

PRE-APPLICATION SUBMISSION
THE HILLS AT SOUTHAMPTON
PLANNED DEVELOPMENT DISTRICT
(PDD)

HAMLET OF EAST QUOUGE, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK



Prepared for:

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For Submission to:

Town of Southampton
Department of Land Management
Current Planning Division
116 Hampton Road
Southampton, NY 11968
Contact: David Wilcox, Town Planning Director
(631) 287-1812

June 2013





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The Hills at Southampton

Planned Development District (PDD)

Hamlet of East Quogue, Town of Southampton

Pre-Application Submission

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Appendices

A	Fiscal Impact Analysis, NP&V, LLC, May 30, 2013
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In pouches at the end of this document:

Concept Master Plan, April 29, 2013

Aerial Context Plan, June 3, 2013

Slope Analysis, March 10, 2009

Community Imagery, September 6, 2011

Golf Imagery, September 6, 2011

Aerial Map

PRD Sketch Plan-82 Lots, October 2, 2008

1.0 INTRODUCTION

This document is a Pre-Application submission for a project known as The Hills at Southampton Planned Development District (PDD). It has been prepared as a preliminary review document, for consideration by the Southampton Town Board for the Change of Zone that is necessary to implement the project. The project requests a rezoning under the requirements of the Mixed Use Planned Development District (MUPDD), Section 330-246B of the Town Code.

This document presents the information and materials required by Southampton Town Code Section 330-244B(2) for a Pre-Application submission. Within this document is a discussion of the basic concept of the proposed plan, a more detailed description of the proposed project, the reasons the applicant believes that approval of this application would further the legislative intent of the district, purposes and goals of Town's PDD zone, a qualitative discussion of the public benefits to support the change in zone, and other supporting rationale and documentation, to provide the reviewing agencies with a full understanding of the proposed project. The public benefits of the proposed project are abundant. Briefly, The Hills at Southampton PDD meets the needs of the community by providing an appropriate and beneficial land use on the property, and meets Town goals for minimizing impact on services, increasing tax revenues, providing recreational use, preserving habitat and ensuring a balance of aesthetic development and land preservation.

This Pre-Application document will be subject to a Town review and report, followed by a public hearing, to be followed by a formal PDD Application, a Change of Zone by the Town Board (if acted upon favorably and including compliance with the State Environmental Quality Review Act [SEQRA]), and further review of a detailed site plan by the Town Planning Board.

1.1 Location of Proposed PDD

The subject site totals about 436 acres in size, and is located in the hamlet of East Quogue north of the Long Island Rail Road (LIRR) right-of-way, from a point just north of the end of Old Country Road and extending northward to and beyond NYS Route 27 (see **Figure 1**). As shown in the **Concept Master Plan** (*in a pouch at the end of this document*), the project site is divided unevenly into two parts; the majority of the site (346.55± acres; designated "South Parcel") is south of NYS Route 27 (Sunrise Highway), with a smaller portion (the "North Parcel") located north of this roadway. The North Parcel is 89.30± acres in size. **Table 1** presents the Suffolk County Tax Map lot designations of the site. The site has frontage on Lewis Road and at the end of the paved portion of Spinney Road. Note that there are a number of outparcels within the subject site. As required by the Town, these parcels will remain undisturbed; they are identified in **Table 1** and shown in the **Concept Master Plan**. In addition, the site includes the acreage to be realized from the abandonment of those portions of Spinney Road and Smith Avenue that are within the site. The acreages of these proposed road abandonments are included in the site acreage figures reported in this document.

**Table 1
TAX LOT DESIGNATIONS***

Section	Block	Lot
North Parcel		
203	1	25
		27
		30
219	1	4
		5
		6
		7
		8
		9
		10
		23
		24
		<i>Total North Parcel</i>
South Parcel		
219	1	11.1 ⁽¹⁾
		12 ⁽¹⁾
		14
		15
		16
		17
		18
		19
		20.1 ⁽¹⁾
		22 ⁽¹⁾
		13
		21
		47
		48
		49
		50
		250
2		
3		
4		
5		
6		
7 ⁽²⁾		
8 ⁽²⁾		
9		
10 ⁽²⁾		

		11
		12 ⁽²⁾
		13
		14
		15 ⁽²⁾
		16 ⁽²⁾
		17
		30
		31 ⁽²⁾
		288
121		
122		
123		
124 ⁽²⁾		
125		
126 ⁽²⁾		
127		
128 ⁽²⁾		
129 ⁽²⁾		
130		
131 ⁽²⁾		
132		
133		
134 ⁽²⁾		
135 ⁽²⁾		
136		
137 ⁽²⁾		
138		
139 ⁽²⁾		
140.1 ⁽²⁾		
140.2		
141.1		
158 ⁽²⁾		
314	2	20.5
340	1	2 ⁽³⁾
		5 ⁽³⁾
<i>Total South Parcel</i>		346.55±
Total Site		435.85±⁽⁴⁾

* Based on Boundary Map Plus, Young & Young, (rev. 1/10/09); all lots in District 0900.

- (1) In CPA. (2) Outparcel; not included in acreage of subject site.
 (3) Outside CPB. (4) As 96.87± acres in CPA, 338.05± acres in CGA, and 0.93± acres outside CPB.

Figure 2 is an aerial photograph of the project site and vicinity (photograph taken in 2010); it depicts the current conditions of the subject site and surrounding areas. The **Aerial Context Plan** (*in a pouch at the end of this document*) depicts the relationship between the proposed project and the surrounding properties.

The project site is located in the following service and special planning districts:

- CR 200 Zoning District (see **Figure 3**)
- Groundwater Management Zone IV (300 gallons per day [gpd]/acre)
- Flood Hazard Zone X, Federal Emergency Management Agency (FEMA)
- Central Pine Barrens Zone, Core Preservation Area (CPA); 96.87± acres (see **Figure 4**)
- Central Pine Barrens (CPB) Zone, Compatible Growth Area (CGA); 338.05± acres
- Outside Central Pine Barrens Zone; 0.93± acres
- Town of Southampton Aquifer Protection Overlay District
- Central Suffolk Special Groundwater Protection Area (SGPA; see **Figure 5**)
- East Quogue Generic Environmental Impact Statement (see **Figure 6**)
- Suffolk County Water Authority (SCWA)
- East Quogue Union Free School District (UFSD)
- Southampton Town Police Department
- East Quogue Fire District (administration)
- East Quogue Fire Department (services)
- Long Island Power Authority (LIPA)/National Grid

1.2 General Site Description

The overall subject site is presently undeveloped and primarily wooded. Three areas of bare, sandy soil lie exposed on the South Parcel: one such area lies in the northerly part, and two in the central portion. Other linear and open cleared areas of lesser size are present in the South Parcel, along Spinney Road and along an all-terrain vehicle (ATV) road/trail on the west side of the parcel, with other scattered clearings throughout the north-central part of the South Parcel. The North Parcel is also vacant and wooded; LIPA-owned land traverses this parcel from the northwestern corner to the southern boundary, then turns easterly along the southern boundary. This land is occupied by several metal towers carrying high-voltage power lines.

The **Slope Analysis** (*in a pouch at the end of this document*) depicts the site's existing topography and existing cleared areas. As can be seen, the South Parcel is impacted by barren soil areas and crossed by a number of cleared, bare-soil ATV roads/trails. Spinney Road enters the site from the south, and traverses the property toward the north. However, the majority of this roadway is an unpaved dirt path to and beyond NYS Route 27, across the North Parcel.

The **Slope Analysis** also shows that the southern half of the South Parcel is relatively flat, having slopes of less than 10%. The northern half of the South Parcel, as well the entire North Parcel, has slopes in excess of 10%. From the character of the topographic contours, it is apparent that these areas reflect previously-undisturbed surfaces.

