampton, County of Suffolk, State of New York, shown and designated as Suffolk County Tax Map numbers 0900-253.00-01.00-022.000 & 023.000.

2. RTW Associates, LLC hereby agrees to comply with the site plan requirements set forth in the Zoning Law of the Town of Southampton and all conditions of the Planning Board's resolution dated December 18, 2006 and will notify all future tenants, operators and owners that any change or deviation from said site plan requirements and conditions of approval shall require review and approval of the Planning Board.

3. I make this Affidavit on behalf of RTW Associates, LLC to induce the Southampton Town Planning Board to sign the approved site plan in accordance with Condition No. A8 of the resolution dated December 18, 2006, knowing that the Planning Board will rely upon the statements made herein.

RTW Associates, LLC

By: [signature]
William Siegel, Member

Sworn to before me this
14th day of January, 2009.

[signature]
Notary Public

Kamilla L. Kelly
Notary Public, State of New York
No. [illegible]
Qualified in Suffolk County
Commission Expires January 11, 20 11

ABBREVIATIONS

ABV --- ABOVE	GV --- GALVANIZED
AFF --- ABOVE FINISHED FLOOR	LP --- LEACHING POOL
AFG --- ABOVE FINISHED GRADE	MET --- METAL
AG --- ABOVE GROUND	NTS --- NOT TO SCALE
AP --- SEWER ACCESS PORT	OH --- OVER HEAD
BC --- BOTTOM OF CURB	PLCS --- PLACES
BI --- BOTTOM OF ISLAND	PROP --- PROPOSED
CB --- CATCH BASIN	PVC --- POLYVINYL CHLORIDE
CONC --- CONCRETE	RCP --- REINF. CONC. PIPE
CONST --- CONSTRUCTION	REINF --- REINFORCED
CONT --- CONTINUOUS/CONTINUE	SD --- STORM DRAIN
CPR --- COPPER	ST --- SEPTIC TANK
DIAM --- DIAMETER	STL --- STEEL
DIP --- DUCTILE IRON PIPE	TBR --- TO BE REMOVED
DW --- DOUBLE WALL	TC --- TOP OF CURB
ETR --- EXISTING TO REMAIN	TG --- TOP OF GRATE/CASTING
EXIST --- EXISTING	TI --- TOP OF ISLAND
FD --- FLOOR DRAIN	TERM --- TERMINATE
FO --- FUEL OIL	UL --- UNLEADED
F/G --- FIBER GLASS	UST --- UNDERGROUND STORAGE TANK
FRP --- FIBERGLASS REINF. PLASTIC	VIF --- VERIFY IN FIELD
FTG --- FOOTING	WO --- WASTE OIL
GA --- GAGE, GAUGE	WWM --- WELDED WIRE MESH
	YD --- YARD DRAIN

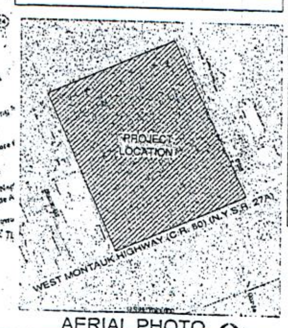
DRAWING INDEX

SHEET	DRAWING TITLE
1	TITLE PAGE
2	SEDIMENT CONTROL PLAN
3	BUILDING LOCATION / SETBACK PLAN
4	STORM DRAINAGE PLAN
5	GRADING
6	LANDSCAPE PLAN
7	OFF-SITE SIDE WALK IMPROVEMENT PLAN
8	WATER / SANITATION PLAN
9	WASTE WATER TREATMENT DETAILS
10	WATER / SANITATION DETAILS
11	LIGHTING PLAN (TOTAL SITE)
12	LIGHTING PLAN (ROAD & WALKWAYS)
13	DETAILS
14	BUILDING #1 - ELEVATIONS & FLOOR PLANS
15	BUILDING #2 - ELEVATIONS & FLOOR PLANS
16	BUILDING #3 - ELEVATIONS & FLOOR PLANS
17	BUILDING #4 & 7 - ELEVATIONS & FLOOR PLANS
18	BUILDING #5 - ELEVATIONS & FLOOR PLANS
19	BUILDING #6 - ELEVATIONS & FLOOR PLANS
20	BUILDING #8 - ELEVATIONS & FLOOR PLANS
21	BUILDING #1, 2 & 3 - REAR ELEVATIONS
22	BUILDING #5, 6 & 8 - REAR ELEVATIONS
23	RECREATION BUILDING, DETACHED GARAGE, WASTEWATER TREATMENT SHED - ELEVATIONS & FLOOR PLANS & ARBOR

LEGEND

--50--	EXISTING CONTOUR
—50—	PROPOSED CONTOUR
52.0	EXISTING SPOT GRADE
• EL. 52.0	PROPOSED SPOT GRADE
ED	EFFECTIVE DEPTH
HP	HIGH POINT ELEVATION
TC/BC	TOP/BOTTOM OF CURB
IN.	INLET ELEVATION
INV	INVERT ELEVATION
	DIRECTION OF SURFACE FLOW
	PROPOSED POOL W/ COVER
	PROPOSED POOL
	EXISTING SEPTIC TANK
	EXISTING POOL W/ COVER
	EXISTING POOL
	MANHOLE
	OPEN GRATE (INLET)
	STORM DRAIN GRATE
	PROP. WALL MNTD LIGHTING
	EXIST. WALL MNTD LIGHTING
	PROPERTY LINE
	SETBACK LINE
	WATER
	ELECTRICAL
	GAS
	TELEPHONE
	SANITARY SEWER
	STORMWATER DRAIN PIPE
	OVERHEAD WIRES
	FENCE
	STOCKADE FENCE

KEY MAP
N.T.S.



AERIAL PHOTO
N.T.S.

SCTM: 0900-253-01-22 & 23

Proposed Active Adults Townhome Community • RTW Associates, LLC

Arborview At Tiana

West Montauk Highway (CR80)
Hampton Bays, NY

am sutton associates
architects • planners
631-928-6858

DATE	6/2/06
DRAWN	BJR
CHKD	[signature]
FILE	76
JOB No.	2206

1

LONG ISLAND RAILROAD / M.T.A.

ALLOMARA ROAD

WEST MONTAUK HIGHWAY (C.R. 80) (N.Y.S.R. 27A)

BESS LANE

S 78°37'00" E

543.67'

661.37'

660.64'

N 11°28'00" W

S 11°28'00" E

S 78°32'00" E

2818.25'

ZONED: HB

ZONED: GRAND

ZONED: R20

ZONED: R40

EXISTING UTILITY POLE (TYP.)

EXISTING WOODED AREA TO REMAIN

CLEARING LINE

50.0' BUFFER ** NO CLEARING WITH BUFFER **

SEE SOIL EROSION DETAIL

BRIGHT YELLOW OR ORANGE TEMPORARY SAFETY FENCE TO BE INSTALLED, INSPECTED & APPROVED BY MARTY SHEA (TOWN OF SOUTHAMPTON ENVIRONMENTAL DIVISION) PRIOR TO COMMENCEMENT OF CLEARING PREP/CONSTRUCTION.

SEE CONSTRUCTION ENTRANCE DETAIL

EXISTING CURB

EXISTING EDGE OF PAVEMENT

EXISTING SIDEWALK

EXISTING WATER MAIN

EXISTING FIRE HYDRANT

EXISTING UTILITY POLE (TYP.)

*CLEARING NOTE:
CLEARING AND CUTTING WITHIN THE BUFFER AREA SHALL BE LIMITED TO THAT NECESSARY FOR PROPER MAINTENANCE AND REMOVAL OF DISEASED, DECAYED, OR DEAD MATERIAL AND OBNOXIOUS PLANT SPECIES.

BRIGHT YELLOW OR ORANGE TEMPORARY SAFETY FENCE TO BE INSTALLED, INSPECTED & APPROVED BY MARTY SHEA (TOWN OF SOUTHAMPTON ENVIRONMENTAL DIVISION) PRIOR TO COMMENCEMENT OF CLEARING PREP/CONSTRUCTION.

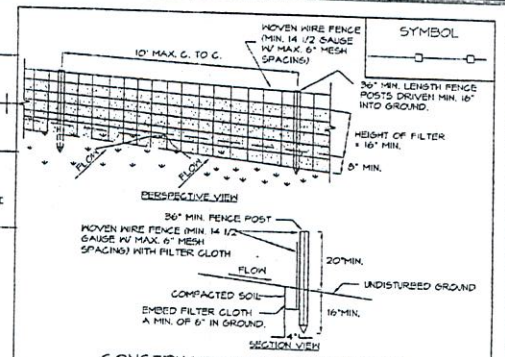
REFER TO RELEVANT TOWN OF SOUTHAMPTON PLANNING BOARD CONDITIONS FOR THIS PROJECT (SEE SHEET 1)

GRAPHIC SCALE

1 INCH = 30 FT.

Stormwater Erosion & Sediment Control Plan

SCALE: 1 : 30



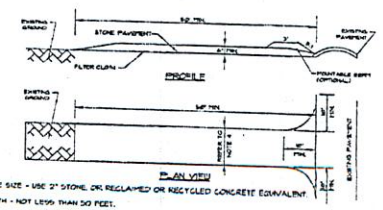
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENINGS.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

SE 2 Soil Erosion Detail
N.T.S.



1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRANSPORT OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT TRANSPORTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CE 2 Construction Entrance Detail
N.T.S.

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

REV.	DESCRIPTION	
1	SUBMITTED TO SCDHS FOR REVIEW	10/24/08
2	SUBMITTED TO SCDHS FOR REVIEW	11/24/08
3	SUBMITTED TO SCDHS FOR REVIEW	12/23/08
4	SUBMITTED TO SCDHS FOR REVIEW	01/23/09
5	SUBMITTED TO SCDHS FOR REVIEW	02/23/09
6	SUBMITTED TO SCDHS FOR REVIEW	03/23/09
7	CONTENTS DATED 6/8/09 & 4/24/09	

Prepared since 1987 by Fairchild Company, 475 American LLC

Arborview At Tiana

East Montauk Highway (CR80)
Hampton Bays, NY

ARCHITECTS PLANNERS
631-653-6008

am sutton associates

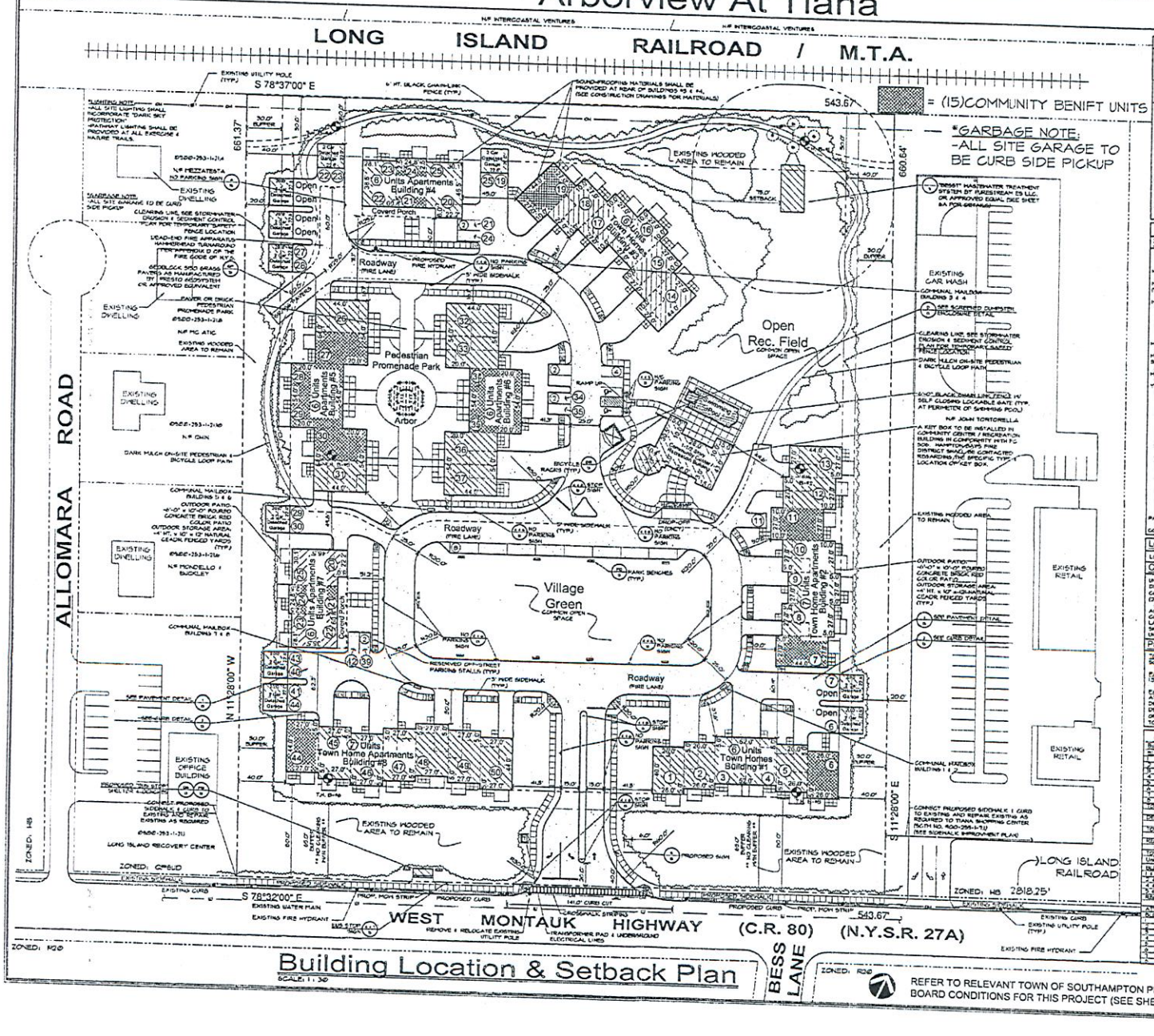
DATE 6/1/08
DRAWN BJR
CHKD JAMES
FILE TS
JOB No. 2006

CR 23

Active Adults Retirement Community
R.T.W. Associates, L.L.C.

Arborview At Tiana

Hampton Bays, New York



Building Location & Setback Plan

SCALE: 1 : 30

REFER TO RELEVANT TOWN OF SOUTHAMPTON PLANNING BOARD CONDITIONS FOR THIS PROJECT (SEE SHEET 1)

GRAPHIC SCALE

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

Site Info.:

APPLICANT:
R.T.W. ASSOCIATES, LLC.
106-011 WEST MONTAUK HWY HORIZ: 631-728-6844
HAMPTON BAYS, NY

ADOPTED HB4 LAW ZONED R20D
RESIDENTIAL/PLANNED/DEVELOPMENT/DISTRICT

SITE ADDRESS:
WEST MONTAUK HWY
HAMPTON BAYS, NY11946

SUFFOLK COUNTY TAX MAP NUMBER:
DISTRICT 0900
SECTION 253
BLOCK 01
LOT 22 & 23

NOTE: LOCATION AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES, NOT READILY VISIBLE, ARE NOT CERTIFIED.

ELEVATIONS REFER TO TOWN DATUM.

ALL EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION.

Site Data:

Site Data (General):

	REQUIRED R20D SCHEDULE SEC. 330-24.1-E	PROPOSED
MIN. AREA (ACRES)	8.24 ACRES	8.24 ACRES
MAX. TOTAL BUILDING AREA (% OF LOT COVERAGE)	20%	15.34%
MAX. BUILDING SIZE:		
• MANOR HOUSE	2-4 UNITS / 8,000 SF	6 UNITS / 1,123 SF
• APARTMENT HOUSE	5-10 UNITS / 12,000 SF	7 UNITS / 9,346 SF
• RECREATION BLDG.	2,500 SF F.F. / 3,500 SF GROSS	2,500 SF F.F. / 3,500 SF GROSS
• DETACHED GARAGE	3 CAR / 585 SF	2 CAR / 432 SF
MIN. LOT AREA PER DWELLING UNIT	7,150 SF	7,150 SF
MAX. TOTAL IMPERVIOUS SURFACE AREA	50%	34.60%
MAX. HT. (FEET/STORIES)	32' / 2	32' / 2
YARDS, PRINCIPAL BLDG.:		
• MIN. FRONT YARD (MONTAUK HWY)	80.0'	80.0'
• MIN. FRONT YARD (INTERNAL STREETS)	30.0'	30.0'
• MIN. SIDE YARD (PERIMETER SITE)	40.0'	40.0'
• MIN. SIDE YARD (INTERNAL)	10.0'	10.0'
• MIN. SIDE YARD (INTERNAL TOTAL)	30.0'	30.0'
• MIN. SIDE YARD (ABUTTING INTERNAL CORNER)	30.0'	30.0'
• MIN. REAR YARD (PERIMETER)	50.0'	50.0'
PARKING STALLS	75 STALLS	100 STALLS
COMMON OPEN SPACE	15,000 SF	30,441 SF

Lot Coverage:

LOT AREA =358,902 SF/8.24 ACRES

Category:		% COVERAGE
UNIT GROSS LOT COVERAGE	38,850 SF.	10.83%
DETACHED GARAGES	4,320 SF.	1.20%
COMMUNITY CTR. / RECREATION BLDG. (2 STORY = 5,000 SF. TOTAL)	2,500 SF. (x2 FL.)	1.39%
	55,050 SF.	15.34%
ASPHALT PAVING	64,204 SF.	17.89%
CONCRETE WALKS & PAVERS	16,441 SF.	4.58%
LAWNS & LANDSCAPED AREA	153,522 SF.	42.80%
SWIMMING POOL	960 SF.	0.27%
UNDISTURBED VEGETATION	62,175 SF.	17.33%

Parking:

TOTAL NUMBER OF UNITS: 50 UNITS

PARKING REQUIRED: (1.5 CARS PER UNIT = 50 UNITS — 75 STALLS REQ.