The existing natural vegetation of the subject site is characterized as Pitch Pine-Oak Forest. Similar forest exists on public and private lands surrounding the site particularly to the north and east. West of the site is a large sand and gravel mine, as well as farm uses and residential uses which occur toward the southwest and south of the subject site.

2.0 NAME AND ADDRESS OF THE OWNER

The following entities are the owners of the subject site, as well as the applicants for the proposed project:

DLV Quogue, LLC
14605 North 73rd Street
Scottsdale, Arizona 85260
Contact: Joey Arenson
(310) 859-0700

3.0 DESCRIPTION OF THE PROPOSED PROJECT

3.1 The Nature of the Proposed PDD and Overview of Design Concepts

This PDD Pre-Application document is the culmination of a comprehensive planning process, and the first regulatory procedural step toward the realization of the The Hills at Southampton PDD project. The proposed project will require a change of zone of the subject site (to be reviewed and approved at the discretion of the Town Board) to Planned Development District. The purpose of the Planned Development District legislation, as detailed in Town Zoning Code Section 330-240B, is “...to facilitate increased flexibility to achieve more desirable development through the use of more creative and imaginative design of residential, mixed use, commercial and industrial areas than is presently achievable under conventional land use techniques and zoning regulations and to preserve, adapt and improve existing open space, land uses and communities, consistent with the recommendations of the Town's Comprehensive Plan. The implementation of planned development shall be established on a floating zone basis with attendant controls and regulations intended to provide the means to accomplish the salutary purposes and goals set out herein.” The proposed development would provide a desirable alternative to a typical residential subdivision that would increase local school-age population and school enrollments; such an impact would not occur with the proposed Hills at Southampton PDD.

The applicant worked with the Town Department of Land Management and the Central Pine Barrens Joint Planning & Policy staff to plan a mixed-use PDD that provides housing, recreational opportunities and public benefits, in a comprehensively-designed project. This has resulted in The Hills at Southampton PDD, which is described and analyzed in greater detail herein.

The proposed project is located almost entirely in the CPB Zone as defined in Section 330-217 of the Town of Southampton Zoning Code. As noted in **Section 1.1**, the northern parcel and the area 1,000 feet south of Sunrise Highway is in the CPA, and the remainder of the site (except for 0.93± acres) is in the CGA. The Town has adopted Article XXIV, Chapters 215-229 of the Zoning Code (Central Pine Barrens Overlay District) in conformance with Article 57 of the NYS Environmental Conservation Law and the Central Pine Barrens Comprehensive Land Use Plan (CLUP). As a result, the proposed project must conform to the standards outlined in Town Code Chapter 330-220 (Development within the Compatible Growth Area), and the CPA must be preserved in total, after the density of this area has been transferred elsewhere within the site. The proposed project is designed to comply with the Chapter 330-220 by providing environmentally sensitive design that protects all wetlands on the property, avoids steep slopes, retains a minimum of 25 percent natural open space, aligns open space in large contiguous blocks, conforms to Article 6 of the Suffolk County Sanitary Code (SCSC) and considers all eighteen (18) standards for development contained in the overlay district. As shown in **Figure 7**, there are no freshwater wetlands mapped by the New York State Department of Environmental Conservation (NYSDEC) or so designated by the Town on the subject site.

One important design parameter is the allowed vegetation clearance on the property. The project history is such that an application was pending at the time the Town determined that a Generic Environmental Impact Statement (GEIS) and Land Use Plan should be prepared for the area which included the subject site. At that time, the site was zoned CR-200, CR-120 and CR-80 (see **Figure 8**) and had a yield of 111 single-family residential lots. After completion of the East Quogue GEIS, the overall parcel was rezoned to CR-200 and the lot yield was reduced to 82. The subject site was also recommended for other than single-family residential use, with options for golf, hospitality and coordination with other adjoining properties to establish recreational use and east-west interconnecting road. Since that time, it was determined that “the Links” property to the east would be acquired for open space by the Town and County. This Town/County action effectively forecloses the potential for coordinated recreational use and an east-west road; however, the proposed project design is consistent with the East Quogue GEIS and Land Use Plan by providing an alternative to single-family development in the form of a mixed-use PDD that provides recreational amenities and reduced impact through second home ownership¹ as will be described further below. At the time of the rezoning, it was determined that the vegetation clearance limits for site design would be based on the prior zoning; this is consistent with previous interpretations within the Pine Barrens participating Towns of Riverhead, Southampton and Brookhaven, as it would represent the zoning at the time the CLUP was adopted. Based on prior zoning, the allowable clearing on the property is slightly over 25 percent of the gross land area (25 percent used to ensure conformance).

A key feature of the development is the sensitive design of the development such that the golf play areas utilize existing topography to the maximum extent practicable, and also aligns with areas of existing clearing. Likewise, the residential areas have been carefully designed for road and driveway access and homesite development with minimal disturbance. Topographic maps, slope maps, aerial photographs and ground surveillance were all used to create a layout of golf, residential and open space areas that utilizes existing cleared areas to the maximum extent, and limits use of steep slope areas such that minimal grading/clearing envelopes can be maintained around the homesites.

Chapter 330-220, Standard (10) states as follows: “*Where applicable, subdivision and site design shall support preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established when adjacent parcels are developed. Where applicable, subdivision and site design shall be configured in such a way as to prioritize the preservation of native pine barrens vegetation.*” As a result, the project design aligns large unbroken blocks of contiguous open spaces and uses existing cleared areas to the maximum extent possible, in consideration of the unique features of the site.

It would not be possible to situate development all on one area and still respect the topography and utilize existing cleared areas. As a result, the large open barren sand areas in the South Parcel are proposed for use as housing, irrigation retention pond and other structural activity

¹ The Discovery Land Company constructs amenitized communities that feature unique natural settings that cater to vacation ownership and use by families. As a result, the homes that are offered are typically second residences (or even third home or more) for purchasers. This model is consistent with other existing communities offered by the Discovery Land Company.

areas. The more linear cleared areas are aligned as golf play areas with careful consideration to ensure that natural open space remains contiguous throughout the site. An element of the design is to retain all of the CPA as required, and to favor the northeast part of this parcel for open space, given the adjacent sand mine to the west which is a significant void in the pine barrens continuum of the area. This results in some alignment of golf play areas on the west and central part of the South Parcel. The southern part of this parcel is mostly wooded with few areas of clearing. As a result, the access road is placed more toward the west to favor open space in the central portion of the parcel adjoining internal open space on the site. This design also provides access to outparcels; however, it is unlikely that these parcels will ever be developed and as a result, will effectively fit with the planned open space. Most development is clustered in the central part of the South Parcel where cleared areas are more dominant.

The design also ensures that open space is connected by minimum 100-foot wide natural corridors such that all open space is interconnected by these natural linkages. Given the low-intensity, seasonal use of golf play areas, these edge habitat areas are an ideal complement to the 100-foot wide linkages and more vast expanses of open space that dominate the design of this recreational-residential community.

Discovery Land Company has constructed other golf and residential communities in environmentally constrained areas using the same design team as this application. The company is well-versed in ensuring that what is shown on the plan is actually achieved in the field as a result of construction. This includes carefully designed plans for agency approval, field staking and delimiting of proposed non-cleared areas, ensuring conformance to limits of clearing, and through self-imposed restrictions (as well as any agency restrictions that may be applicable) will ensure that all areas intended to remain natural are so maintained.

The golf course will also be maintained such that it respects the preservation of groundwater quality and limits nitrogen load. The Town of Southampton Central Pine Barrens Overlay District limits fertilized areas to less than 15 percent of the overall site. This includes residential and golf play areas. The Town's Central Pine Barrens District regulations also requires conformance with Article 6 of the SCSC for density of development. Give the large lot zoning (5 acre minimum) and the limited areas of fertilized vegetation, the development will easily conform to SCSC Article 6 and therefore achieve the benchmark of the CLUP for groundwater protection as a result of nitrogen release from fertilized areas and residential use.