PARKING PROVIDED:
ATTACHED GARAGE STALL — 24 STALLS PROV
DRIVEWAY STALL — 51 STALLS PROV.
DETACHED GARAGES — 32 STALLS PROV.
OFF-STREET PARKING — 5 STALLS PROV.
TOTAL STALLS PROVIDED — 112 TOTAL PROV. (2 HC STALLS)

Building / Unit Information:

Building Information:					
BLDG.	UNIT TYPE	GROSS SF/FOOTPRINT	# UNITS	# BEDROOMS	
1	APARTMENT	6,420 SF	6	1/2	
2	APARTMENT	6,420 SF	6	1/2	
3	TOWNHOME	1,780 SF	6	1/2	
4	APARTMENT	3,125 SF	6	1/2	
5	APARTMENT	3,125 SF	6	1/2	
6	APARTMENT	3,125 SF	6	1/2	
7	APARTMENT	3,125 SF	6	1/2	
8	APARTMENT	3,125 SF	6	1/2	
9	APARTMENT	3,125 SF	6	1/2	
TOTALS		31,800 SF	50 UNITS		
DETACHED GARAGE		432 SF	32	1	
TOTAL GARAGE		4,320 SF			
RECREATION BUILDING		2,500 SF	1	1/2	
TOTAL BUILDINGS		38,620 GROSS S.F. FOOTPRINT			

Unit Information:

BLDG.	UNIT	UNIT TYPE	HORIZONTAL UNIT LOCATION	GARAGE SF
1	1	1/2		1,123 SF
1	2	1/2		1,123 SF
1	3	1/2		1,123 SF
1	4	1/2		1,123 SF
1	5	1/2		1,123 SF
1	6	1/2		1,123 SF
2	1	1/2		1,123 SF
2	2	1/2		1,123 SF
2	3	1/2		1,123 SF
2	4	1/2		1,123 SF
2	5	1/2		1,123 SF
2	6	1/2		1,123 SF
3	1	1/2		1,123 SF
3	2	1/2		1,123 SF
3	3	1/2		1,123 SF
3	4	1/2		1,123 SF
3	5	1/2		1,123 SF
3	6	1/2		1,123 SF

BLDG.	UNIT	# OF ATTACHED GARAGES	# OF UNITS
1	1	2	1
1	2	2	1
1	3	2	1
1	4	2	1
1	5	2	1
1	6	2	1
2	1	2	1
2	2	2	1
2	3	2	1
2	4	2	1
2	5	2	1
2	6	2	1
3	1	2	1
3	2	2	1
3	3	2	1
3	4	2	1
3	5	2	1
3	6	2	1

REV.	DATE	DESCRIPTION
1	4/24/09	REVISED PER SCDHS COMMENTS

Proposed Active Adults Retirement Community, R.T.W. Associates, LLC
Arborview At Tiana
West Montauk Highway (CR80)
Hampton Bays, NY

Sullivan associates
ARCHITECTS • PLANNERS
PO BOX 1000 HAMPTON BAYS, NY 11946
631-728-1200

DATE 4/2/08
DRAWN BJR
CHKD
FILE
JOB No. 2706

SHEET 23 OF 23

LONG ISLAND RAILROAD / M.T.A.

ALLOMARA ROAD

WEST MONTAUK HIGHWAY (C.R. 80) (N.Y.S.R. 27A)

BESS LANE

LONG ISLAND RAILROAD

Village Green

Open Rec. Field

Pedestrian Promenade Park

Roadway

STORM DRAINAGE AREA

6 Units Apartments Building #4

6 Units Apartments Building #5

6 Units Apartments Building #6

6 Units Apartments Building #1

7 Units Town Home Apartments Building #8

6 Units Town Homes Building #1

7 Units Town Home Apartments Building #2

Covered Porch

SEE STORM DRAINAGE POOL DETAIL

SEE TRENCH DRAIN DETAIL

SEE CATCH BASIN DETAIL

5" DIAMETER CORRUGATED POLYETHYLENE SMOOTH WALL PIPE (TYP. FOR ALL)

S 78°37'00" E

S 78°32'00" E

N 11°28'00" W

S 11°28'00" E

661.37'

660.64'

543.67'

GRAPHIC SCALE

Stormwater Drainage Plan

SCALE: 1 : 30

REFER TO RELEVANT TOWN OF SOUTHAMPTON PLANNING BOARD CONDITIONS FOR THIS PROJECT (SEE SHEET 1)

SURVEY SITE NOTE:

TOPOGRAPHICAL SURVEY INFORMATION FROM MAP PREPARED BY: DOLLIVER ASSOCIATES, LAND SURVEYORS, HAMPTON BAYS, NY, DATED MAY 17, 1982.

NOTE:

* NO PUBLIC EASEMENTS, SETBACKS OR DEDICATED AREA ON SITE OR ADJOINING LAND

* NO OUTLINE OF EXISTING EASEMENTS, DEED RESTRICTIONS OR COVENANTS ON SITE

Test Hole Information:

TEST HOLES B #1-#3 AS PREPARED ON SEPTEMBER 12, 2008 & TEST HOLES B #4-#6 AS PREPARED ON OCTOBER 6, 2008 BY: MCDONALD GEOSCIENCE
P.O. BOX 1000
SOUTHOLD, NEW YORK 11971
PHONE: 631-765-5977

T.H. B-#1 — MIXED SAND & LOAM; PALE BROWN FINE TO MEDIUM SAND; REL. EL = 0.0'; REL. EL = -0.8'; TOP SOIL; REL. EL = -6.0'; REL. EL = -17.0'; NO WATER ENCOUNTERED

T.H. B-#2 — SILTY SAND; DARK BROWN SANDY LOAM; BROWN FINE TO COARSE SAND W/ LOW GRAVEL; PALE BROWN FINE TO MEDIUM SAND; REL. EL = 0.0'; REL. EL = -0.8'; TOP SOIL; REL. EL = -4.0'; REL. EL = -5.0'; REL. EL = -17.0'; NO WATER ENCOUNTERED

T.H. B-#3 — PALE BROWN FINE TO MEDIUM SAND; REL. EL = 0.0'; REL. EL = -0.8'; TOP SOIL; REL. EL = -15.0'; REL. EL = -17.0'; NO WATER ENCOUNTERED

T.H. B-#4 — PALE BROWN FINE TO MEDIUM SAND; REL. EL = 0.0'; REL. EL = -0.8'; TOP SOIL; REL. EL = -7.5'; REL. EL = -17.0'; NO WATER ENCOUNTERED

T.H. B-#5 — PALE BROWN FINE TO MEDIUM SAND; REL. EL = 0.0'; REL. EL = -0.8'; TOP SOIL; REL. EL = -13.0'; REL. EL = -17.0'; NO WATER ENCOUNTERED

T.H. B-#6 — SILTY SAND; DARK BROWN SANDY LOAM; PALE BROWN FINE TO MEDIUM SAND; PALE BROWN FINE SAND; REL. EL = 0.0'; REL. EL = -0.8'; TOP SOIL; REL. EL = -5.0'; REL. EL = -10.0'; REL. EL = -12.0'; REL. EL = -17.0'; NO WATER ENCOUNTERED

STORM DRAINAGE CALCULATIONS:

DRAINAGE AREA 1: REQUIRED: ASPHALT/CONC. = 4,196 sq.ft. * 0.01 = 100% = 506 sq.ft. REQUIRED; LAND / LAWN = 35,264 sq.ft. * 0.01 = 20% = 7,053 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 2,541 sq.ft. TOTAL REQUIRED; (1) CATCH BASIN = SYSTEM 6000; 2,541 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 2: REQUIRED: ASPHALT/CONC. = 8,006 sq.ft. * 0.01 = 100% = 1,073 sq.ft. REQUIRED; LAND / LAWN = 8,936 sq.ft. * 0.01 = 20% = 1,787 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 2,541 sq.ft. PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 2,541 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 3: REQUIRED: ASPHALT/CONC. = 2,464 sq.ft. * 0.01 = 100% = 506 sq.ft. REQUIRED; LAND / LAWN = 12,318 sq.ft. * 0.01 = 20% = 2,464 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 2,541 sq.ft. PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 2,541 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 4: REQUIRED: ASPHALT/CONC. = 4,343 sq.ft. * 0.01 = 100% = 1,244 sq.ft. REQUIRED; LAND / LAWN = 10,434 sq.ft. * 0.01 = 20% = 2,087 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 1,244 sq.ft. TOTAL REQUIRED; (1) CATCH BASIN = SYSTEM 6000; 1,244 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 5: REQUIRED: ASPHALT/CONC. = 1,128 sq.ft. * 0.01 = 100% = 1,244 sq.ft. REQUIRED; LAND / LAWN = 10,232 sq.ft. * 0.01 = 20% = 2,046 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 1,244 sq.ft. PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 1,244 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 6: REQUIRED: ASPHALT/CONC. = 2,146 sq.ft. * 0.01 = 100% = 365 sq.ft. REQUIRED; LAND / LAWN = 3,016 sq.ft. * 0.01 = 20% = 603 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 884 sq.ft. PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 884 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 7: REQUIRED: ASPHALT/CONC. = 2,946 sq.ft. * 0.01 = 100% = 501 sq.ft. REQUIRED; LAND / LAWN = 14,730 sq.ft. * 0.01 = 20% = 2,946 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 1,281 sq.ft. PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 1,281 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 8: REQUIRED: ASPHALT/CONC. = 7,128 sq.ft. * 0.01 = 100% = 1,211 sq.ft. REQUIRED; LAND / LAWN = 35,640 sq.ft. * 0.01 = 20% = 7,128 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 4,405 sq.ft. PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 4,405 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 9: REQUIRED: ASPHALT/CONC. = 3,140 sq.ft. * 0.01 = 100% = 534 sq.ft. REQUIRED; LAND / LAWN = 15,700 sq.ft. * 0.01 = 20% = 3,140 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 2,586 sq.ft. TOTAL PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 2,586 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 10: REQUIRED: ASPHALT/CONC. = 2,500 sq.ft. * 0.01 = 100% = 425 sq.ft. REQUIRED; LAND / LAWN = 12,500 sq.ft. * 0.01 = 20% = 2,500 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 1,842 sq.ft. TOTAL PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 1,842 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 11: REQUIRED: ASPHALT/CONC. = 4,158 sq.ft. * 0.01 = 100% = 706 sq.ft. REQUIRED; LAND / LAWN = 20,790 sq.ft. * 0.01 = 20% = 4,158 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 1,842 sq.ft. TOTAL PROVIDED; (1) CATCH BASIN = SYSTEM 6000; 1,842 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 12: REQUIRED: ASPHALT/CONC. = 4,884 sq.ft. * 0.01 = 100% = 829 sq.ft. REQUIRED; LAND / LAWN = 10,768 sq.ft. * 0.01 = 20% = 2,154 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 1,216 sq.ft. TOTAL REQUIRED; (1) CATCH BASIN = SYSTEM 6000; 1,216 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 13: REQUIRED: ASPHALT/CONC. = 21,343 sq.ft. * 0.01 = 100% = 3,625 sq.ft. REQUIRED; LAND / LAWN = 39,896 sq.ft. * 0.01 = 20% = 7,979 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 3,625 sq.ft. TOTAL REQUIRED; (1) CATCH BASIN = SYSTEM 6000; 3,625 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 14: REQUIRED: ASPHALT/CONC. = 3,546 sq.ft. * 0.01 = 100% = 540 sq.ft. REQUIRED; LAND / LAWN = 4,546 sq.ft. * 0.01 = 20% = 909 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 1,449 sq.ft. TOTAL REQUIRED; (1) CATCH BASIN = SYSTEM 6000; 1,449 sq.ft. TOTAL PROVIDED	
DRAINAGE AREA 15: REQUIRED: ASPHALT/CONC. = 9,105 sq.ft. * 0.01 = 100% = 1,386 sq.ft. REQUIRED; LAND / LAWN = 27,314 sq.ft. * 0.01 = 20% = 5,463 sq.ft. REQUIRED; PROVIDED: (1) 10'x 30.42 sq.ft.) x 6' E.D. = 2,583 sq.ft. TOTAL REQUIRED; (2) CATCH BASIN = SYSTEM 6000; 2,583 sq.ft. TOTAL PROVIDED	

LEGEND

(TH) MANHOLE

(CB) OPEN GRATE (INLET)

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

REV.	DESCRIPTION
1	1/26/09 - BJR - REVISED PER TOWN COMMENTS 2/12/09 - BJR - REVISED PER TOWN COMMENTS 3/24/09 - BJR - REVISED PER TOWN COMMENTS 4/24/09 - BJR - REVISED PER TOWN COMMENTS 5/27/09 - BJR - REVISED PER TOWN COMMENTS 7/27/09 - BJR - REV. PER TOWN COMMENTS
7	COMMENTS DATED MARCH 4, 10/14/09

Proposed Active Adult Residential Community - R10 Multi-Family L.I.E.

Arborview At Tiana

East Montauk Highway (CR80)
Hampton Bays, NY

DATE 4/1/09
DRAWN BJR
CHKD
FILE
JOB No. 2226

SHEET 4 OF 23

Sutton associates
architects • planners
631-325-3028

GRADING SPOT ELEVATIONS DONE AT 50' INTERVALS

LONG ISLAND RAILROAD / M.T.A.

S 78°37'00" E

543.67'

661.37'

660.64'

ALLOMARA ROAD

N 11°28'00" W

S 11°28'00" E

S 78°32'00" E

543.67'

WEST MONTAUK HIGHWAY (C.R. 80) (N.Y.S.R. 27A)

BESS LANE

LONG ISLAND RAILROAD

6 Units Apartments Building #4
F.F. ELEV. = 46.8
Covered Porch

6 Units Town Homes Building #3
F.F. ELEV. = 44.0

Roadway
FIRE LANE

Pedestrian Promenade Park

Arbor

6 Units Apartments Building #5
F.F. ELEV. = 46.0

6 Units Apartments Building #6

Open Rec. Field

Village Green

6 Units Apartments Building #7
F.F. ELEV. = 46.7
Covered Porch

7 Units Town Home Apartments Building #2
F.F. ELEV. = 51.6

7 Units Town Home Apartments Building #8
F.F. ELEV. = 50.1

6 Units Town Homes Building #1
F.F. ELEV. = 51.5

2 Car Detached Garage

EXISTING DWELLING

EXISTING OFFICE BUILDINGS

LONG ISLAND RECOVERY CENTER

EXISTING CAR WASH

EXISTING RETAIL

EXISTING UTILITY POLE (TYP.)

EXISTING WATER MAIN

EXISTING FIRE HYDRANT

ZONED: RO

ZONED: OR&ID

ZONED: NB

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

Grading Plan

SCALE: 1 : 30

REFER TO RELEVANT TOWN OF SOUTHAMPTON PLANNING BOARD CONDITIONS FOR THIS PROJECT (SEE SHEET 1)

LEGEND

MANHOLE

OPEN GRATE INLET

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

REV.	DESCRIPTION	SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES	CONNECTICUT	PENNSYLVANIA
1	REVISED PER COMMENTS DATED 8/26/04 & 9/24/04			

Prepared for: Arbor Realty Partners, Company, KTB Associates, LLC

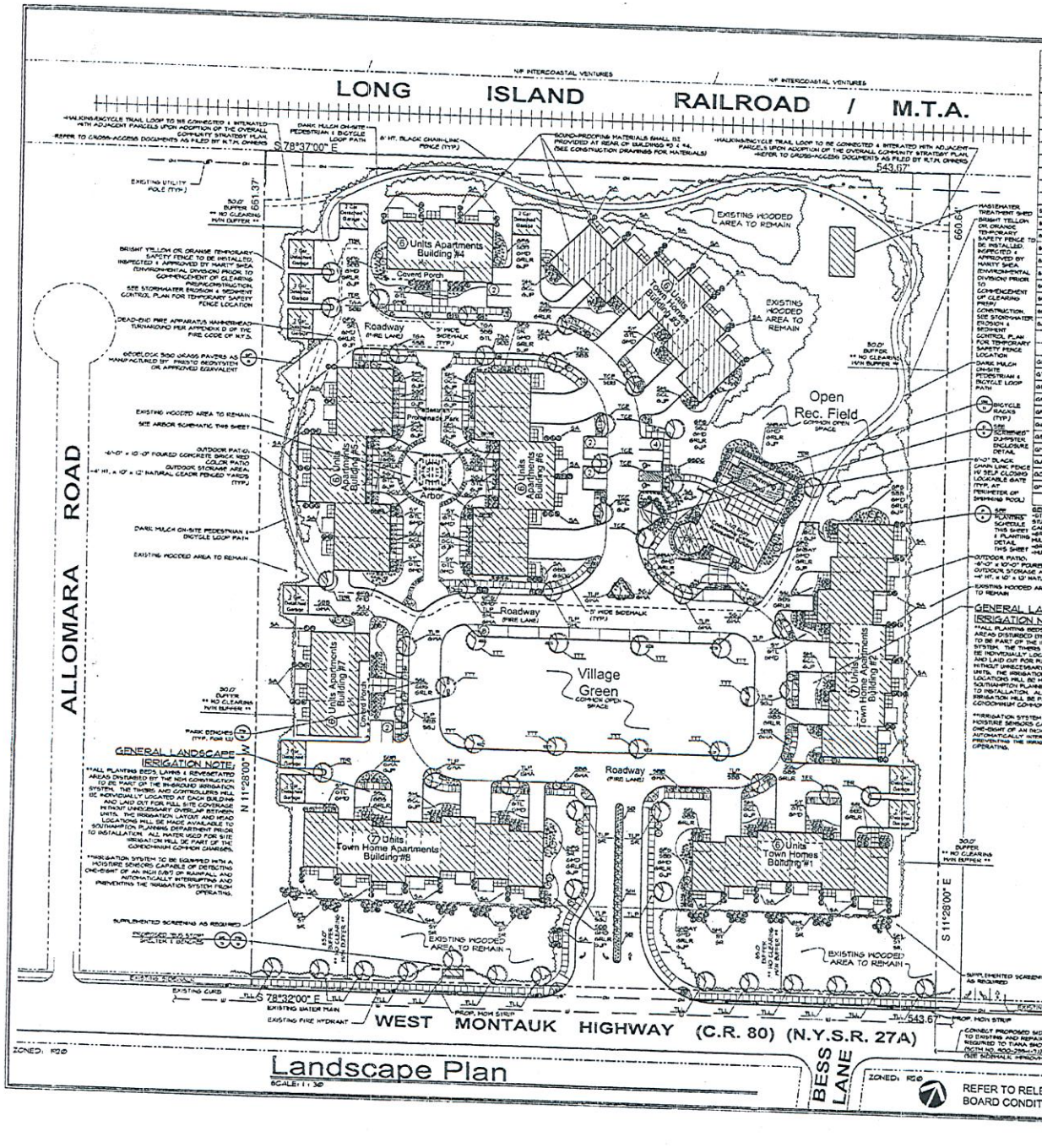
Arborview At Tiana

West Montauk Highway (CR80)
Hampton Bays, NY

am sutton associates
Architects · planners
631-283-9023

DATE 6/7/06
DRAWN SUN
CHKD JMC
FILE 15
JOB No. 2206

5 OF 23



Landscape Plan

SCALE: 1 : 30

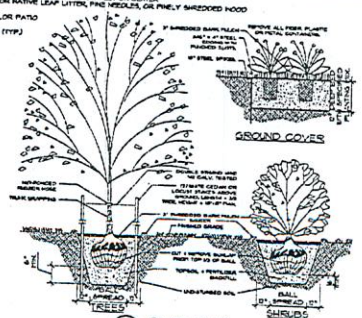
ZONED: RDD

PLANTING SCHEDULE:

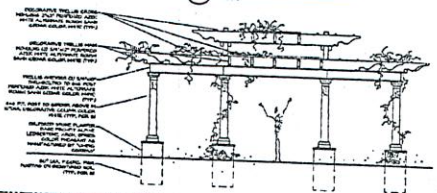
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER/HT.	SPREAD
TREES:						
TLL	13	Tilia Cordata	LITTLELEAF LINDEN	35'	3" - 3-1/2"	35'-50'
TLP	15	Platanus x Acerifolia	LONDON PLANE	40'	3" - 3-1/2"	40'-75'
TCE	7	Ulmus Parvifolia	CHINESE ELM	35'	3" - 3-1/2"	40'-75'
TGA	6	Fraxinus Pennsylvanica	GREEN ASH	35'	3" - 3-1/2"	25'-40'
TER	7	Cercis Canadensis	EASTERN REDBUD	35'	3" - 3-1/2"	35'-50'
TTT	18	Liriodendron Tulipifera	TULIP TREE	25'	6'-8' HT.	25'-35'
CITY-WIDE STREET TREES (SEE SIDEWALK IMPROVEMENT PLANS)						
THL	30	Gleditsia Triacanthos Inermis	HONEY LOCUST	40'	3" - 3-1/2"	35'-35'
SHRUBS:						
SML	57	Kalmia Latifolia	MOUNTAIN LAUREL	5'	2-3 GAL MIN.	5'-8'
SBL	37	Prunus Laurocerasus	CHERRY LAUREL	5'	2-3 GAL MIN.	12'-20'
SY	73	Taxus Baccata	YEW	4'	2-3 GAL MIN.	4'-6'
SNBAY	33	Myrica Pensylvanica	NORTHERN BAYBERRY	5'	2-3 GAL MIN.	5'-10'
SB	38	Aronia Melanocarpa Var. Nigra	COMMON BLACKBERRY	3'	2-3 GAL MIN.	3'-6'
SAI	15	Ilex Glabra Compacta	COMPACT INKBERRY HOLLY	4'	2-3 GAL MIN.	4'-6'
SGJ	36	Hypericum Frondosum	GOLDEN ST. JOHNSWORT	3'	2-3 GAL MIN.	3'-4'
SEB	46	Euonymus Alatus "Compactus"	BURNING BUSH	5'	2-3 GAL MIN.	5'-8'
SR	31	Rhododendron Catawbiense	RHODODENDRON	6'	2-3 GAL MIN.	6'-8'
SA	131	Platycladus orientalis "Aurea Nana"	ARBORVITAE	3'	2-3 GAL MIN.	3'-4'
GROUNDCOVER / FLORA:						
GCL	45	Lilium Canadense	CANADA LILY	1'	1-2 GAL MIN.	1'-2'
GTL	16	Lilium Superbum	TURK'S CAP LILY	1'	1-2 GAL MIN.	1'-2'
GBS	18	Rudbeckia Hirta	BLACK-EYED SUSAN	1/2'	1-2 GAL MIN.	1/2'-1'
GRLR	163	Andropogon Virginicus	RED LIGHT ROTLIGHT	1'	1-2 GAL MIN.	1'-2'
GPG	32	Pennisetum Alopecuroides	FOUNTAIN GRASS	1'	1-2 GAL MIN.	1'-1-1/2'
GAA	97	Cladrastis Kentukea	WHITE ALDER	2-1/2'	1-2 GAL MIN.	2-1/2'-3'
GSOC	22	Nepeta Sibirica	SOLVENIR D'ANDRE CHAUDRON	4'	1-2 GAL MIN.	4'-6'
GMD	214	Nipponanthemum Nipponicum	MONTAUK DAISY	1'	1-2 GAL MIN.	1'-1-1/2'
GJP	338	Pachysandra Terminalis	JAPANESE "BOX" PACHYSANDRA	1-1/2'	1-2 GAL MIN.	1'-1-1/2'
GCV	19	Clematis Virginiana	WOODBINE VINE	1'	1-2 GAL MIN.	1'-1-1/2'
GPR	44	Rosa "Jeanne"	MINIATURE ROSE	3'	1-2 GAL MIN.	3'-4'
				1'	1-2 GAL MIN.	1'-1-1/2'

GENERAL PLANTING SPECIFICATIONS:
-STREET TREES SHALL NOT BE "TOPPED" DURING ORDINARY MAINTENANCE. "TOPPING" MEANS THE SEVERE CUTTING BACK OF LIMBS TO STUBS LARGER THAN THREE INCHES IN DIAMETER WITHIN THE TREES CROWN TO SUCH A DEGREE SO AS TO REMOVE THE NORMAL TREE CANOPY AND DISFIGURE THE TREE. ANY TOPPED OR DISFIGURED TREES SHALL BE REPLACED BY THE APPLICANT.
-GROUNDCOVER SHALL BE PROVIDED IN ALL PLANTING ISLANDS WITH MULCH ONLY EXCEPT AROUND THE DRIP LINES OF TREES AND SHRUBS.
-GROUNDCOVERS - MINIMUM 1 GALLON CONTAINER GROWN, 2 FEET ON CENTER
-MULCHING - NEUTRAL/DARK COLOR NATIVE LEAF LITTER, PINE NEEDLES, OR FINELY SHREDDED WOOD

GENERAL LANDSCAPE IRRIGATION NOTE:
*ALL PLANTING BEDS, LAWNS & REVEGETATED AREAS DISTURBED BY THE NEW CONSTRUCTION TO BE PART OF THE INGROUND IRRIGATION SYSTEM. THE TIMERS AND CONTROLLERS WILL BE INDIVIDUALLY LOCATED AT EACH BUILDING AND LAID OUT FOR FULL SITE COVERAGE WITHOUT UNNECESSARY OVERLAP BETWEEN UNITS. THE IRRIGATION LAYOUT AND HEAD LOCATIONS WILL BE MADE AVAILABLE TO SOUTHAMPTON PLANNING DEPARTMENT PRIOR TO INSTALLATION. ALL WATER USED FOR SITE IRRIGATION WILL BE PART OF THE CONDOMINIUM COMMON CHARGES.
*IRRIGATION SYSTEM TO BE EQUIPPED WITH A MOISTURE SENSORS CAPABLE OF DETECTING ONE-EIGHT OF AN INCH (1/8") OF RAINFALL AND AUTOMATICALLY INTERRUPTING AND PREVENTING THE IRRIGATION SYSTEM FROM OPERATING.



Planting Detail



Arbor Schematic

GRAPHIC SCALE

REFER TO RELEVANT TOWN OF SOUTHAMPTON PLANNING BOARD CONDITIONS FOR THIS PROJECT (SEE SHEET 1)

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

Arborview At Tiana

West Montauk Highway (CR80)
Hampton Bays, NY

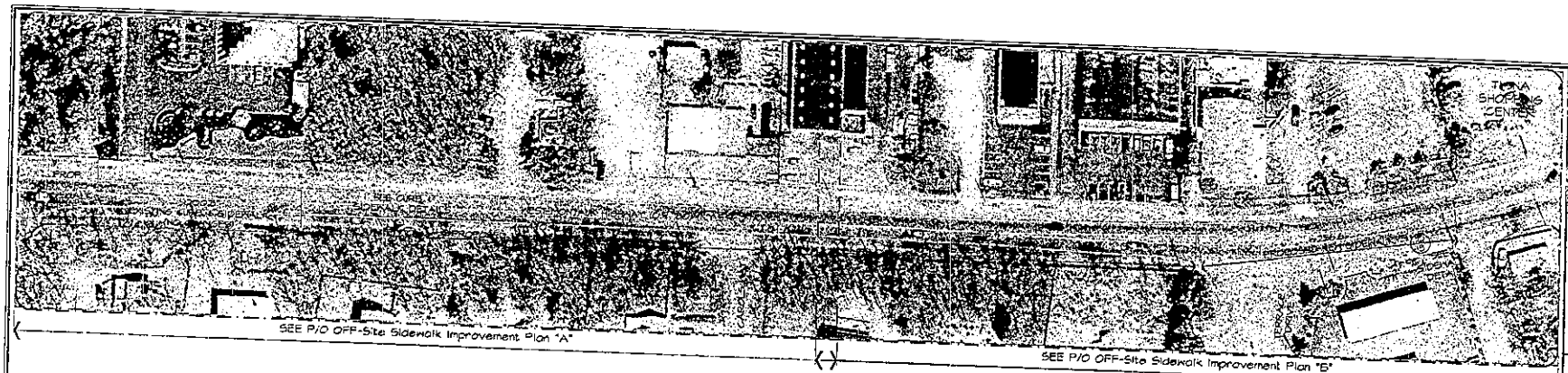
Proposed Adult Residence Community - R12 Residential LLC

REV.	DESCRIPTION
7	REVISED PER SOUTHAMPTON TOWN BOARD COMMENTS DATED 4/8/09
6	REVISED PER SOUTHAMPTON TOWN BOARD COMMENTS DATED 4/8/09

am sutton associates

DATE 4/2/09
DRAWN BJK
CHKD
FILE 19
JOB No. 22064

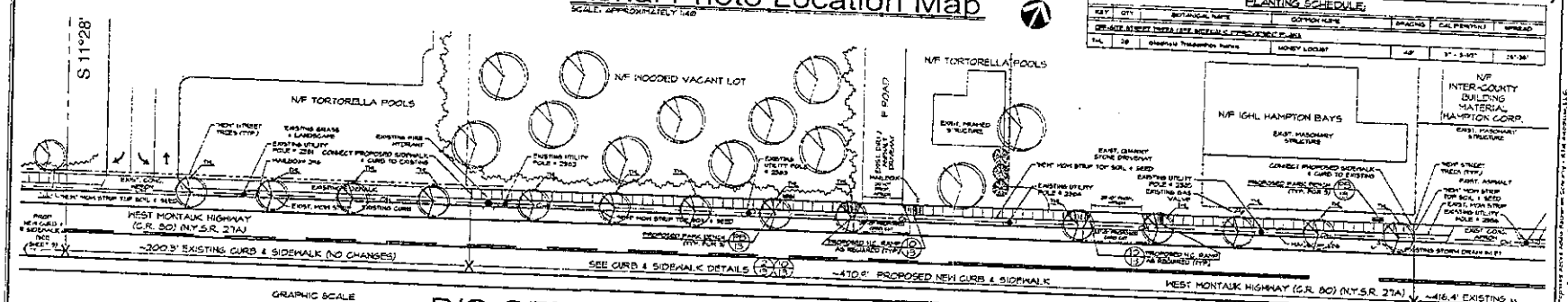
23



Aerial Photo Location Map

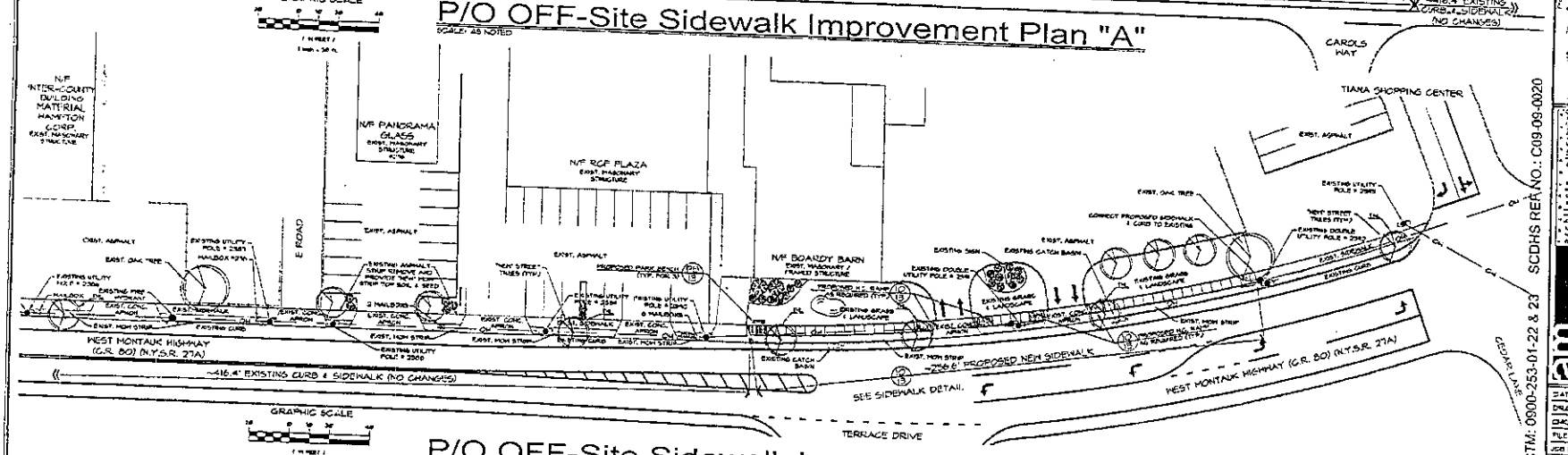
SCALE: APPROXIMATELY 1"=40'

PLANTING SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SPACING	CAL/PENTRUST	SPREAD
[illegible]						
[illegible]	28	Gleditsia Triacanthos Inermis	HONEY LOCUST	40'	3" - 3-1/2"	25'-30'



P/O OFF-Site Sidewalk Improvement Plan "A"

SCALE: AS NOTED



P/O OFF-Site Sidewalk Improvement Plan "B"

SCALE: AS NOTED

REFER TO RELEVANT TOWN OF SOUTHAMPTON PLANNING BOARD CONDITIONS FOR THIS PROJECT (SEE SHEET 1)

SCTM: 0900-253-01-22 & 23

SCDHS REF. NO.: C09-09-0020

REV.	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]

Arborview At Tiana

1051 Montauk Highway (CR80)
Hampton Bays, NY

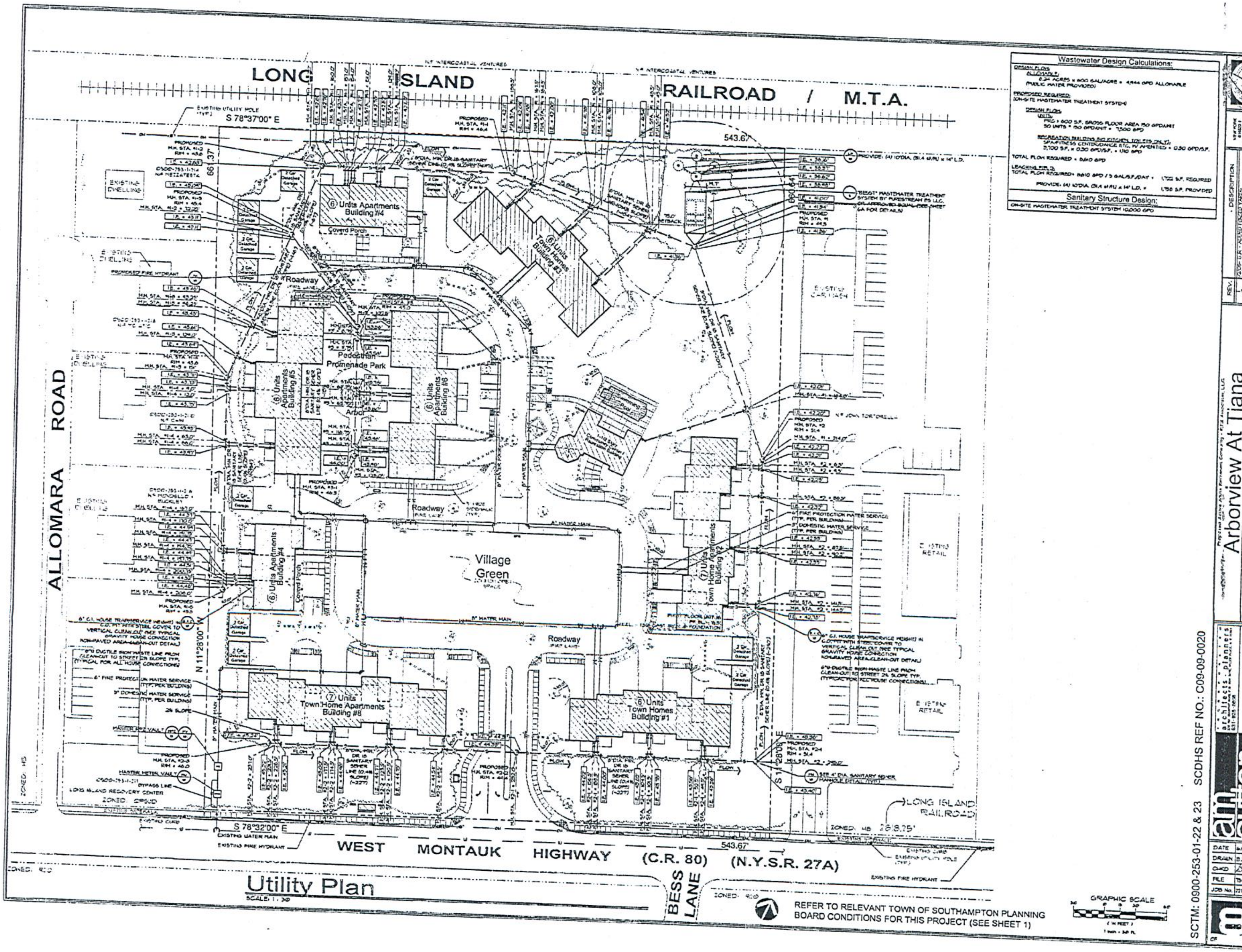
Proposed Site Improvements - Site Plan - Hotel Development