In addition to the substantial public open space retained through design, the proposed Hills at Southampton PDD will consist of 82 residential units, and a golf course on the 435.85±-acre site, of which about 7.3 acres will be occupied by roadways and driveways, 10.1 acres will be devoted to 75 of the residences, 2.8 acres for the golf course Clubhouse area (with 10 Club Cottages and 7 Club Units for visiting golfers), and the golf course on 86.3 acres (including 82.0 acres for the golf course, a 3.8-acre pond/pond house and 0.5-acre maintenance area); this totals 106.5 acres of new clearing. With the existing 2.8 acres of cleared area, there will be a total of 109.3 acres of clearing, or 25 percent of the site. The remaining 326.55 acres, including all of the 96.87± acres of the CPA, will be retained as natural space along with other areas throughout

the site as depicted on project plans. The applicant expects to offer all or part of this land that lies north of Sunrise Highway (89.30± acres), which is in the CPA, as an open space dedication.

It should also be noted that the nature of the project is such that the 82 residences would not be utilized by their owners as full-time residences, but would be “second home” units (or even third home or greater based on other Discovery Land Company communities) that would not be occupied on a year-round basis. As shown in **Table 2**, nearly 99% of owners at Discovery Land Company’s five most recent communities are part-time residents. A similar part-time to full-time residential profile is expected to occur at the Hills at Southampton due to the seasonality caused by the resort and social trends of the area, climate, and the full-scale club operational and service programming offered during the summer peak season only. In addition, the affluent target buyer profile likely has other personal residences (including those at other resort destinations) that will limit its time spent on property.

Table 2
DISCOVERY COMMUNITY RESIDENT PROFILES

Discovery Project	Full-Time Residents	Part-Time Residents
Kuki’o (Kailua-Kona, Hawaii)	3.5%	96.5%
El Dorado (Las Cabas, Mexico)	0	100%
The Madison Club (LaQuinta, California)	2.5	97.5%
Baker’s Bay Club (Abacos, Bahamas)	0	100%
Gozzer Ranch (Coeur d’Alene, Idaho)	0	100%
Average	1.2%	98.8%

Note: No full-time residents of the communities listed above have children enrolled in public schools.

It is anticipated that the residents of the Hills at Southampton will utilize their homes approximately 90 days per year, on average, for family summer vacation retreats to golf, enjoy the beach, attend social and business events, and seek city reprieve. This annual occupancy data is commensurate with the part-time residential stays at Discovery Land Company’s existing project on the West Coast, Gozzer Ranch on Lake Coeur d’Alene, as well as other Discovery Land Company communities. The Hills at Southampton exclusive nature will also limit use of the community’s facilities and overnight accommodations to non-residents and other non-family unaccompanied guests to further reduce the occupancy impact. The residential occupancy patterns and trends mentioned above are expected to result in minimal impacts on East Quogue and the Town of Southampton’s public services and infrastructure.

In addition, the 17 golf-related units would be occupied on a short-term basis by their owners when visiting the golf course. As a result, the 82 residential units represent a lower-intensity residential use than a standard residential subdivision. These units would not be expected to result in an enrollment impact on the local school district. In addition, as the occupants would not be employed locally, they would not participate in work-related traffic or commuting, and as a result, traffic impacts would be less, particularly during peak hours. These facts, along with the significant attention to natural habitat protection of the golf course (see Golf Course Component below) and the low-intensity use of land associated with the golf course (vacant at night and

during winter), are important factors in weighing the density of development for determining PDD benefits (see **Section 4.0**).

The project will feature attractive, coordinated architectural styling for the residential structures and common areas, as well as for all street furniture and amenities (e.g., lighting fixtures, signage, benches, trash receptacles, kiosks, etc.; see **Community Imagery**, *in a pouch at the end of this document*). It is intended and expected that the project's architecture would, in coordination with landscaping, create a visually interesting and desirable environment for occupants and visitors, and will enhance the community in general. Quality-of-life will be a focus of the project, and this emphasis will be evident in its use of thoughtful building design, appropriate landscaping, well-equipped private residential recreational spaces and installation of attractive site entrances. The use of an internal roadway linking the recreational and residential areas would enhance the vibrancy and unifying aesthetic of this community.

The **Concept Master Plan** is consistent with the requirements for a PDD Pre-Application submission. **Table 3** provides a list of the proposed residences and recreational component features.

Table 3
PROPOSED PROJECT BREAKDOWN

Component	Yield/Acreage
<i>Residential Units:</i>	
Village Estate Lots	16 lots
Woodland Estate Lots	8 lots
Village Lots	41 lots
Club Cottages	10 units
Total Residential Area	10.1 acres
<i>Golf Course:</i>	
Tees, Greens, Fairways, Rough	82.0 acres
Pond & Pond House	3.8 acres
Maintenance Area	0.5 acres
Total Golf Course Area	86.3 acres
Clubhouse Area	2.8 acres
Club Units	7 units
<i>Overall Site:</i>	
Roads/Driveways	7.3 acres
Previously Cleared	2.8 acres
Natural to be Retained	326.55 acres
Overall Project Site	435.85 acres

The applicant proposes to provide a high-quality, attractive, well-planned development that will create a desirable residential atmosphere and enjoyable environment for the golf course patrons. Quality-of-life will be a focus of the development and will be evident in outstanding architectural design, landscaping, recreational space and retention of a significant amount of natural area. Pouches at the end of this document contain examples of the types of golf and residential communities that the applicant has developed elsewhere. These examples are intended to

illustrate to the Town and community the type and quality of project that the applicant proposes for The Hills at Southampton PDD.

Finally, the proposed development will increase the distribution of tax ratables throughout the East Quogue UFSD, the Town of Southampton and Suffolk County, creating beneficial fiscal impacts to the region, as follows:

- For taxing purposes, the total estimated market valuation of the proposed PDD is approximately \$336.25 million. This is based upon the estimated selling prices of the residential units, as well as construction costs associated with the golf course, amenities and site infrastructure.²
- At full build-out, the proposed PDD is projected to generate over \$4.4 million in annual taxes.
- The proposed PDD will levy property taxes for the East Quogue UFSD in the amount of approximately \$3.5 million per year. This accounts for 79.0% of the total tax levy.³
- The proposed PDD will generate approximately \$106,000 in annual tax revenues to the East Quogue Library District, comprising 2.4% of the total revenues.⁴
- Suffolk County is projected to levy \$66,241, comprising 1.5% of the total generation.
- The Town of Southampton is projected to generate over \$476,000 in annual property tax revenues under the proposed PDD, representing 10.8% of the tax generation. This reflects taxes paid to the General Town, Highway, Police, Emergency Dispatching – e911, Part-Town and Out of County Tuition funds.
- More than an additional \$277,000, or 6.3%, will be generated by the proposed PDD and distributed among the Town’s special taxing jurisdictions, including the New York State Real Property Tax Law, New York State MTA Tax, East Quogue Fire District and East Quogue Lighting District.⁵
- The proposed project will levy property taxes for the East Quogue UFSD without imposing additional costs resulting from an increased enrollment. This net revenue – nearly \$3.5 million per academic year – could ease the district’s need to tap into additional fund balances, reduce their financial burden, and could also help alleviate an increased burden on other taxpayers throughout the district. These revenues are most crucial during a time of fiscal and economic hardships throughout Long Island, New York State and the nation.

A summary of key fiscal findings is provided in **Table 4**.

² Construction costs and a range of sales prices of the residential units were provided by Discovery Land Company in May 2013. For the purpose of this analysis, an average sales price of \$3.35 million was assumed.

³ It is important to note that a small portion of the subject site is located within the boundaries of the Riverhead Central School District. This analysis presents a conservative tax projection that does not include taxes that may be levied to this district.

⁴ It is important to note that a small portion of the subject site is located within the boundaries of the Riverhead Library District. This analysis presents a conservative tax projection that does not include taxes that may be levied to this district.

⁵ It is important to note that a small portion of the subject site is located within the boundaries of the Flanders Fire District, Flanders Lighting District, Flanders Water District and Northampton Ambulance District. This analysis presents a conservative tax projection that does not include taxes that may be levied to these districts.

Table 4
SUMMARY OF KEY FISCAL FINDINGS

Taxing Jurisdiction	Tax Rate (per \$1,000 Assessed Valuation)	Projected Tax Revenue	Percent of Total Taxes
School Taxes	10.690	\$3,594,513	81.4%
East Quogue School	10.375	\$3,488,594	79.0%
East Quogue Library	0.315	\$105,919	2.4%
County Taxes	0.197	\$66,241	1.5%
Town Taxes	1.416	\$476,130	10.8%
Southampton Town - General	0.397	\$133,491	3.0%
Highway	0.358	\$120,378	2.7%
Police	0.538	\$180,903	4.1%
Emergency Dispatching - e911	0.048	\$16,140	0.4%
Part-Town Outside of Villages	0.070	\$23,538	0.5%
Out of County Tuition	0.005	\$1,681	0.0%
Other Taxes	0.826	\$277,743	6.3%
New York State Real Property Tax	0.139	\$46,739	1.1%
New York State MTA Tax	0.007	\$2,354	0.1%
East Quogue Fire District	0.634	\$213,183	4.8%
East Quogue Lighting District	0.046	\$15,468	0.4%
TOTAL: ALL TAXING JURISDICTIONS	13.129	\$4,414,626	100.0%

Source: Town of Southampton Receiver of Taxes; Discovery Land Company; analysis by Nelson, Pope & Voorhis, LLC.

General Layout Description

As shown in the **Concept Master Plan**, the project site is divided unevenly into two parts, termed “North Parcel” and “South Parcel”. The North Parcel is north of NYS Route 27 (Sunrise Highway) and is 89.30± acres in size. The South Parcel is 346.55± acres in area and is south of NYS Route 27. As discussed below, the majority of the subject site is within the CPB; only a small (0.93± acres) portion of the South Parcel along the south side of the LIRR right-of-way is not within the CPB. The 434.92± acres in the CPB include lands in the CPA and CGA. As regulated by the Town Central Pine Barrens Overlay District, no development will occur within the CPA, while development in the CGA is strictly regulated. As a result of these limitations, all disturbance associated with The Hills at Southampton will take place in the CGA portion; no part of the proposed project will occur in the CPA portion. The 0.93 acres to the south of the LIRR right-of-way are inaccessible and so will not be disturbed.

Review of the **Concept Master Plan** shows that the layout of the project is dominated by the two proposed roadways: one is aligned in a north-south direction and connects the site vehicle access point on Lewis Road to the Clubhouse area, and the second is an “L”-shaped roadway whose two ends terminate in loops. These two roads meet in the front of the Clubhouse, and form a four-way intersection.

It is expected that an attractive, landscaped sign will be installed at the site vehicle access on Lewis Road (subtle lighting may also be installed here), and a manned gatehouse will be

provided on the north-south roadway within the site (so that this structure is not visible from Lewis Road to minimize visual impact). This internal access roadway will continue northward to provide all vehicular access to the residences and golf course components.

One of the Estate lots is located off the eastern side of the internal access roadway, south of the golf course. Further north, the internal access roadway forms a four-way intersection with the project's L-shaped roadway; to the east, the latter roadway ends in a loop configuration, around which are 14 Village Lots and six Estate Lots. Opposite the four-way intersection is the Clubhouse; the internal access roadway passes through this intersection and forms a drive-through accessing the front of the Clubhouse; the internal access roadway then terminates as it exits the Clubhouse and meets the L-shaped roadway. From this point, the L-shaped roadway turns northward, to provide access to 4 Estate lots, the remaining 27 Village lots, the ten Club Cottages and seven Estate lots. This roadway terminates in a small loop, from which driveways provide access to the remaining six Estate lots.

The golf course component surrounds the groupings of residential lots, the Club Cottages and the entire Clubhouse area. The majority of the site's existing natural vegetation will be retained in an undisturbed condition, and will be distributed in two general areas: within and between the residential areas, the Clubhouse area and the golf course, and between the golf course and the perimeter of the South Parcel, as well as the entire North Parcel. In this way, these natural retention areas will: 1) provide substantial buffering between the two project components (for the benefit of both the site's occupants and golfers); 2) retain the natural habitat functions of these natural areas; and 3) preserve and protect the prevailing bucolic aesthetic of the site for its occupants. This substantial retention would also satisfy Town and community goals.

Open Space Component

The entire North Parcel (89.30± acres) and northernmost portion of the South Parcel (the area within 1,000 feet of NYS Route 27, totaling 7.57± acres) are within the CPA. As a result of the restrictions of the CLUP, no development may occur within this area (though the yield that could be realized by this acreage will be utilized in the developed area, on the remainder of the South Parcel). The applicant will offer to dedicate the 89.30± acres north of Sunrise Highway and in the CPA to the Town, so that this acreage will be permanently preserved as natural open space. Overall, the site design will retain at least 326.55 acres of contiguous natural open space. The proposed project will conform to the maximum allowed clearing for the site under the CLUP (109.3 acres), or just over 25 percent of the overall site. These undedicated natural areas will be protected through site plan approval, private restrictions, and other mechanisms deemed acceptable by the Town of Southampton through the review process.

Golf Course Component

As noted above, the 86.3-acre golf course component is distributed in the northern, southern and eastern portions of the South Parcel. The golf course is proposed to be an 18-hole, Par-71, Championship-grade facility on 82.0 acres, a 0.5-acre maintenance area, and a 3.8-acre irrigation pond/pond house area affecting play on two holes. The Clubhouse area will occupy a separate 2.8 acres. The course will be designed to incorporate the site's existing rolling topography as much as practicable, thereby minimizing the acreage of land clearing and volume of soil affected

by grading (see **Golf Imagery**, *in a pouch at the end of this document*). The majority of the site's natural vegetation will be retained, to act as a visual and noise buffer between fairways, and between the site and its neighbors. As illustrated in the imagery, as well as on the **Concept Master Plan**, fairways are narrow, adjacent "rough" areas are limited, and greens and tees occupy small areas of the golf play area. There are areas where "playover" is a design feature of the course. These areas involve retaining existing topography and groundcover vegetation in the alignment of the ball track, but golfers would "playover" the natural areas. In these areas, trees would be removed; however, natural habitat and topography would be retained. All efforts have been made to design the course such that it has the least environmental impact and the greatest habitat retention possible.

Residential Component

There are a total of 82 residential units proposed for the site, of which 65 are second-home residences, and 17 are associated with temporary use by golf course enthusiasts who seek to own a golf-related unit (as 10 Club Cottages and 7 Club Units). All 82 residences will be sold for use by their owners; no rental units are proposed. Using per-unit multipliers devised by Rutgers University's Center for Urban Policy Research for the size and anticipated selling prices of the four types of residences, a total of 295 occupants are anticipated, of which 82 are expected to be school-age children (between the ages of 5 and 17 years). However, given the second-home nature of these residences, it is not expected that these school-age children would be present during the school year, and so would not attend the East Quogue UFSD. Thus, the proposed project would not appear to impact school or expenditure patterns.

Utilities and Amenities

The sole vehicle access point is proposed from Lewis Road, at the southwestern corner of the property. An additional emergency vehicle access may be provided to the north, at the end of Spinney Road. Adequate parking to serve the individual residences as well as the golf course component will be provided.