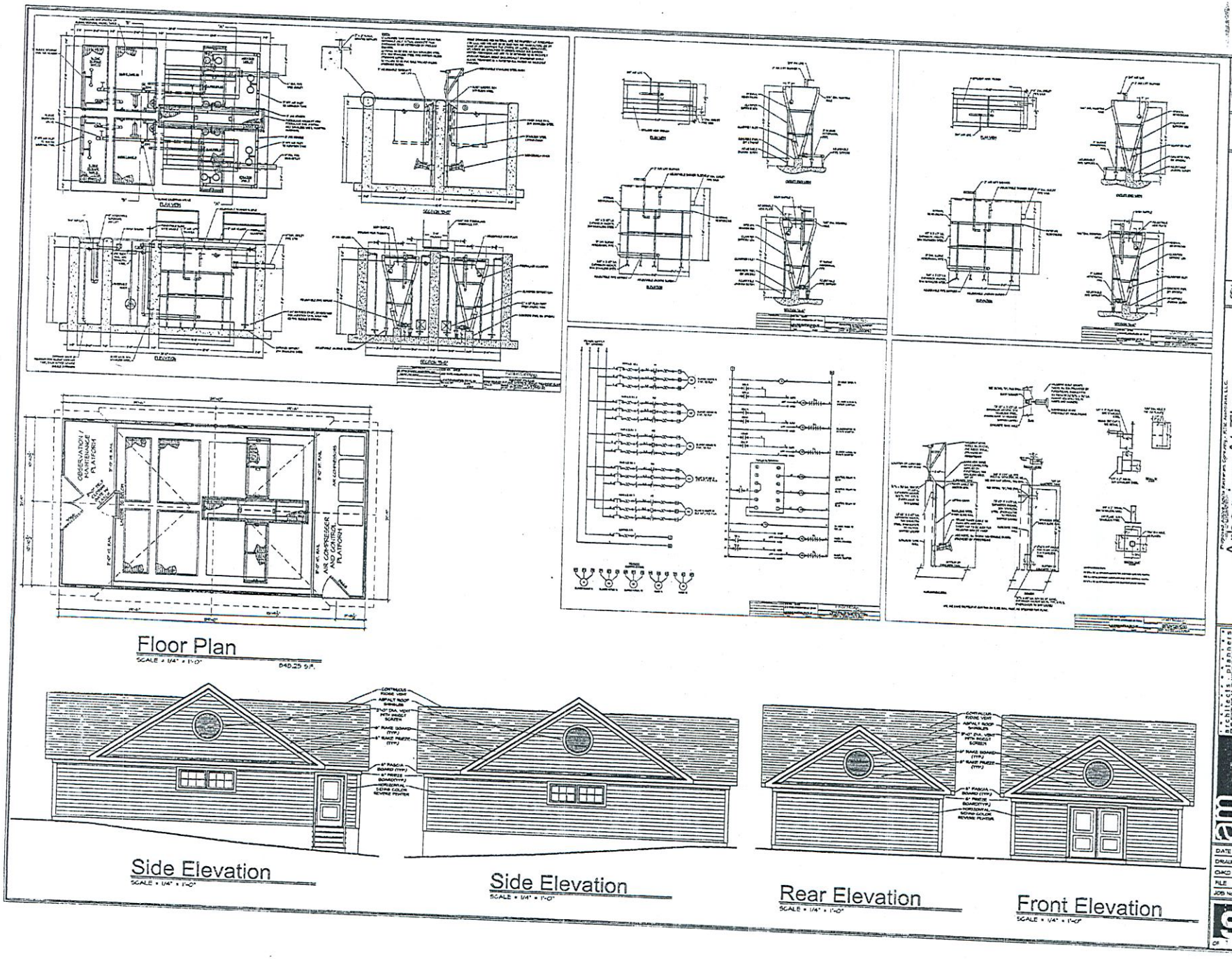
Prepared for: Arborview At Tiana, LLC

am sutton associates
Architects • Planners
631-475-1928

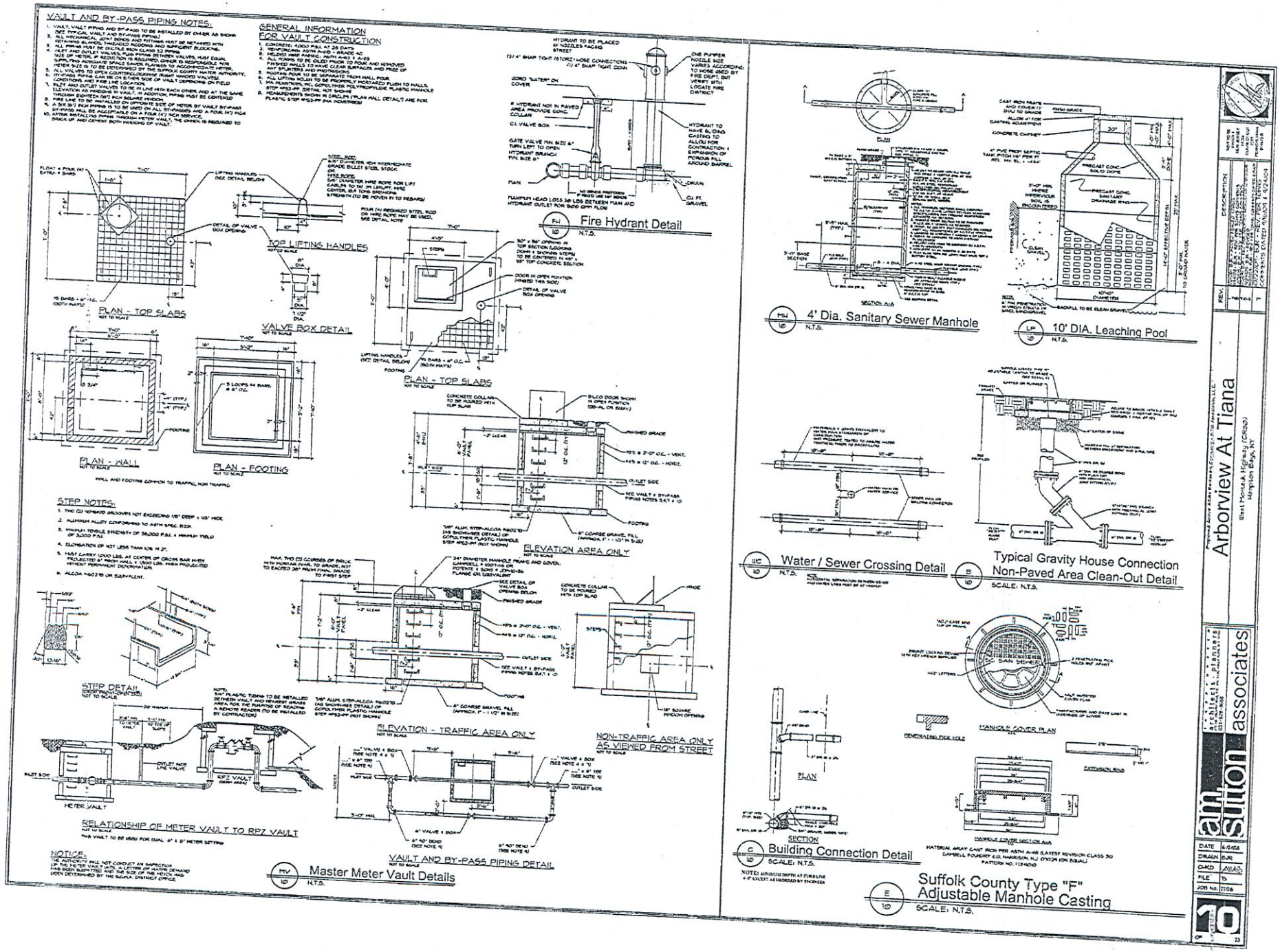
DATE	10/20/09
DRAWN	KJW
CHKD	[illegible]
FILE	9
JOB No.	7204

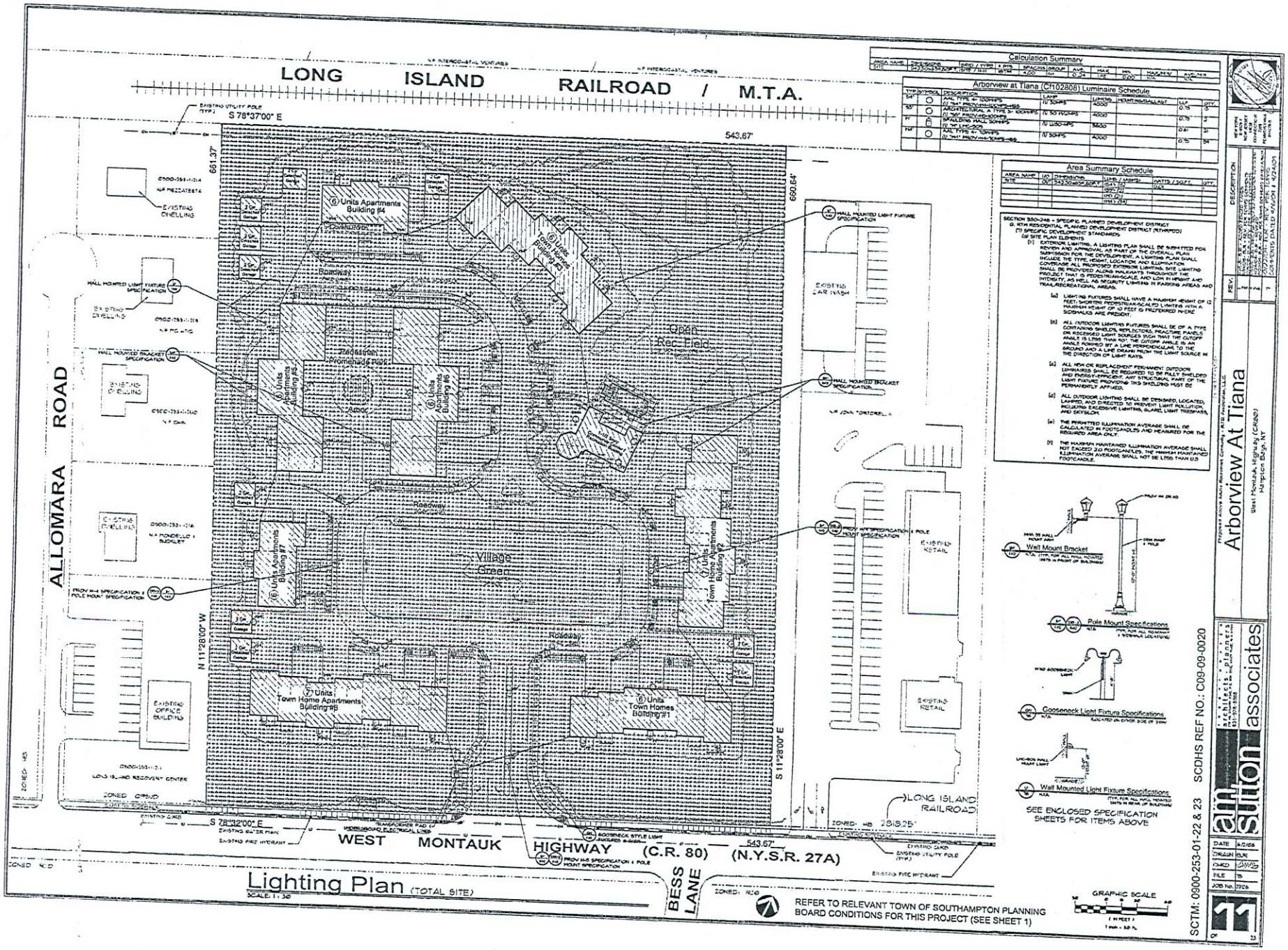
7


LONG ISLAND RAILROAD / M.T.A.
Wastewater Design Calculations:
DESIGN FLOW:
ALLOWABLE:
PROPOSED REQUIRED:
(ON-SITE WASTEWATER TREATMENT SYSTEM)
DESIGN FLOW:
TOTAL FLOW REQUIRED
Sanitary Structure Design:
Village Green
Roadway
Pedestrian Promenade Park
Arbor
(6) Units Apartments Building #4
(6) Units Apartments Building #5
(6) Units Apartments Building #6
(6) Units Town Homes Building #3
(7) Units Town Home Apartments Building #2
(6) Units Town Homes Building #1
(7) Units Town Home Apartments Building #8
Covered Porch
EXISTING DWELLING
EXISTING RETAIL
LONG ISLAND RAILROAD
S 78°37'00" E
S 78°32'00" E
N 11°28'00" W
543.67'
660.64'
661.37'
ALLOMARA ROAD
WEST MONTAUK HIGHWAY (C.R. 80) (N.Y.S.R. 27A)
BESS LANE
Utility Plan
SCALE: 1:30
REFER TO RELEVANT TOWN OF SOUTHAMPTON PLANNING BOARD CONDITIONS FOR THIS PROJECT (SEE SHEET 1)
GRAPHIC SCALE
(IN FEET)
SCTM: 0900-253-01-22 & 23
SCDHS REF NO.: C09-09-0020
Arborview At Tiana
West Montauk Highway (CR80)
Hampton Bays, NY
am sutton associates
architects . planners
DATE
DRAWN BJR
CHKD
FILE
JOB No.
REV.
DESCRIPTION
COMMENTS DATED 4/16/09 & 4/24/09
8
OF 23



Floor Plan
SCALE = 1/4" = 1'-0"
Side Elevation
SCALE = 1/4" = 1'-0"
Side Elevation
SCALE = 1/4" = 1'-0"
Rear Elevation
SCALE = 1/4" = 1'-0"
Front Elevation
SCALE = 1/4" = 1'-0"
OBSERVATION / MAINTENANCE PLATFORM
AIR COMPRESSER AND CONTROL PLATFORM
Arborview At Tiana
West Montauk Highway (CR80)
Hampton Bays, NY
am sutton associates
architects . planners
DATE
DRAWN
CHKD
FILE
JOB No.


VAULT AND BY-PASS PIPING NOTES:
GENERAL INFORMATION FOR VAULT CONSTRUCTION
Fire Hydrant Detail
N.T.S.
PLAN - TOP SLABS
TOP LIFTING HANDLES
VALVE BOX DETAIL
PLAN - TOP SLABS
PLAN - WALL
PLAN - FOOTING
ELEVATION AREA ONLY
STEP NOTES:
STEP DETAIL
ELEVATION - TRAFFIC AREA ONLY
NON-TRAFFIC AREA ONLY AS VIEWED FROM STREET
RELATIONSHIP OF METER VAULT TO RPZ VAULT
VAULT AND BY-PASS PIPING DETAIL
NOTICE:
Master Meter Vault Details
N.T.S.
4' Dia. Sanitary Sewer Manhole
N.T.S.
10' DIA. Leaching Pool
N.T.S.
Water / Sewer Crossing Detail
N.T.S.
Typical Gravity House Connection
Non-Paved Area Clean-Out Detail
SCALE: N.T.S.
Building Connection Detail
SCALE: N.T.S.
Suffolk County Type "F"
Adjustable Manhole Casting
SCALE: N.T.S.
Arborview At Tiana
West Montauk Highway (CR80)
Hampton Bays, NY
am sutton associates
architects planners
DATE 6/2/08
DRAWN BJR
CHKD AWAS
FILE 15
JOB No. 2706
10



Calculation Summary

AREA NAME	DIMENSION	GRID / TYPE	# PTS	SPACING	GROUP	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
SITE	543.67x660.64x661.37	SITE / TILT	18152	4.00	64	0.24	1.42	0.00	N/A	N/A

Arborview at Tiana (CH02808) Luminaire Schedule

TYP.	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY.
S4		AXL TYPE 4 - 50WHPS (1) "S4" PROV-HO-SCHEDULE-HS5	(1) 50WHPS	4000		0.75	3
S5		ARCHITECTURAL A TYPE 5 - 100WHPS (1) "S5" PROV-HO-SCHEDULE	(1) 50 HPS/MS	4000		0.75	3
H		SPAULDING HALL 50WHPS (1) "H" LHC-200	(1) U50-HPS	5600		0.64	21
H4		AXL TYPE 4 - 50WHPS (1) "H4" PROV-HO-SCHEDULE-HS5	(1) 50HPS	4000		0.75	54

Area Summary Schedule

AREA NAME	I/O	DIMENSION	LUMS / LAMPS	WATTS / SQ.FT.	QTY.
SITE	OUT	543.67x660.64x661.37	(S4) (3)	0.44	
			(S5) (3)		
			(H) (21)		
			(H4) (54)		

SECTION 330-246 - SPECIFIC PLANNED DEVELOPMENT DISTRICT
G. RTH RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (RTHPDD)
(7) SPECIFIC DEVELOPMENT STANDARDS
(a) SITE PLAN ELEMENTS

(h) EXTERIOR LIGHTING. A LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AS PART OF THE OVERALL PLAN SUBMISSION FOR THE DEVELOPMENT. A LIGHTING PLAN SHALL INCLUDE THE TYPE, HEIGHT, LOCATION AND ILLUMINATION COVERAGE ALL PROPOSED EXTERIOR LIGHTING. SITE LIGHTING SHALL BE PROVIDED ALONG WALKWAYS THROUGHOUT THE PROJECT THAT IS PEDESTRIAN-SCALE AND LOW IN HEIGHT AND INTENSITY, AS WELL AS SECURITY LIGHTING IN PARKING AREAS AND TRAILS/RECREATIONAL AREAS.