Stormwater runoff generated on the site will be fully accommodated internally, in subsurface leaching structures. The drainage system will be designed in connection with the site plan review process, and is expected to include innovative handling methods where practicable. Rain gardens may be used for bio-filtration in initial surface collection areas of the roadways and parking lots and surface detention may be used prior to overflow to subsurface leaching structures. The system will be designed with a capacity in excess of the minimum required by the Town, to ensure that all stormwater is recharged on-site and to comply with State Pollutant Discharge Elimination System (SPDES) requirements, as administered by the New York State Department of Environmental Conservation (NYSDEC). Based on existing developments in the area, local geologic conditions, and adequate depth to groundwater, subsoils are expected to be of suitable quality to allow efficient recharge of stormwater, subject to further evaluation during subsequent project review.

The proposed project has been designed to conform to the requirements of SCSC Article 6 which, for projects seeking use of septic systems, may not generate sanitary wastewater in excess of 300 gallons per day (gpd)/acre. For the subject site, this limit is calculated as follows:

435.85± acres X 300 gpd/acre = 130,756 gpd

Based on the uses and yields proposed and the design standards of the Suffolk County Department of Health Services (SCDHS) for wastewater system design (associated with Article 6), the proposed project would generate 34,500 gpd of sanitary wastewater, estimated as shown in **Table 5**:

Table 5
SANITARY WASTEWATER

<i>Residential Component:</i>			
Woodland Estate Lots	8 units	300 gpd/unit	2,400 gpd
Village Estate Lots	16 units	300 gpd/unit	4,800 gpd
Village Lots	41 units	300 gpd/unit	12,300 gpd
Total Residential Component			19,500 gpd
<i>Golf Course Component:</i>			
Clubhouse	33,000 SF	0.30 gpd/SF	9,900 gpd
Club Cottages	10 units	300 gpd/unit	3,000 gpd
Club Units	7 units	300 gpd/unit	2,100 gpd
Total Golf Course Component			15,000 gpd
Total Sanitary Wastewater Generation			34,500 gpd

Note that the volume of wastewater generated also represents the volume of water to be supplied to the project for domestic consumption. The property owners association will own and maintain internal roadways, as well as the golf course component, as well as the on-site drainage system.

3.2 Fulfillment of Community Goals

The proposed project is believed to fulfill the goals of the community, in that The Hills at Southampton PDD would satisfy the most-frequently encountered public comment concerning the site. Specifically, the community seeks the permanent preservation of the property as open space, for natural habitat and aesthetic purposes. The proposed project would dedicate 89.30± acres of the site. Overall, approximately 75 percent of the site or 326.55 acres of contiguous natural open space will remain.

Additionally, the community’s goals regarding control of the nature and shape of future growth would be addressed in its favor, as The Hills at Southampton would set a significant precedent regarding the type and intensity of growth that could be realized in the area. That is, the proposed project conforms to the recommendations of the East Quogue Land Use Plan and GEIS, as well as to the Town’s PDD zoning ordinance controls. This would set a valuable and therefore significant precedent that future development would have difficulty overcoming, if such growth were to seek variances or other types of alterations in use and/or yield. Thus, the community could be assured that The Hills at Southampton PDD would help to carry the existing nature and character of East Quogue into the future.

3.3 Consistency with Community Character

The proposed The Hills at Southampton PDD has been designed specifically to balance the capabilities of the applicant with the goals of the Town and community for the site, as well as with the pattern of land uses in the vicinity, in order to provide high-quality development on a site where the probability of economic and aesthetic success is high. The proposed project is designed to be consistent with the existing character of the community, and would remain so into the future with the use of Design Guidelines and a recorded Master Declaration of Covenants and Conditions. For example, despite the significantly longer internal access roadway required, the project's vehicle access has been located on Lewis Road and not Spinney Road so that the existing character of the residences along the latter would not be adversely impacted by vehicle traffic associated with the proposed project. In addition, the project is developed preferentially on already-cleared areas of the South Parcel, which reduces the amount of natural vegetation that must be removed for the project. Thus, the project is expected to have the effect of reducing the potential for significant changes in the character of the community.

3.4 Relationship of Proposed PDD to Anticipated Changes to Community

The proposed PDD would forestall changes in the community, by developing the subject site in a way that would tend to set a precedent for land uses in the vicinity to lower-density, lower-intensity uses that are sensitive to the ecological needs of the area and conform to the recommendations and requirements of the numerous land use controls that apply, and thereby make future changes on other local properties less likely to produce significant changes in the pattern of local land uses.

3.5 Presence of Core Preservation Area

The subject is located in the East Quogue UFSD, of which the northernmost 96.87± acres of the subject site are within the CPA (see **Figure 4**); this encompasses the entire North Parcel (89.30± acres) and the northernmost 7.57± acres of the South Parcel. Reference to the Central Pine Barrens Credit Registry on December 17, 2012 does not indicate the presence of available Pine Barrens Credits (PBCs) at the present time.

3.6 Compatibility to Adjoining Land Uses

Review of the **Aerial Map** (*in a pouch at the end of this document*) indicates the presence of the following land uses abutting the project site:

- to the north: vacant and wooded
- to the east: public open space (Town-owned), vacant and wooded
- to the south: agricultural; vacant and wooded
- to the west: agriculture and agricultural preserve (Noble farms); industrial (sand mine); residential (along Spinney Road); utility (SCWA wellfield); cemetery; vacant and wooded

Land uses more distant from the site include the following:

- to the north: vacant and wooded
- to the east: vacant and wooded; public open space; multi-family residence (mobile home park); residential; utility (antenna)
- to the south: transportation (LIRR); residential; institutional; agricultural preserve; agriculture; vacant; neighborhood business
- to the west: agriculture and agricultural preserve; residential; public open spaces (Town and NYSDEC); institutional; utility

Considering the mix of uses in the vicinity, the low-density residential, recreational, and open space uses of the proposed project would not constitute an adverse or inappropriate juxtaposition of uses with those in the area. To the contrary, the proposed PDD would complement the existing uses in the vicinity, and would support the general pattern of land uses in the neighborhood. This is expected because the rural, low-intensity uses that dominate the area are similar to those of the proposed project, particularly in its retention of significant amounts of existing natural vegetation (on both public and private lands), which will permanently foreclose the potential for these areas to be developed with more intensive or inappropriate uses in the future.

3.7 School, Ambulance/Emergency Medical and Municipal Agencies

The following are the names, addresses and telephone numbers of the offices of the various public services in the vicinity.

East Quogue UFSD	6 Central Avenue East Quogue, NY 11942 (631) 653-5210
Southampton Town Police Department	110 Old Riverhead Road Hampton Bays, NY 11946 (631) 728-5000
East Quogue Fire Department	465 Montauk Highway East Quogue, NY 11942 (631) 653-510
SCWA	4060 Sunrise Highway Oakdale, NY 11769 (631) 589-5200

4.0 COMPARISON OF ALLOWED AND PROPOSED LAND USES AND YIELDS

4.1 As-of-Right Yield Calculations

As shown in the **PRD Sketch Plan-82 Lots** (*in a pouch at the end of this document*), based on the site's existing CR 200 zoning, it is estimated that the project site could generate a total of 82 residential lots, assuming a planned residential district (PRD) design concept. This type of development and this number of units would generate, under SCSC Article 6, a total of 24,600 gpd of wastewater. The SCSC Article 6 density of the subject site (see also **Section 3.1**) is estimated to be 130,756 gpd. As a result, this scenario would be allowed to use individual septic systems for treatment and disposal of sanitary wastewater.

4.2 Information on Anticipated Dwellings

The applicant anticipates that the detached, single-family homes that would be developed on the Village Estate (16 lots) and Woodland Estate lots (8 lots) would each have a total of about 5,000 square feet (SF) of floor space, and have four or five bedrooms.

The detached single-family homes built on the 41 Village lots would be slightly smaller than the Estate lot homes. These units would average about 3,500 SF each, and have four bedrooms.

The 10 Club Cottages would be used on a transient basis by visiting golfers, though these accommodations would be spacious, in order to provide a more "home-like" experience. These units would take the form of attached or detached single-family units, and have about 2,200 SF of floor area and feature three bedrooms.

The Clubhouse would have a total floor area of about 54,000 SF (divided into 33,000 SF of Clubhouse facilities and 21,000 SF in the seven Club units), with below-grade parking. This structure would have a complement of amenities typical of such a feature, and include men's and women's lockers, a dining room, lounge, spa and pool area. The seven Club units would be provided within the Clubhouse, and would be similar to a luxury hotel unit. Each of these units would have 3,000 SF of floor area, and have three bedrooms.

It is expected that each of the 65 Woodland Estate, Village Estate and Village residences will have space for three automobiles, on driveways and in garages; no on-street parking is expected. Each of the 17 Club Cottage and Club units is expected to have two parking spaces available.

4.3 Description of the Difference Between As-of-Right and Proposed Yields

Based on the acreage of the site and the requirements for minimum lot size in the CR-200 zone, it is estimated that the site would yield 82 lots, while the **Concept Master Plan** indicates 82 residences for second-home buyers and an 86.3-acre golf course. The type of residences and

design of the golf course have been described previously. The intent is to conform to the East Quogue Land Use Plan and GEIS with a use that is different from all single-family residential use. The mixed-use development reduces school district impacts, maximizes tax revenue, retains required open space, meets clearing restrictions, limits fertilized areas and represents an overall lower intensity use than what is allowed by current zoning as explained above and in greater detail herein.

On balance, the applicant submits that the proposed project does not represent an increase in the intensity or density of land use. The residential areas are tightly clustered in existing cleared areas. All allowed fertilizer dependent vegetation will fit within the 15 percent allocation of the overall site. The project will conform with SCSC Article 6, and in fact is well below sanitary flow density limitations. The project will result in two (2) low-intensity uses. The residential component involves second homes used primarily for vacations and “getaways” by owners, which would not be expected to contribute children to the school district or require the same service demand as fully occupied primary residences. The residential component is expected to generate less traffic than primary residences, and the golf course would not be subject to activity during nights and winter seasons, and during times of play would be traversed in the limited areas defined for golf. The golf course minimizes disturbance and fertilized vegetation and maximizes retention of natural habitat.

Thus, no PBCs are proposed to be redeemed to justify the difference in yield between the as-of-right yield and the proposed yield (i.e., the golf course). The applicant’s position is that the nature and benefits of the proposed project, in its totality, would justify the residential and golf course components. The community benefits of the proposed project that are listed in **Section 5.1** (some of which are made possible by inclusion of the golf course component) are believed to be sufficient to compensate for the form of development proposed, do not represent an increase in intensity or density of use, and therefore would not require the use of PBCs. In addition, as noted in **Section 3.5**, reference to the Central Pine Barrens Credit Registry on December 17, 2012 does not indicate the presence of available PBCs at the present time. Nevertheless, the project will result in significant benefits by conforming to the East Quogue Land Use Plan and GEIS as well as other benefits described below.

5.0 POTENTIAL COMMUNITY BENEFITS

5.1 Demonstration of How PDD Addresses Goals of the Town and Community

The following is a general listing of the benefits to the community that would be realized by development of the Hills at Southampton PDD, and so would address community goals.

- Conforms to the applicable recommendations and requirements of the various land use plans and development regulations. This conformance would benefit the community by reducing the ability of future applications to justify development that does not conform to such controls. In this way, the community would be assured that its input and growth goals are realized.
- Complements and enhances the uses adjacent to the site and in the community at large.
- Would establish uses on the site that, together, would have a significantly lower level of intensity of land use (based on occupants, school-age children, water use, traffic, need for and cost of community services etc.) than would result if the site were to be developed as-of-right under its existing CR-200 zoning. In this view, the community would be assured of a permanent site use that would not significantly contribute to any diminution of community character.
- Provides significant public benefit through the dedication of a substantial, contiguous amount of open space for the enjoyment of the public at no cost to the Town.
- Golf course occupied parts of the site represent a low-intensity land use that retains habitat.
- The residential component is expected to result in less traffic than primary residences.
- May incorporate Smart Growth design features, which would tend to promote the use of this beneficial design ethos elsewhere in the Town and region, for the benefit of the community at large.
- Provides a significant amount of tax revenues to the Town, local taxing agencies and all applicable community service providers, without a corresponding significant increase in the need (or associated cost) for additional services.
- May increase the land values of property in the vicinity.

The Town's goals for a PDD are given by the Town Board and are listed in Town Zoning Code Section 330-240 E. The following lists these goals, followed by a brief discussion as to whether and how the proposed project satisfies each.

(1) *Preservation and conservation of open space, natural resources, diverse ecological communities, species diversity, and groundwater quality and quantity.*

The proposed project will retain nearly 327 acres of the site as naturally-vegetated open space, which will provide for a significant amount of habitat space to continue to support a diversity of species, both flora and fauna. The proposed project will use far less water resources for on-site consumption, which will mitigate the potential for adverse impacts on water quantity, and will conform to SCSC Article 6 requirements, which would ensure that impacts to groundwater quality are minimized.

(2) *Connection of open space systems and maximization of open space corridors and to establish and maintain open space and open space corridors for active and passive uses.*

The substantial amount of retained natural vegetation is configured in large blocs of area that are generally contiguous to other similar lands on adjacent and adjoining properties, both publicly-privately-owned, or would be accessible to wildlife species that can traverse short distances of developed surfaces characterized by low-intensity usage (e.g., roadways, golf course fairways,

landscaped yards, etc.). This arrangement would allow for continued wildlife access along corridors of natural vegetation, and thereby retain the area's open space character.

(3) *Preservation of agricultural lands and uses.*

As no agricultural land is present on the subject site, and no such use is involved in the proposed project, this goal does not apply.

(4) *Increase consideration of and coordination with school districts, utilities and governmental services.*

The proposed project is not expected to contribute to any enrollment increase for the local school district, so that no adverse impacts to this community resource is anticipated. With respect to the pertinent utility and governmental services, the project will provide its own maintenance and upkeep services, which would minimize any additional burden on these public services. With respect to water supply, the project will utilize the SCWA, and will pay for all water consumed. It should be noted that the project is expected to generate a significant amount of property taxes paid by the site and then allocated to the various public services. Thus, the budgets of these services would be increased (particularly so for the East Quogue UFSD), with minimal anticipated increases in costs of service provision; this represents a significant public benefit.

(5) *Encourage the most efficient and purposeful use of all remaining vacant land.*

With the input of the Town, community and Central Pine Barrens Joint Planning & Policy Commission, the proposed Hills at Southampton PDD has been designed specifically to minimize adverse impacts on the vacant lands of the subject site.

(6) *Preservation and improvement of existing smaller communities.*

With the input of the Town and community, the proposed project has been designed so that it would minimize the potential for impact on the character of the East Quogue community, primarily by minimizing the visibility of the project's components to outside observation. Retention of the majority of the site's natural vegetation, which characterizes the site and community at present, would minimize the potential for adverse impact to community character. The project is of a nature that would not negatively impact the local school district or any of the pertinent community services, but would, rather prove to be significant fiscal benefit.

(7) *Preservation of a sense of place in communities and the creation and reestablishment of small hamlet communities and atmosphere which foster the sharing of amenities and the utilization of local services.*

As the project has been designed to minimize the potential for adverse impacts from interaction with the larger East Quogue community, this goal does not apply.

(8) *Creation of planned residential communities providing an array of housing meeting the social and economic needs of the residents of the hamlets, the Town and the region.*

As the project has been designed to minimize the potential for adverse impacts from interaction with the larger East Quogue community, this goal does not apply. However, it should be noted that the expected significant amount of property taxes generated by the project represents a fiscal benefit to the community and Town.