[a] LIGHTING FIXTURES SHALL HAVE A MAXIMUM HEIGHT OF 12 FEET; SHORTER PEDESTRIAN-SCALED LUMINAIRES WITH A MAXIMUM HEIGHT OF 10 FEET IS PREFERRED WHERE SIDEWALKS ARE PRESENT.

[b] ALL OUTDOOR LIGHTING FIXTURES SHALL BE OF A TYPE OR RECESSED LIGHT SOURCES SUCH THAT THE CUTOFF ANGLE IS LESS THAN 90°. THE CUTOFF ANGLE IS AN ANGLE FORMED BY A LINE PERPENDICULAR TO THE GROUND AND A LINE DRAWN FROM THE LIGHT SOURCE IN THE DIRECTION OF LIGHT RAYS.

[c] ALL NEW OR REPLACEMENT PERMANENT OUTDOOR LUMINAIRES SHALL BE REQUIRED TO BE FULLY SHIELDED AND ENERGY-EFFICIENT. ANY STRUCTURAL PART OF THE LIGHT FIXTURE PROVIDING THIS SHIELDING MUST BE PERMANENTLY AFFIXED.

[d] ALL OUTDOOR LIGHTING SHALL BE DESIGNED, LOCATED, LAMPED, AND DIRECTED TO PREVENT LIGHT POLLUTION, INCLUDING EXCESSIVE LIGHTING, GLARE, AND LIGHT TRESPASS, AND SKYGLOW.

[e] THE PERMITTED ILLUMINATION AVERAGE SHALL BE CALCULATED IN FOOTCANDLES AND MEASURED FOR THE REQUIRED AREA ONLY.

[f] THE MAXIMUM MAINTAINED ILLUMINATION AVERAGE SHALL NOT EXCEED 3.0 FOOTCANDLES. THE MINIMUM MAINTAINED ILLUMINATION AVERAGE SHALL NOT BE LESS THAN 0.5 FOOTCANDLE.

REV.	DESCRIPTION
1	PER SCDHS COMMENTS DATED 4/16/08
2	PER SCDHS COMMENTS DATED 4/16/08
3	PER SCDHS COMMENTS DATED 4/24/08

Prepared for Alvin Blumenfeld Company - RTB Associates, LLC

am sutton associates
architects · planners
631-979-1996 · 631-979-1997 fax · 1 Hill Court, Hampton Bays, N.Y. 11946

LONG ISLAND RAILROAD / M.T.A.

ALLOMARA ROAD

WEST MONTAUK HIGHWAY (C.R. 80) (N.Y.S.R. 27A)

BESS LANE

S 78°37'00" E

543.67'

551.37'

660.64'

N 11°28'00" W

S 11°28'00" E

S 78°32'00" E

543.67'

6 Units Apartments Building #4

Covered Porch

Roadway

Pedestrian Promenade Park

6 Units Apartments Building #5

6 Units Apartments Building #6

6 Units Town Homes Building #3

Open Rec. Field

Village Green

6 Units Apartments Building #7

7 Units Town Home Apartments Building #9

6 Units Town Homes Building #1

7 Units Town Home Apartments Building #2

Roadway

EXISTING OFFICE BUILDING

LONG ISLAND RECOVERY CENTER

LONG ISLAND RAILROAD

ZONED: HB

ZONED: OR&UD

ZONED: R20

ZONED: RC

WALL MOUNTED LIGHT FIXTURE SPECIFICATION

WALL MOUNTED BRACKET SPECIFICATION

PROV. HHS SPECIFICATION & POLE

POLE MOUNT SPECIFICATION

PROV. HHS SPECIFICATION & POLE

HOME SPECIFICATION

ROADWAY CANTILEVER LIGHT FIXTURE SPECIFICATION

REFER TO RELEVANT TOWN OF SOUTHAMPTON PLANNING BOARD CONDITIONS FOR THIS PROJECT (SEE SHEET 1)

Lighting Plan (ROAD & WALKWAYS)

SCALE: 1:30

GRAPHIC SCALE

1 INCH = 30 ft.

Calculation Summary

Area Name	Dimensions	Avg. / Point	Min. / Max.	Avg. / Min.	Max. / Min.	Min. / Avg.	Max. / Avg.	Avg. / Avg.
Site	543.67 x 551.37 x 660.64 x 543.67	0.15 / 1.00	0.01 / 1.00	0.00 / 0.00	0.00 / 0.00	0.00 / 0.00	0.00 / 0.00	N/A

Arborview at Tiana (CR102806) Luminaire Schedule

Type	Symbol	Qty	Description	Lamp	Lumens	Total Watts	LLF	Total Lumens
S1		55	AVL TYPE 2 - 100 WATT W/ 100 WATT	W 50 HPS	4000	5500	0.15	55
S2		4	AVL TYPE 3 - 100 WATT MOUNTED ON A TYPE 3 - 100 WATT W/ 100 WATT	W 50 HPS	4000	400	0.15	4
S3		4	AVL TYPE 4 - 100 WATT MOUNTED ON A TYPE 3 - 100 WATT W/ 100 WATT	W 50 HPS	4000	400	0.15	4
S4		4	AVL TYPE 5 - 100 WATT W/ 100 WATT	W 100 MH	9500	400	0.91	38
S5		54	AVL TYPE 6 - 100 WATT W/ 100 WATT	W 50 HPS	4000	5400	0.15	54

Area Summary Schedule

Area Name	Qty	Dimensions	Watts / Sq. Ft.	Watts / 100 Sq. Ft.	Watts / Sq. Ft.	Watts / 100 Sq. Ft.	Qty

SEE ENCLOSED DOCUMENTS FOR SPECIFICATIONS & LIGHTING MANUFACTURE'S REPORT.

SECTION 330-340 - SPECIFIC PLANNED DEVELOPMENT DISTRICT
G. 8TH RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (RPD8)
(1) SPECIFIC DEVELOPMENT DISTRICT STANDARDS
(a) SITE PLAN ELEMENTS
(1) EXTERIOR LIGHTING. A LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AS PART OF THE OVERALL PLAN INCLUDE THE TYPE, HEIGHT, LOCATION AND ILLUMINATION SHALL BE PROVIDED ALONG PATHWAYS THROUGHOUT THE PROJECT THAT IS PEDESTRIAN-SCALE, AND LOW IN HEIGHT AND WILL BE FULL AS SECURITY LIGHTING IN PARKING AREAS AND REAL/RECREATIONAL AREAS.

(a) LIGHTING FIXTURES SHALL HAVE A MAXIMUM HEIGHT OF 12 FEET, SHORTER PEDESTRIAN-SCALED LIGHTING WITH A MAXIMUM HEIGHT OF 10 FEET IS PREFERRED WHERE SIDEWALKS ARE PRESENT.

(b) ALL OUTDOOR LIGHTING FIXTURES SHALL BE OF A TYPE CONTAINING SHIELDS, REFLECTORS, PRISMATIC LENSES OR OTHER DEVICES SUCH THAT THE CUTOFF ANGLE IS LESS THAN 90°. THE CUTOFF ANGLE IS AN ANGLE AND A LINE PERPENDICULAR TO THE DIRECTION OF LIGHT RAYS.

(c) ALL NEW OR REPLACEMENT PERMANENT OUTDOOR LUMINAIRES SHALL BE REQUIRED TO BE FULLY SHIELDED AND CONSTRUCTED SO ANY STRUCTURAL PART OF THE PERMANENTLY APPLIED

(d) ALL OUTDOOR LIGHTING SHALL BE DESIGNED, LOCATED, INCLUDING EXCESSIVE LIGHTING, GLARE, LIGHT TRESPASS AND SKYGLOW.

(e) THE INITIAL ILLUMINATION AVERAGE SHALL BE CALCULATED IN FOOTCANDLES AND MEASURED FOR THE REQUIRED AREA ONLY.

(f) THE MAXIMUM MAINTAINED ILLUMINATION AVERAGE SHALL NOT EXCEED 3.0 FOOTCANDLES. THE INITIAL MAINTAINED ILLUMINATION AVERAGE SHALL NOT BE LESS THAN 0.5 FOOTCANDLE.

Wall Mount Bracket

Pole Mount Specifications

Gooseneck Light Fixture Specifications

Wall Mounted Light Fixture Specifications

SEE ENCLOSED SPECIFICATION SHEETS FOR ITEMS ABOVE

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

DESCRIPTION

REV.

Arborview At Tiana

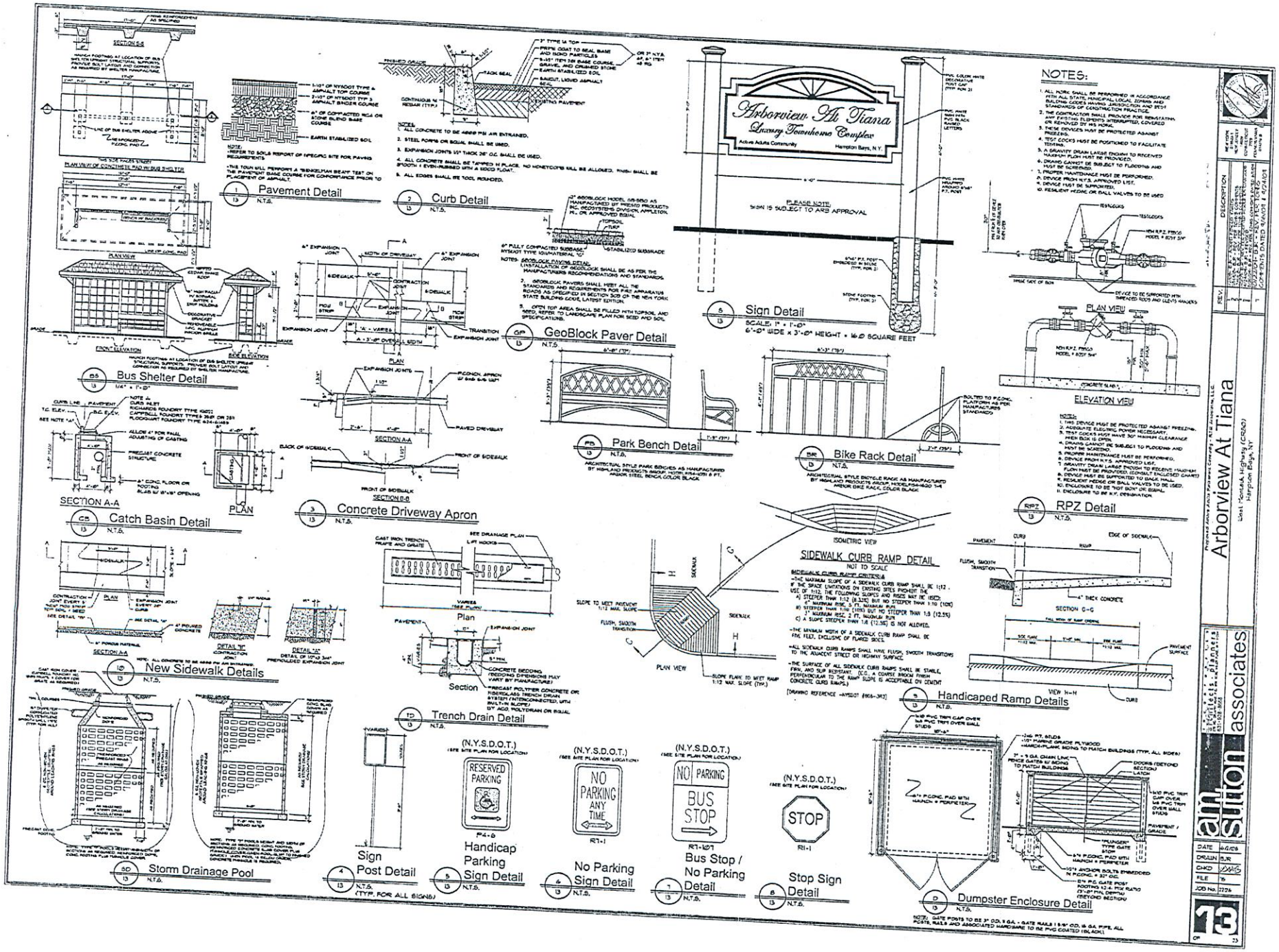
West Montauk Highway (CR80)
Hampton Bays, NY

Proposed Above Ground Apartments Complex, Rita Holdings LLC

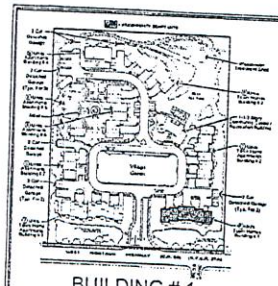
am sutton associates
architects • planners
631.283.5900

DATE 4/7/09
DRAWN RJK
CHKD
FILE
JOB No. 07006

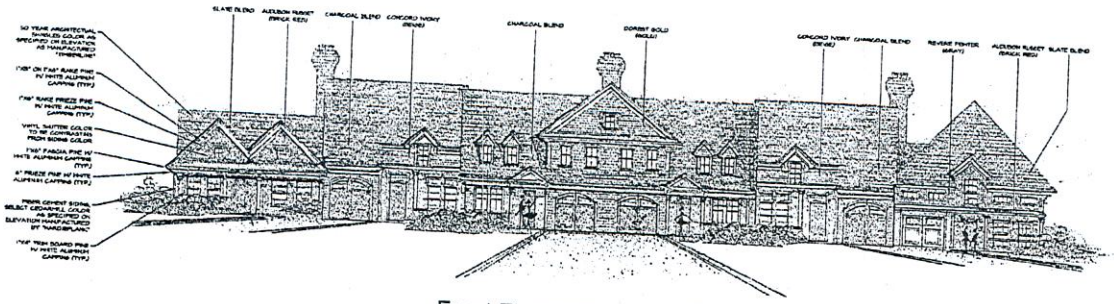
12 / 23



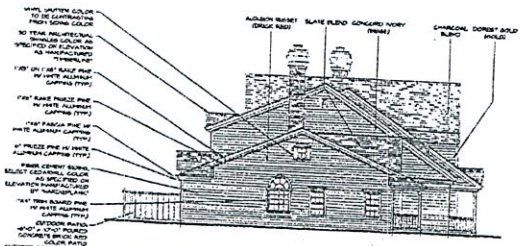
Arborview At Tiana
Luxury Townhome Complex
Active Adults Community
Hampton Bays, N.Y.
NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, MUNICIPAL, LOCAL ZONING AND BUILDING CODES HAVING JURISDICTION AND BEST STANDARDS OF CONSTRUCTION PRACTICE.
2. THE CONTRACTOR SHALL PROVIDE FOR REINSTATING ANY EXISTING ELEMENTS INTERRUPTED, COVERED OR REMOVED BY HIS WORK.
3. THESE DEVICES MUST BE PROTECTED AGAINST FREEZING.
4. TEST COCKS MUST BE POSITIONED TO FACILITATE TESTING.
5. A GRAVITY DRAIN LARGE ENOUGH TO RECEIVE MAXIMUM FLOW MUST BE PROVIDED.
6. DRAINS CANNOT BE SUBJECT TO FLOODING AND MUST BE SCREENED.
7. PROPER MAINTENANCE MUST BE PERFORMED.
8. DEVICE FROM N.Y.S. APPROVED LIST.
9. DEVICE MUST BE SUPPORTED.
10. RESILIENT WEDGE OR BALL VALVES TO BE USED
PLEASE NOTE:
SIGN IS SUBJECT TO ARB APPROVAL
PLAN VIEW
ELEVATION VIEW
SECTION A-A
PLAN
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SECTION F-F
SECTION G-G
SECTION H-H
ISOMETRIC VIEW
SIDEWALK CURB RAMP DETAIL
NOT TO SCALE
Pavement Detail
Curb Detail
GeoBlock Paver Detail
Sign Detail
Bus Shelter Detail
Park Bench Detail
Bike Rack Detail
RPZ Detail
Catch Basin Detail
Concrete Driveway Apron
New Sidewalk Details
Trench Drain Detail
Handicaped Ramp Details
Storm Drainage Pool
Sign Post Detail
Handicap Parking Sign Detail
No Parking Sign Detail
Bus Stop / No Parking Detail
Stop Sign Detail
Dumpster Enclosure Detail
(N.Y.S.D.O.T.)
RESERVED PARKING
NO PARKING ANY TIME
NO PARKING
BUS STOP
STOP
Arborview At Tiana
West Montauk Highway (CR80)
Hampton Bays, NY
Proposed Active Adults Pavement Company - RTM Associates, LLC
Architects, planners
Hampton Bays, NY
Sutton associates
DATE 6/4/08
DRAWN BJR
CHKD
FILE
JOB No. 2276
13



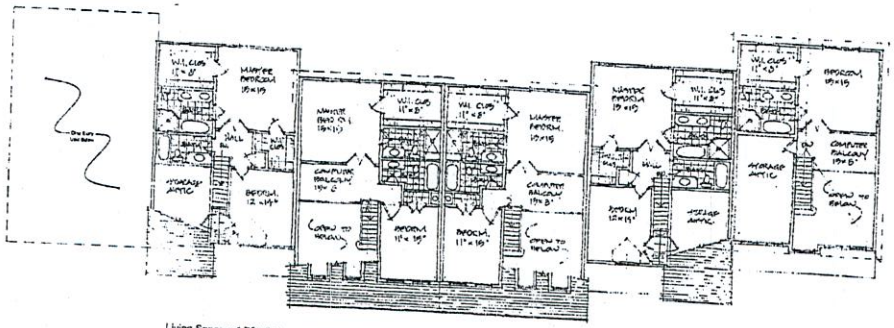
BUILDING # 1
KEY PLAN
N.T.S.