(9) *Reduction in the effective cost of governmental and other public services.*

The proposed project would not increase enrollments in the East Quogue UFSD, and so would not adversely impact the district from associated expenditure increases. In addition, the project will fund and perform necessary on-site maintenance functions, which would likewise avoid adverse impacts to

the pertinent local community services. To the contrary, it should be noted that the project is expected to generate a significant amount of property taxes paid by the site and then allocated to the various public services. Thus, the budgets of these services would be increased (particularly so for the East Quogue UFSD), with minimal anticipated increases in costs of service provision. This aspect of the proposed project would materially improve the fiscal conditions for governmental and utility services.

(10) Elimination of excessive and inefficient infrastructure and the minimization of infrastructure development and maintenance costs and maximization of efficiency and coordination of existing and planned transportation facilities and networks.

As the subject site is presently undeveloped, there is no infrastructure that could be eliminated or have its efficiency maximized. However, the proposed project will include necessary and appropriate infrastructure, including septic and drainage systems, internal water and electrical distribution systems, internal roadways and telephone/cable networks. All of these features will be owned and maintained by the property owner's association, so that no increased cost or maintenance burden is placed on public services.

(11) Prevention of inappropriate development on stale previously filed subdivision maps encompassing wetlands, high-water-table areas, steep slopes and other impractical or unsuitable terrain and topography.

The project site does not have a stale, previously-filed subdivision map on it. The site has no NYSDEC or Town designated wetlands, is not characterized by a high water table or other unsuitable terrain or topography. There are areas of steep slopes on the site, but the site layout has been conceived so that these slopes are not disturbed, but are incorporated into golf course play areas or left in natural vegetation.

(12) Development of communities wherein, collectively, the mix of uses, aesthetically, physically, socially and economically encourages the creation and/or preservation of a sense of place, pride and values.

The Hills at Southampton PDD has been conceived and designed so that its occupants and its visitors would benefit from a positive and relaxing atmosphere experienced in an attractive, natural setting. This would tend to foster the development of a sense of place sought by this Town goal.

(13) Provide flexible but definitive standards to facilitate innovative and creative land use planning and development techniques not possible under conventional zoning ordinances.

The proposed project conforms to this goal, in that its layout and design utilize the flexibility that characterizes the PDD concept to develop a single site with two differing but complementary uses in an attractive setting that minimizes land disturbance and maximizes the retention of the natural resources of the property, while conforming to local and Town goals. Such a combination of achievements would not have been attainable under the site's existing zoning.

(14) Encourage the development, rehabilitation and improvement of identifiable and unique historic and architecturally significant areas and communities, "main streets" and centers of residential, commercial and industrial activities.

This goal does not apply to the project site, as it is undeveloped and so contains no identified or unique historic or architectural resources, main streets, or center of activity.

(15) Encourage comprehensive and innovative planning and design of the highest quality, utilizing and incorporating a variety of land uses.

The proposed Hills at Southampton PDD utilizes the innovative practices of the PDD concept in its design and mix of land uses to establish a beneficial development that will benefit the applicant, community and Town.

(16) Provide reasonable incentives and standards to encourage private participation in and compliance with the comprehensive goals of this article.

This goal applies to the Town, in that it would provide for private development that utilizes the flexibility inherent in the PDD concept, with the incentives associated with it, and simultaneously establishes a pattern of growth that effectively satisfies Town and community goals for development. The proposed project conforms to this goal, by using the PDD, without the need for density incentives, that conforms to Town and community desires for the project site.

(17) Assure that lands set aside for receiving or sending areas are consistent and harmonious with the Town's comprehensive land use objectives and locate areas permitted to be developed in such a manner as to maximize the continuity and connection of open spaces, preserves and wildlife corridors.

As the proposed project does not include the use of transferred density from other properties, this goal does not apply.

In conclusion, it is expected that the proposed project as envisioned will provide a suitable land use in the context of the surrounding community while providing substantial public benefits.

5.2 Alignment of Community Benefits

The public benefits delineated in **Section 5.1** are the natural outgrowth of the character of the proposed project, whether as a result of its necessary conformance to land use controls or the regular business practice of the applicant to construct high-quality development projects. It should be noted that none of the benefits listed is being provided as an “extra”, meant to offset some significant adverse impact or to compensate for an excess in yield beyond the yield inherent to the site. (The proposed project does not seek an increase in the site’s yield). The benefits of the project are the result of the character and design of the project itself, and all significant impacts are beneficial in nature; no significant adverse impacts are expected. The adverse impacts associated with the project are not significant, and are to be expected from development of a previously-impacted site (such as land clearing), or of any site that is being developed (e.g., increased water use, increased vehicle traffic, etc.).

5.3 Requested Density Increase Offset

The proposed project does not seek a density increase; its potential as-of-right yield is equal to the yield requested for the proposed project.

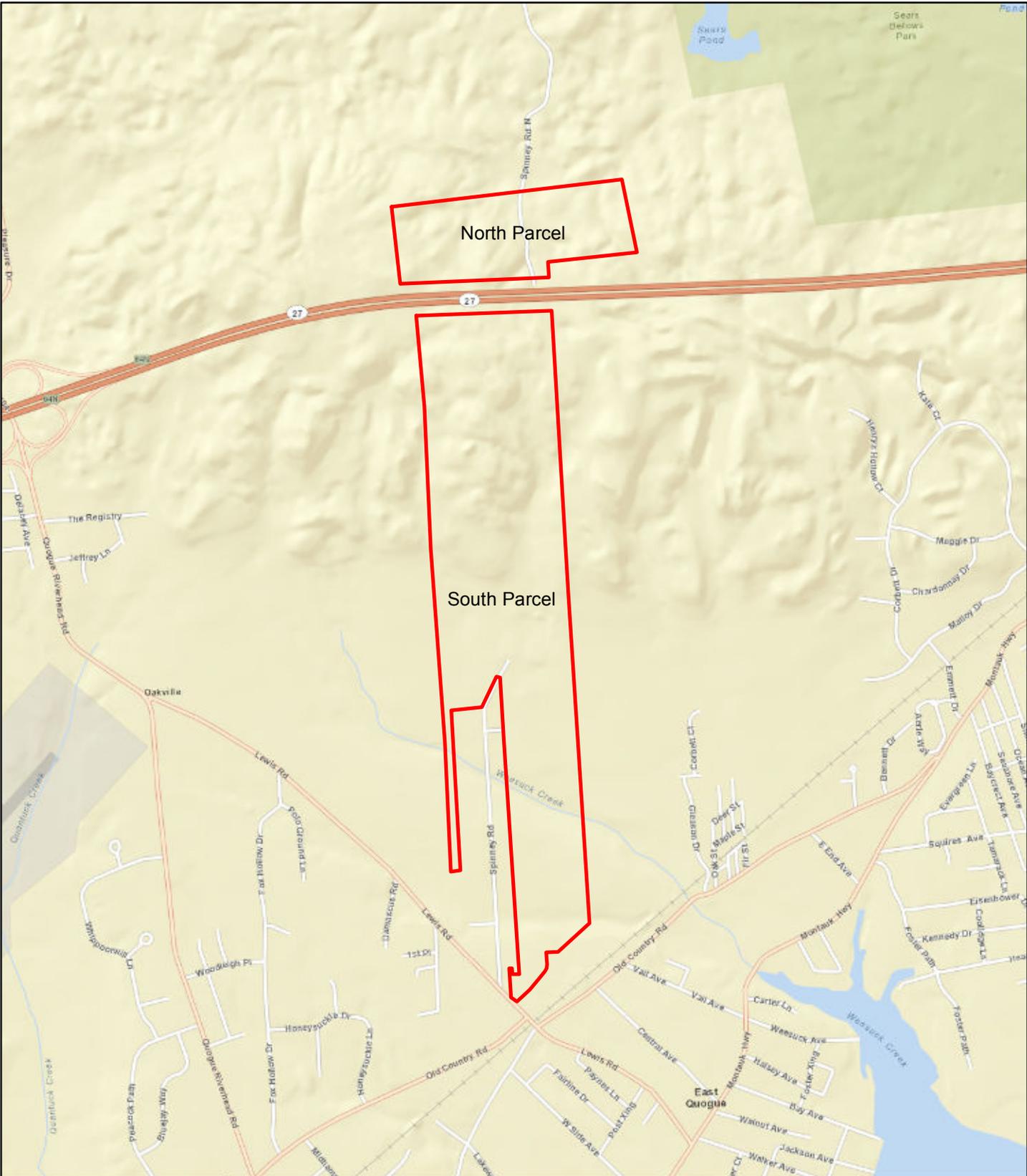
5.4 School District Pine Barrens Credit (PBC) Offset

As noted in **Section 3.5** above, the proposed project does not seek an increase in density over that allowed as-of-right. Reference to the Central Pine Barrens Credit Registry on December 17, 2012 does not indicate the presence of available PBCs at the present time. As a result, it does not need to or propose to utilize PBCs.