Front Elevation - 6 Unit Building #1



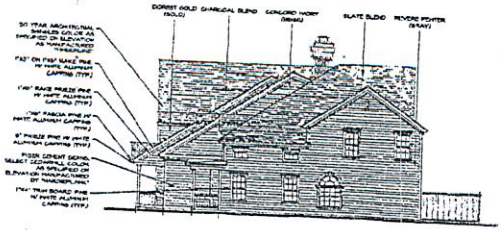
Side Elevation - 6 Unit Building #1



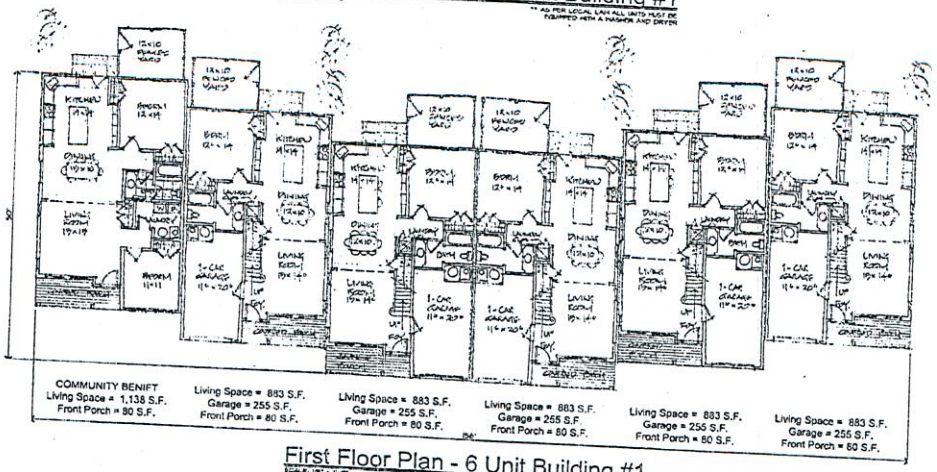
Living Space = 1,783 S.F. Living Space = 1,690 S.F. Living Space = 1,690 S.F. Living Space = 1,783 S.F. Living Space = 1,461 S.F.

Second Floor Plan - 6 Unit Building #1

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER



Side Elevation - 6 Unit Building #1



COMMUNITY BENIFT
Living Space = 1,138 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

First Floor Plan - 6 Unit Building #1

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER

SEE SHEET 21 FOR
REAR ELEVATION

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

REV.	DESCRIPTION
1	10/27/09 PER SCDHS COMMENTS
2	12/14/09 PER SCDHS COMMENTS
3	3/24/10 PER SCDHS COMMENTS
4	4/26/10 PER SCDHS COMMENTS
5	5/27/10 PER SCDHS COMMENTS
6	6/22/10 PER SCDHS COMMENTS
7	8/24/10 PER SCDHS COMMENTS
	10/14/10 PER SCDHS COMMENTS
	10/27/10 PER SCDHS COMMENTS
	11/17/10 PER SCDHS COMMENTS
	12/20/10 PER SCDHS COMMENTS
	1/27/10 PER SCDHS COMMENTS
	3/24/10 PER SCDHS COMMENTS
	4/26/10 PER SCDHS COMMENTS

Proposed Adult Rental Community - RM Arborview, LLC

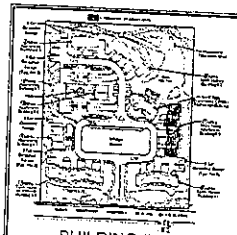
Arborview At Tiana

West Montauk Highway (CR25)
Hampton Bays, NY

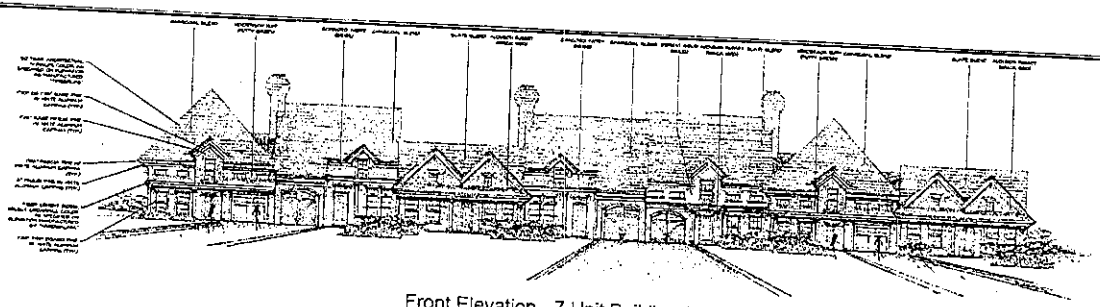
alan sutton associates
ARCHITECTS & PLANNERS
631-329-8600

DATE	9/24/09
DRAWN	JMS-BJR
CHKD	
FILE	
JOB No.	7226

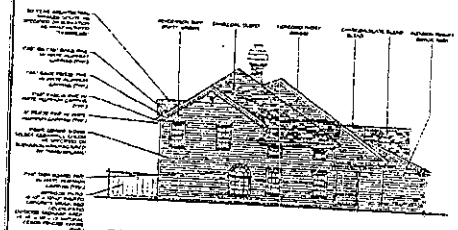
14



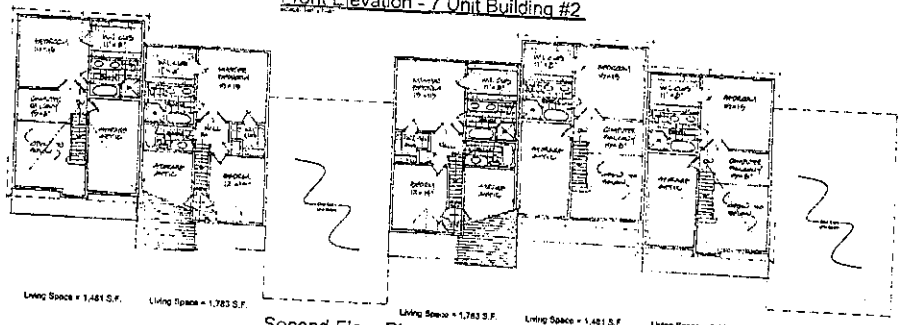
BUILDING # 2
KEY PLAN



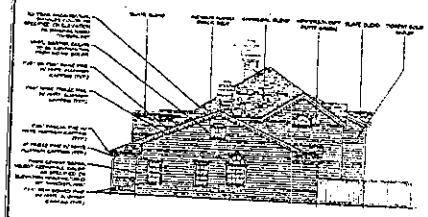
Front Elevation - 7 Unit Building #2



Side Elevation - 7 Unit Building #2

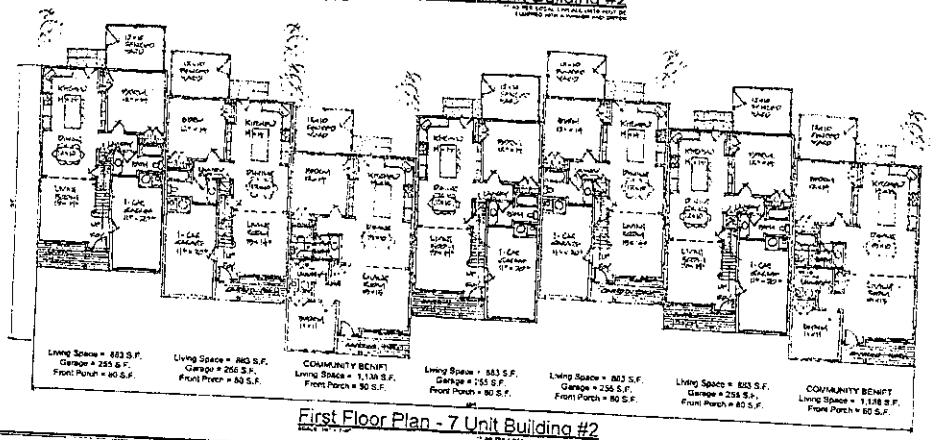


Second Floor Plan - 7 Unit Building #2



Side Elevation - 7 Unit Building #2

SEE SHEET 21 FOR
REAR ELEVATION



First Floor Plan - 7 Unit Building #2

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

REV.	DESCRIPTION
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2	[illegible]
3	[illegible]
4	[illegible]
5	[illegible]

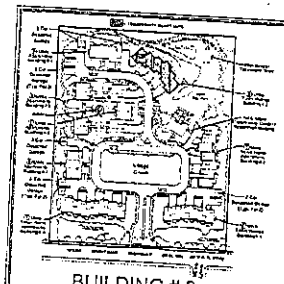
Arborview At Tiana

East Pontiac Highway (C0508)
Arlington Bldg. N.Y.

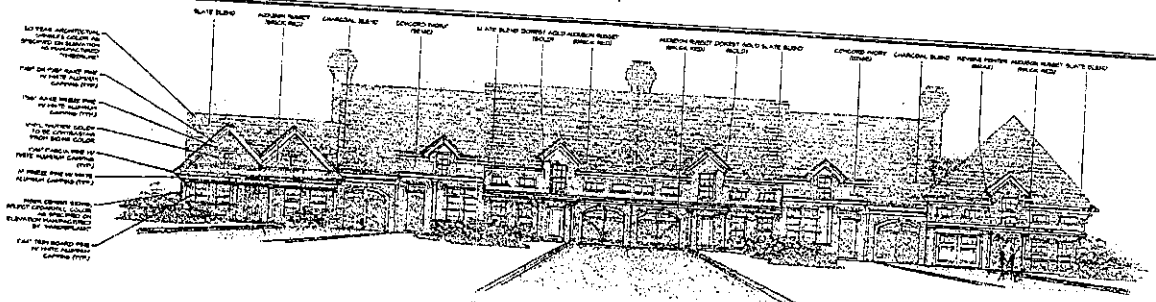
lan sutton associates

DATE [illegible]
DRAWN [illegible]
CHKD [illegible]
FILE [illegible]
JOB NO. [illegible]

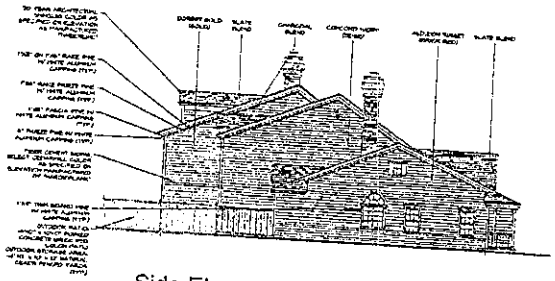
21 of 25



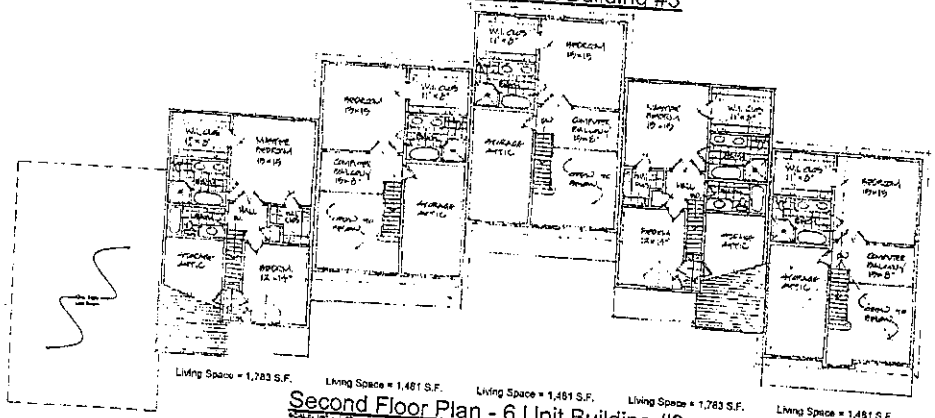
BUILDING # 3
KEY PLAN



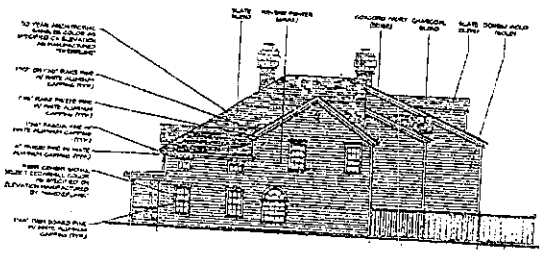
Front Elevation - 6 Unit Building #3



Side Elevation - 6 Unit Building #3

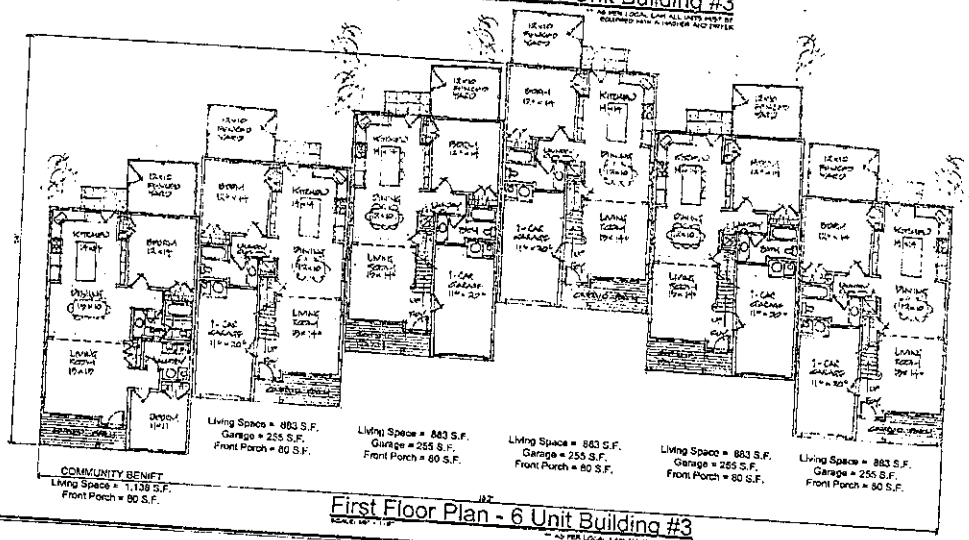


Second Floor Plan - 6 Unit Building #3



Side Elevation - 6 Unit Building #3

SEE SHEET 21 FOR
REAR ELEVATION



First Floor Plan - 6 Unit Building #3

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

REV.	DESCRIPTION
1	[illegible]
2	[illegible]
3	[illegible]

Arborview At Tiana

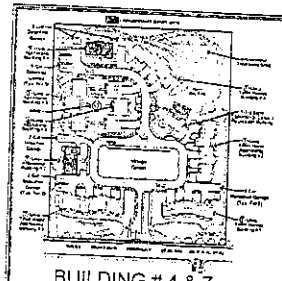
Unit Portion A Highway (Cluster)
Hampton Bays, NY

Prepared for: Hampton Bays Company / R.F.B. Associates, LLC

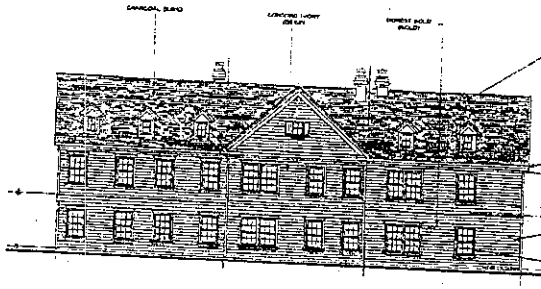
a.m. sutton associates
Architects / Planners
631-283-0001

DATE	04/09/09
DRAWN	A.M.S./M.J.M.
CHKD	
SCALE	1/8" = 1'-0"
JOB No.	0706

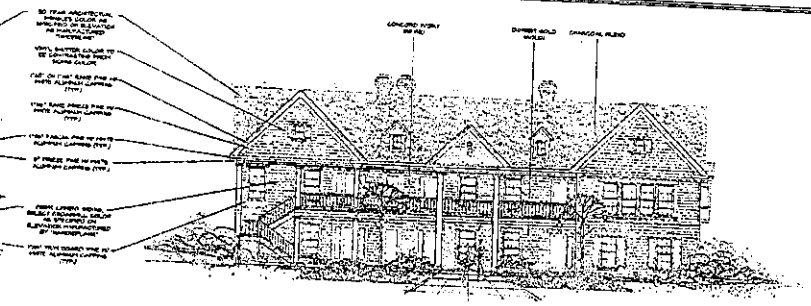
SHEET 23



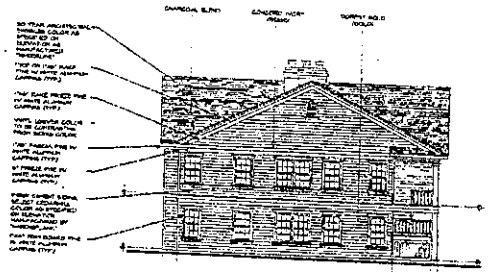
BUILDING # 4 & 7
KEY PLAN
N.T.S.



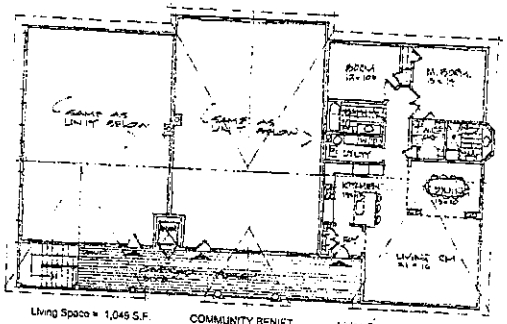
Rear Elevation - 6 Unit Building #4 & 7



Front Elevation - 6 Unit Building #4 & 7

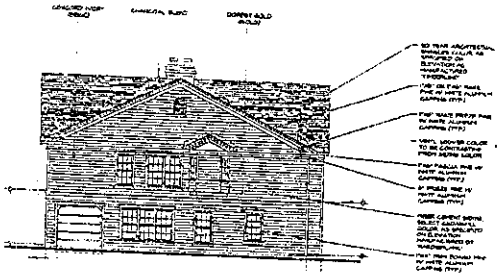


Side Elevation - 6 Unit Building #4 & 7

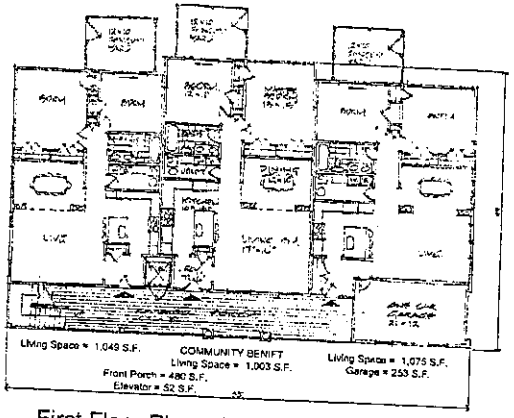


Living Space = 1,049 S.F.
COMMUNITY BENIFT
Living Space = 1,003 S.F.
Front Porch = 480 S.F.
Elevator = 52 S.F.
Living Space = 1,329 S.F.

Second Floor Plan - 6 Unit Building #4 & 7



Side Elevation - 6 Unit Building #4 & 7



Living Space = 1,049 S.F.
COMMUNITY BENIFT
Living Space = 1,003 S.F.
Front Porch = 480 S.F.
Elevator = 52 S.F.
Living Space = 1,075 S.F.
Garage = 253 S.F.

First Floor Plan - 6 Unit Building #4 & 7

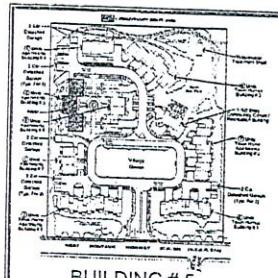
Arborview At Tiana

West Montauk Highway (CR 80)
Hampton Bays, NY

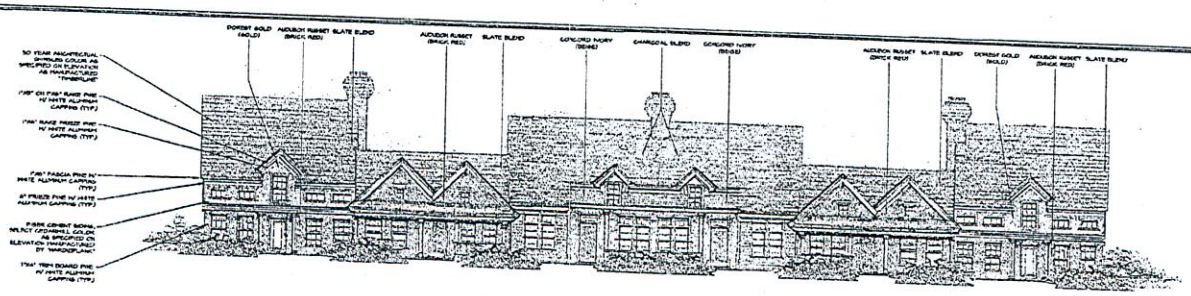
am sutton associates
architects planners

DATE
DRAWN
CHKD
FILE
JOB No.

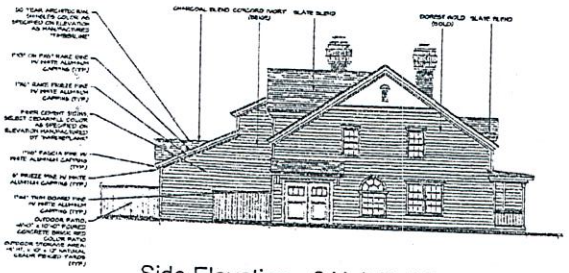
17



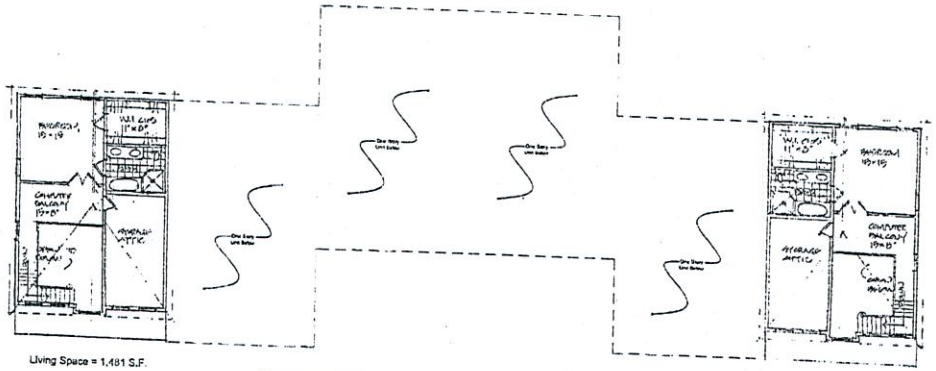
BUILDING # 5
KEY PLAN
N.T.S.



Front Elevation - 6 Unit Building #5

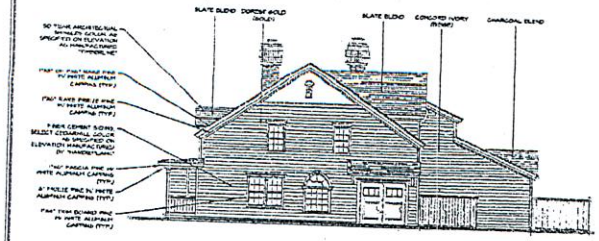


Side Elevation - 6 Unit Building #5

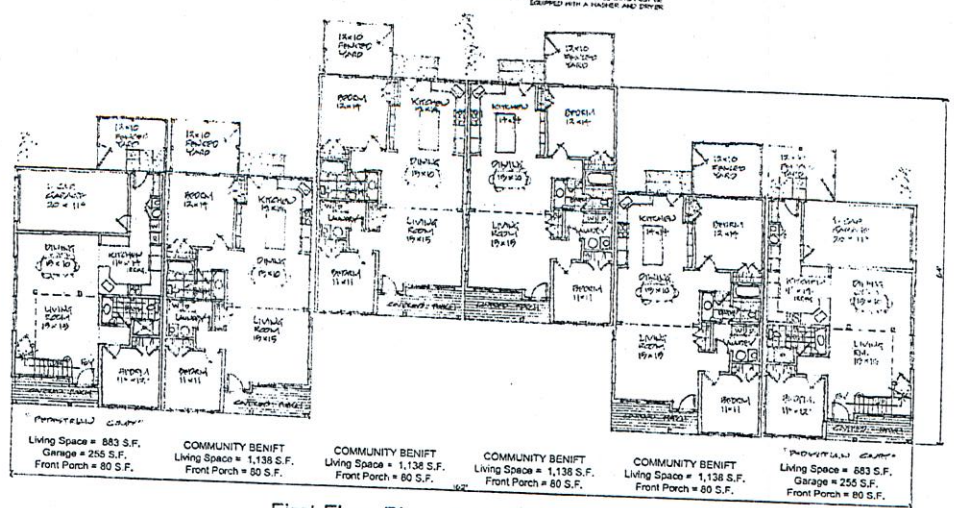


Second Floor Plan - 6 Unit Building #5

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER



Side Elevation - 6 Unit Building #5



First Floor Plan - 6 Unit Building #5

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER

SEE SHEET 22 FOR
REAR ELEVATION

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

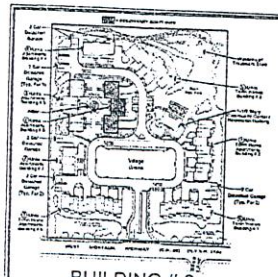
Arborview At Tiana
West Montauk Highway (CR80)
Hampton Bays, NY

REV.	DESCRIPTION
1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible]
5	[illegible]
6	[illegible]
7	COMMENTS DATED 4/18/04 & 4/24/04

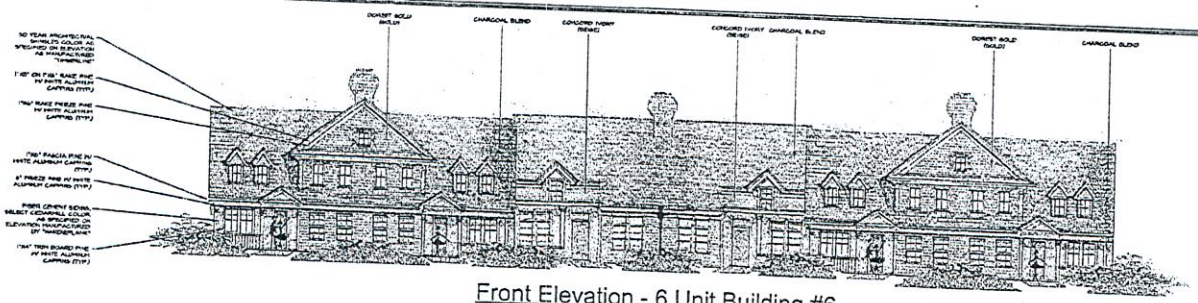
am sutton associates
architects planners
631-928-8008

DATE	5/10/05
DRAWN	AMS/SJR
CHKD	JWS
FILE	75
JOB No.	7206

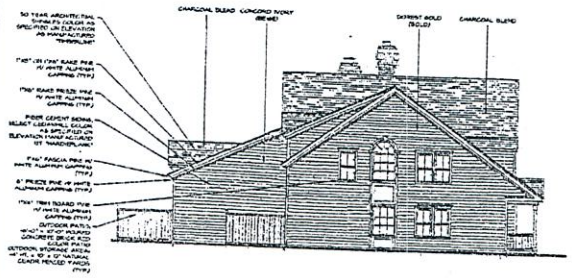
18



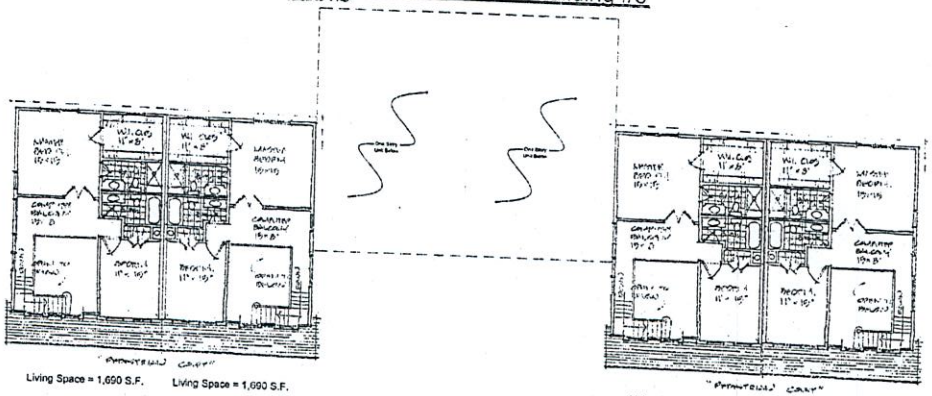
BUILDING # 6
KEY PLAN
N.T.S.



Front Elevation - 6 Unit Building #6

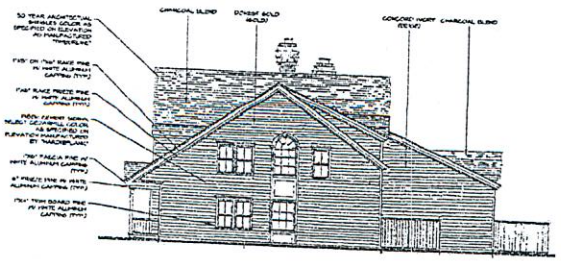


Side Elevation - 6 Unit Building #6



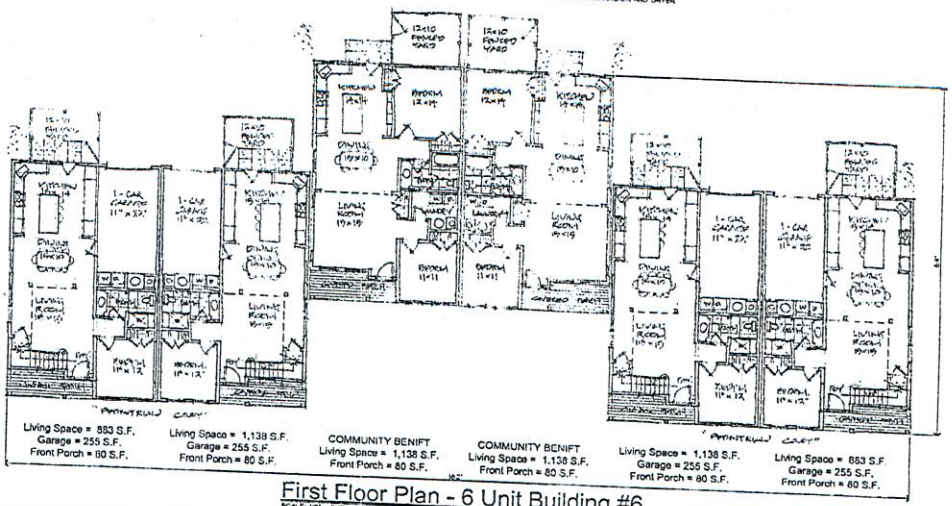
Second Floor Plan - 6 Unit Building #6

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER



Side Elevation - 6 Unit Building #6

SEE SHEET 22 FOR
REAR ELEVATION



First Plan - 6 Unit Building #6

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

REV.	DESCRIPTION
1	PER SCDHS COMMENTS DATED 10/28/09
2	PER SCDHS COMMENTS DATED 11/19/09
3	PER SCDHS COMMENTS DATED 12/23/09
4	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
5	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
6	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
7	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
8	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
9	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
10	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
11	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
12	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
13	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
14	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
15	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
16	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
17	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
18	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
19	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
20	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
21	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
22	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09
23	PER SCDHS COMMENTS DATED 10/28/09 & 12/23/09

Proposed Active Adults Residential Community - JCM Associates LLC

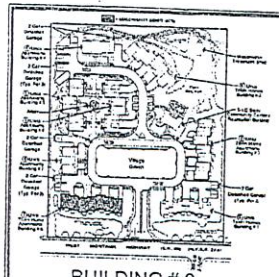
Arborview At Tiana

West Montauk Highway (CR80)
Hampton Bays, NY

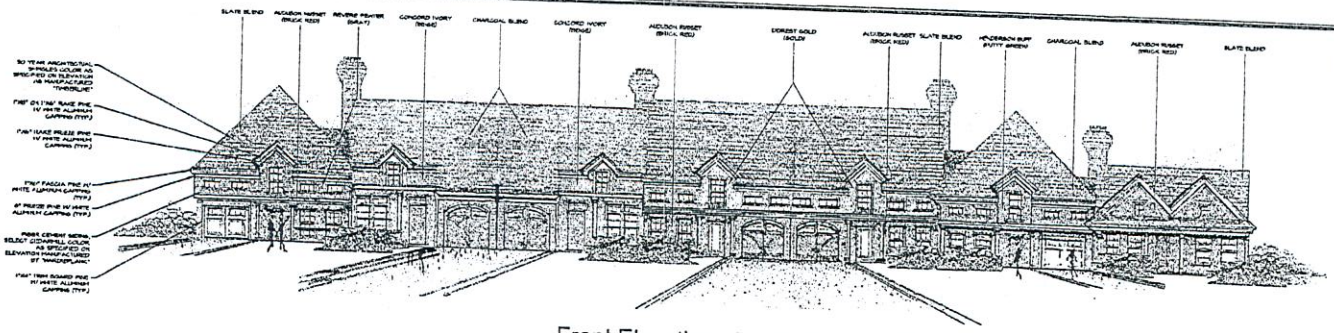
ann sutton associates
ARCHITECTS / PLANNERS
631-722-3020

DATE	9/24/09
DRAWN	A.M.S.A.
CHKD	
FILE	Tb
JOB No.	7206

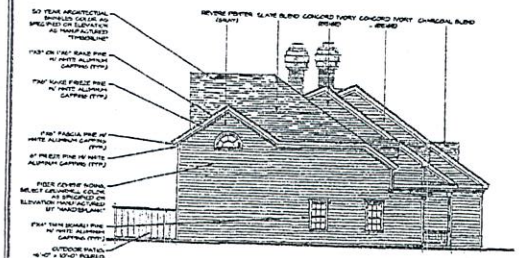
19 / 23



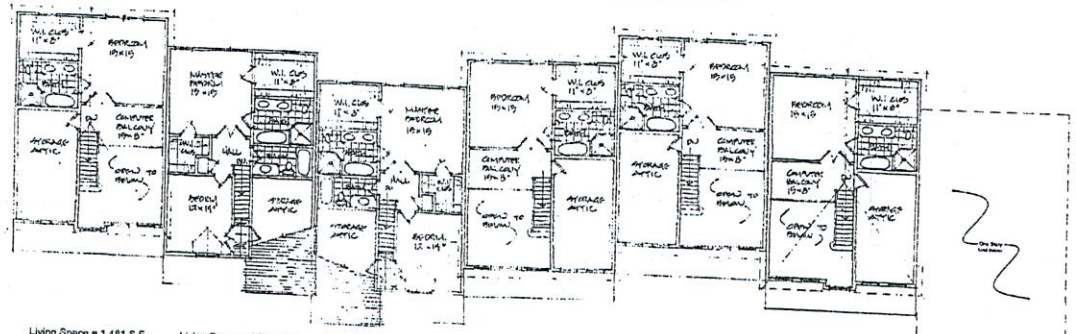
BUILDING # 8
KEY PLAN
N.T.S.



Front Elevation - 7 Unit Building #8



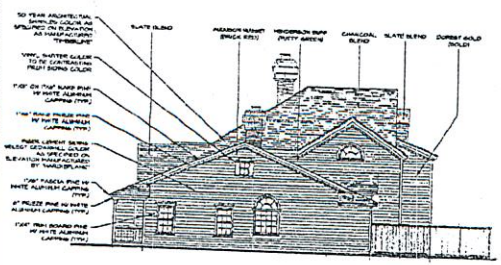
Side Elevation - 7 Unit Building #8



Living Space = 1,481 S.F. | Living Space = 1,783 S.F. | Living Space = 1,783 S.F. | Living Space = 1,481 S.F. | Living Space = 1,481 S.F. | Living Space = 1,481 S.F.

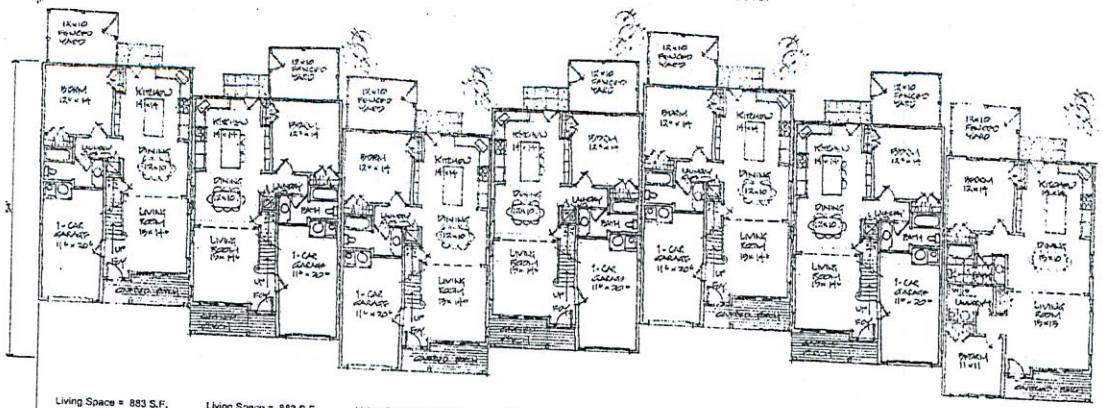
Second Floor Plan - 7 Unit Building #8

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER



Side Elevation - 7 Unit Building #8

SEE SHEET 22 FOR
REAR ELEVATION



Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

Living Space = 883 S.F.
Garage = 255 S.F.
Front Porch = 80 S.F.

COMMUNITY BENIFIT
Living Space = 1,138 S.F.
Front Porch = 80 S.F.

First Floor Plan - 7 Unit Building #8

** AS PER LOCAL LAW ALL UNITS MUST BE EQUIPPED WITH A WASHER AND DRYER

SCTM: 0900-253-01-22 & 23 SCDHS REF NO.: C09-09-0020

REV.	DATE	DESCRIPTION
1	07/20/07	REV. PER TOWN COMMENTS DATED 4/26/07 & 4/24/07

Prepared Along Lady Resources Company / R.E. Associates LLC

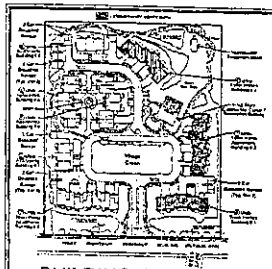
Arborview At Tiana

West Montauk Highway (CR27)
Hampton Bays, NY

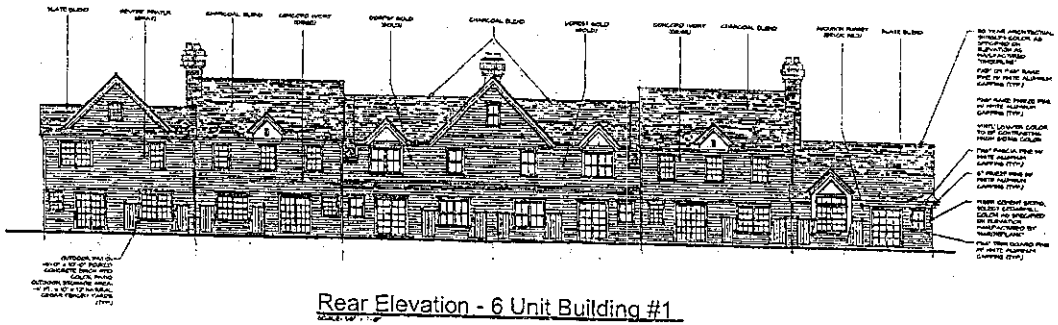
am sutton associates
architects - planners
631-929-3622 fax 631-929-3623
1 Hill Street, Suite 1 Southampton, NY 11968

DATE	5/14/07
DRAWN	AMS-BLW
CHKD	
FILE	19
JOB No.	2206

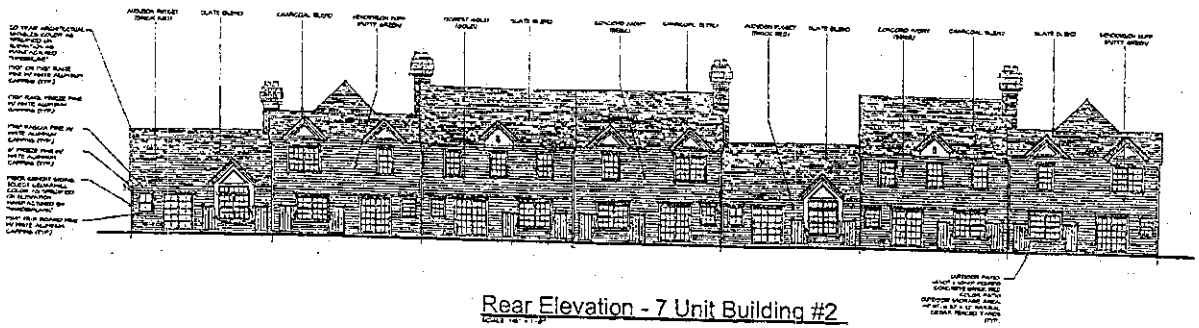
20 OF 23



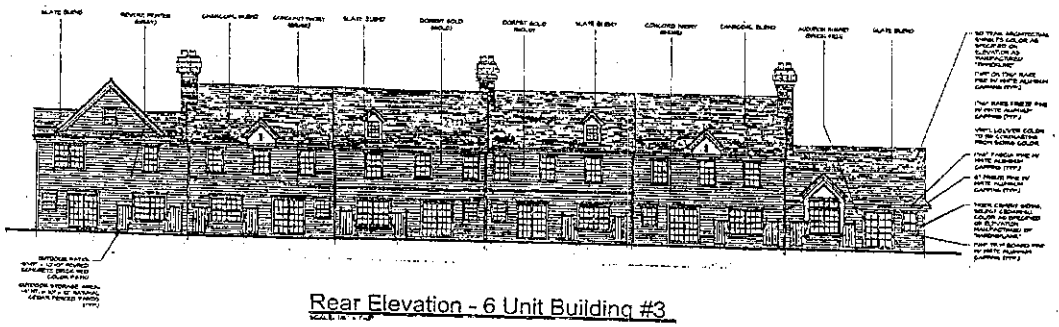
BUILDING # 1, 2 & 3
KEY PLAN
N.T.S.



Rear Elevation - 6 Unit Building #1



Rear Elevation - 7 Unit Building #2



Rear Elevation - 6 Unit Building #3

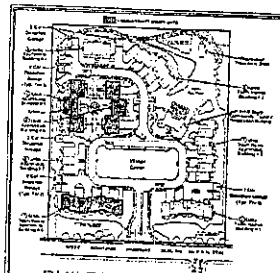
Arborview At Tiana

Hampton Bldg. NY

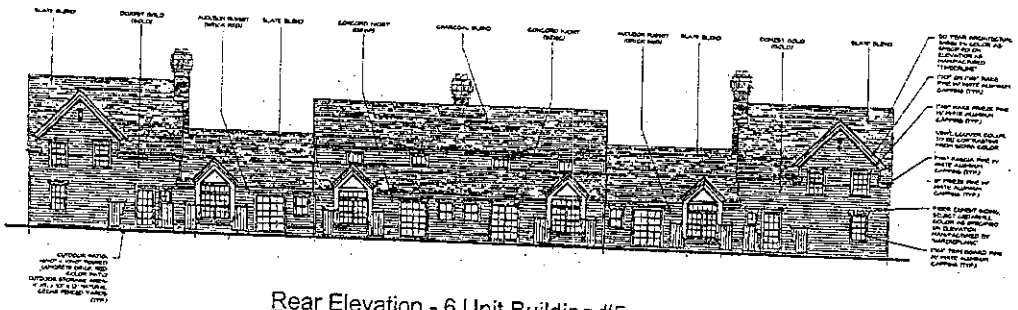
ambrosino associates

DATE
DRAWN
CHKD
FILE
JOB No.

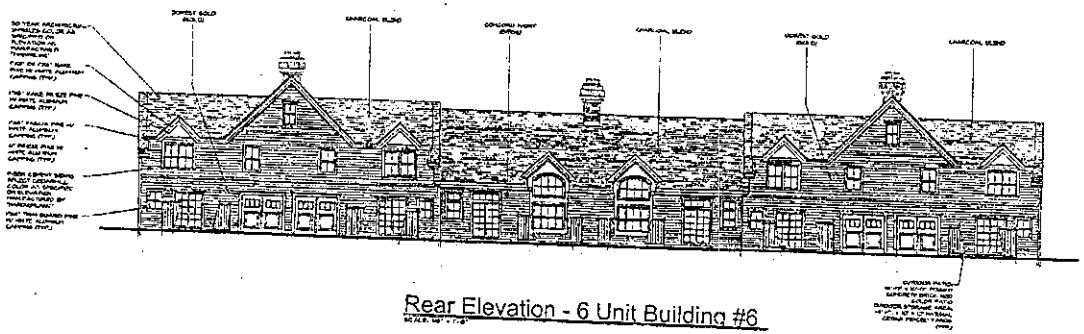
21



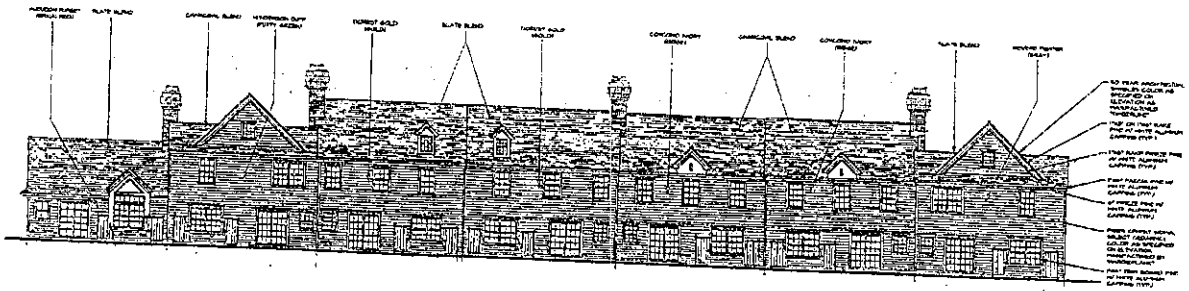
BUILDING # 5, 6 & 8
KEY PLAN
N.T.S.



Rear Elevation - 6 Unit Building #5



Rear Elevation - 6 Unit Building #6



Rear Elevation - 7 Unit Building #8

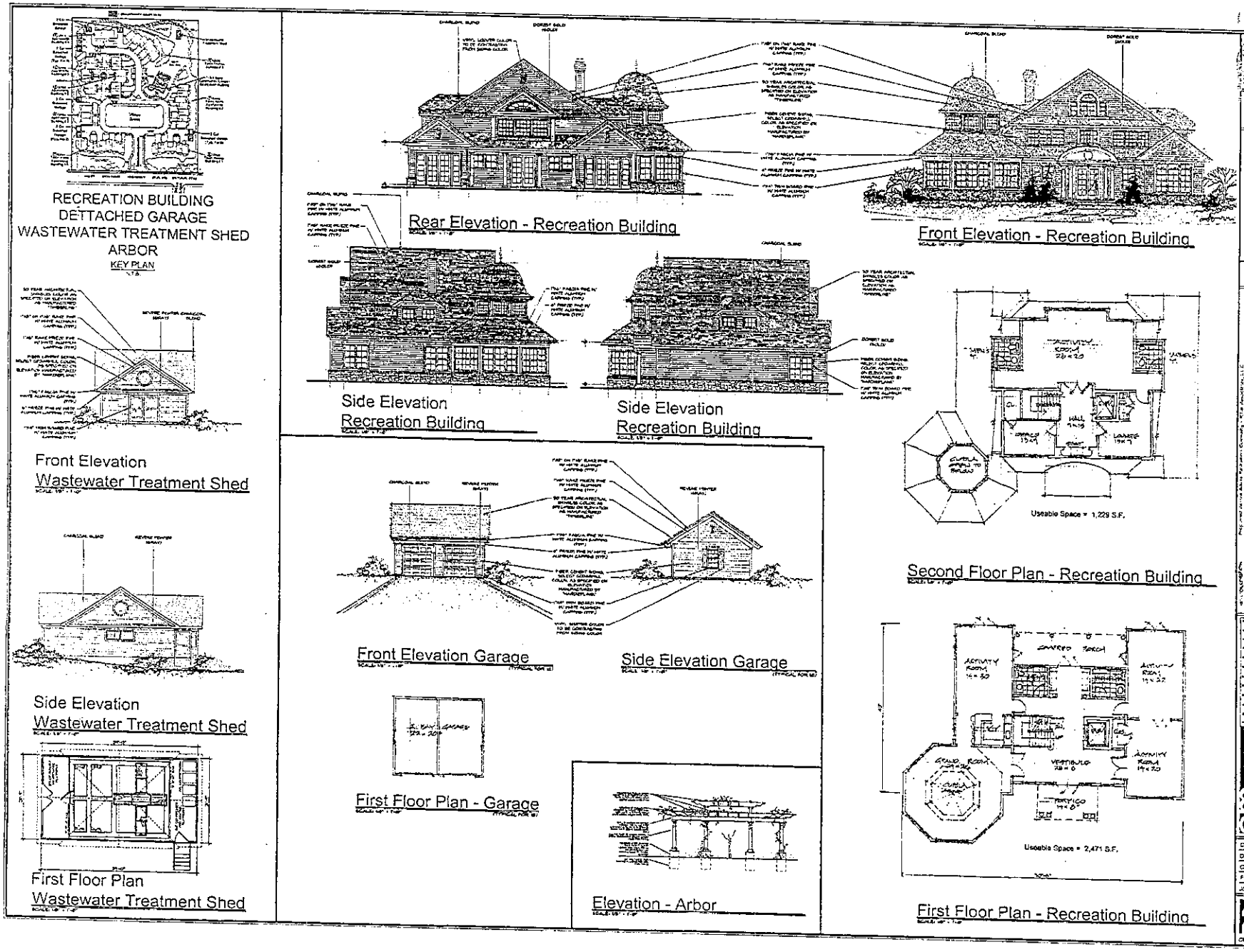
Arborview At Tiana

West Montauk Highway (CR80)
Hampton Bays, NY

am sutton associates
architects planners

DATE
DRAWN
CHKD
FILE
JOB No.

22


RECREATION BUILDING
DETTACHED GARAGE
WASTEWATER TREATMENT SHED
ARBOR
KEY PLAN
Front Elevation
Wastewater Treatment Shed
Side Elevation
Wastewater Treatment Shed
First Floor Plan
Wastewater Treatment Shed
Rear Elevation - Recreation Building
Front Elevation - Recreation Building
Side Elevation
Recreation Building
Side Elevation
Recreation Building
Front Elevation Garage
Side Elevation Garage
First Floor Plan - Garage
Elevation - Arbor
Useable Space = 1,229 S.F.
Second Floor Plan - Recreation Building
Useable Space = 2,471 S.F.
First Floor Plan - Recreation Building
Arborview At Tiana
Hampton Bays, NY
am sutton associates
architects, planners
DATE
DRAWN
CHKD
FILE
JOB No.
23

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
WASTEWATER MANAGEMENT
360 YAPHANK AVENUE, SUITE 2C
YAPHANK, N.Y. 11980
(631) 852-5700

****

RTW ASSOCIATES, LLC
186-D11 WEST MONTAUK HWY
HAMPTON BAYS NY 11946

CASH RECEIPT
****

Date Processed: 09/03/09

Receipt #:149364-P-98565-15222

COMMERCIAL 1,001 - 10,000 GPD

Hdref No: C09-09-0020

Fee: $2500.00

Received From: RTW ASSOCIATES, LLC

Amount Paid: $2500.00

Check Number: 1144

Project Name: ARBORVIEW @ TIANA
Location: N/S/O W. MONTAUK HWY, 141' E/O ALLOMARA RD.

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