5.5 Open Space Preservation

As described in **Section 3.1**, the entire North Parcel (89.30± acres) and northernmost portion of the South Parcel (the area within 1,000 feet of NYS Route 27, totaling 7.57± acres) are within the CPA. The applicant will offer to dedicate the 89.30± acres, and a total of about 75 percent or 326.55 acres of contiguous natural open space will remain permanently preserved as natural open space.

FIGURES



**FIGURE 1
LOCATION MAP**

Source: ESRI Web Mapping Service
Scale: 1 inch = 2,000 feet



**The Hills
at
Southampton**
**PDD Pre-Application
Submission**



North Parcel

South Parcel

**FIGURE 2
EXISTING SITE AND
AREA CONDITIONS**

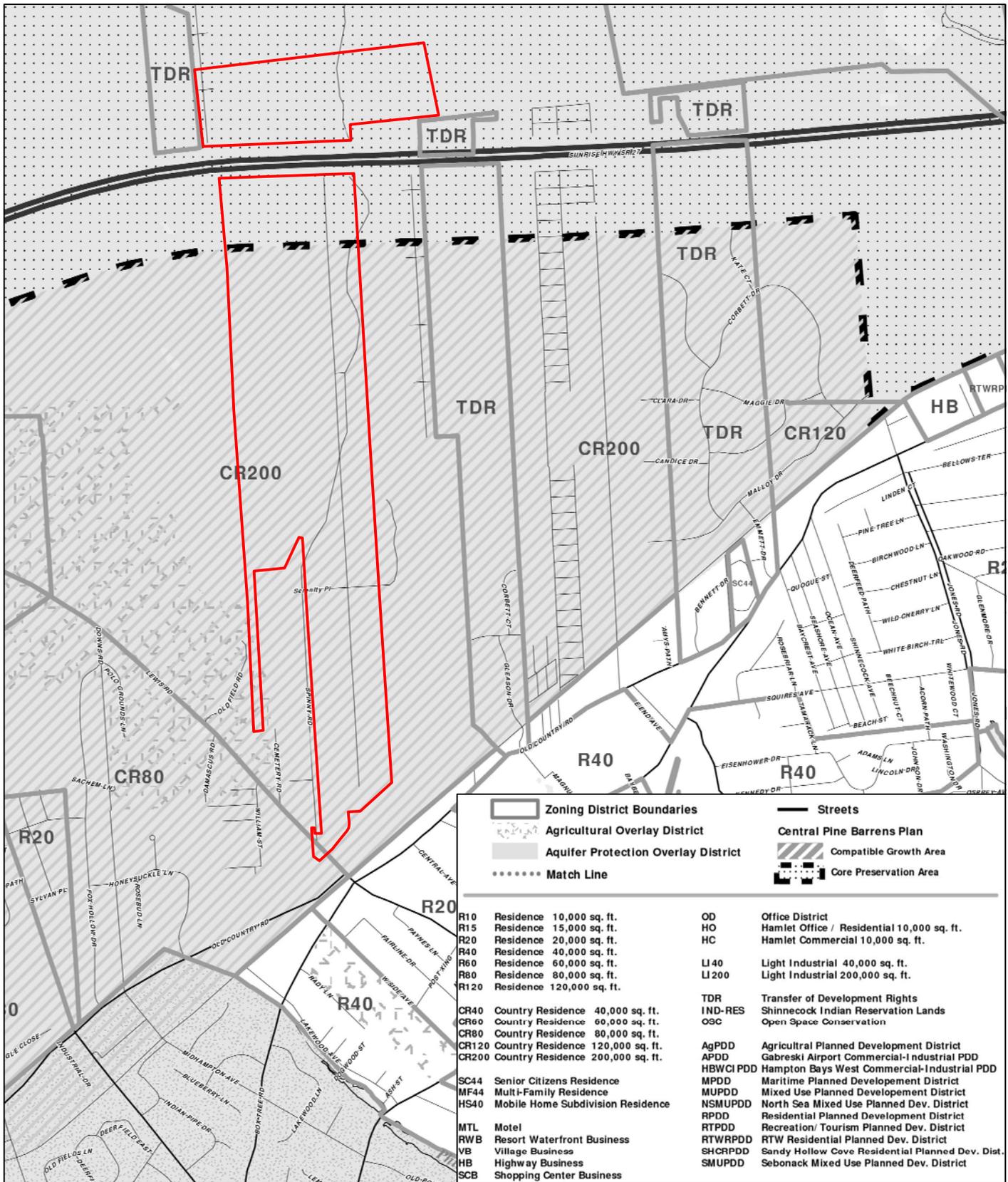
Source: ESRI Web Mapping Service
Scale: 1 inch = 2,000 feet



**The Hills
at
Southampton**

**PDD Pre-Application
Submission**





Zoning District Boundaries	Streets
Agricultural Overlay District	Central Pine Barrens Plan
Aquifer Protection Overlay District	Compatible Growth Area
Match Line	Core Preservation Area

R10	Residence	10,000 sq. ft.	OD	Office District
R15	Residence	15,000 sq. ft.	HO	Hamlet Office / Residential 10,000 sq. ft.
R20	Residence	20,000 sq. ft.	HC	Hamlet Commercial 10,000 sq. ft.
R40	Residence	40,000 sq. ft.	LI 40	Light Industrial 40,000 sq. ft.
R60	Residence	60,000 sq. ft.	LI 200	Light Industrial 200,000 sq. ft.
R80	Residence	80,000 sq. ft.	TDR	Transfer of Development Rights
R120	Residence	120,000 sq. ft.	IND-RES	Shinnecock Indian Reservation Lands
CR40	Country Residence	40,000 sq. ft.	OSC	Open Space Conservation
CR60	Country Residence	60,000 sq. ft.	AgPDD	Agricultural Planned Development District
CR80	Country Residence	80,000 sq. ft.	APDD	Gabreski Airport Commercial-Industrial PDD
CR120	Country Residence	120,000 sq. ft.	HBWCI PDD	Hampton Bays West Commercial-Industrial PDD
CR200	Country Residence	200,000 sq. ft.	MPDD	Maritime Planned Development District
SC44	Senior Citizens Residence		MUPDD	Mixed Use Planned Development District
MF44	Multi-Family Residence		NSMUPDD	North Sea Mixed Use Planned Dev. District
HS40	Mobile Home Subdivision Residence		RPDD	Residential Planned Development District
MTL	Motel		RTPDD	Recreation/ Tourism Planned Dev. District
RWB	Resort Waterfront Business		RTWRPDD	RTW Residential Planned Dev. District
VB	Village Business		SHCRPDD	Sandy Hollow Cove Residential Planned Dev. Dist.
HB	Highway Business		SMUPDD	Sebonack Mixed Use Planned Dev. District
SCB	Shopping Center Business			



FIGURE 3 EXISTING ZONING MAP

Source: Town of Southampton Zoning, 2008
Scale: 1" = 2000'



**The Hills
at
Southampton**

**PDD Pre-Application
Submission**

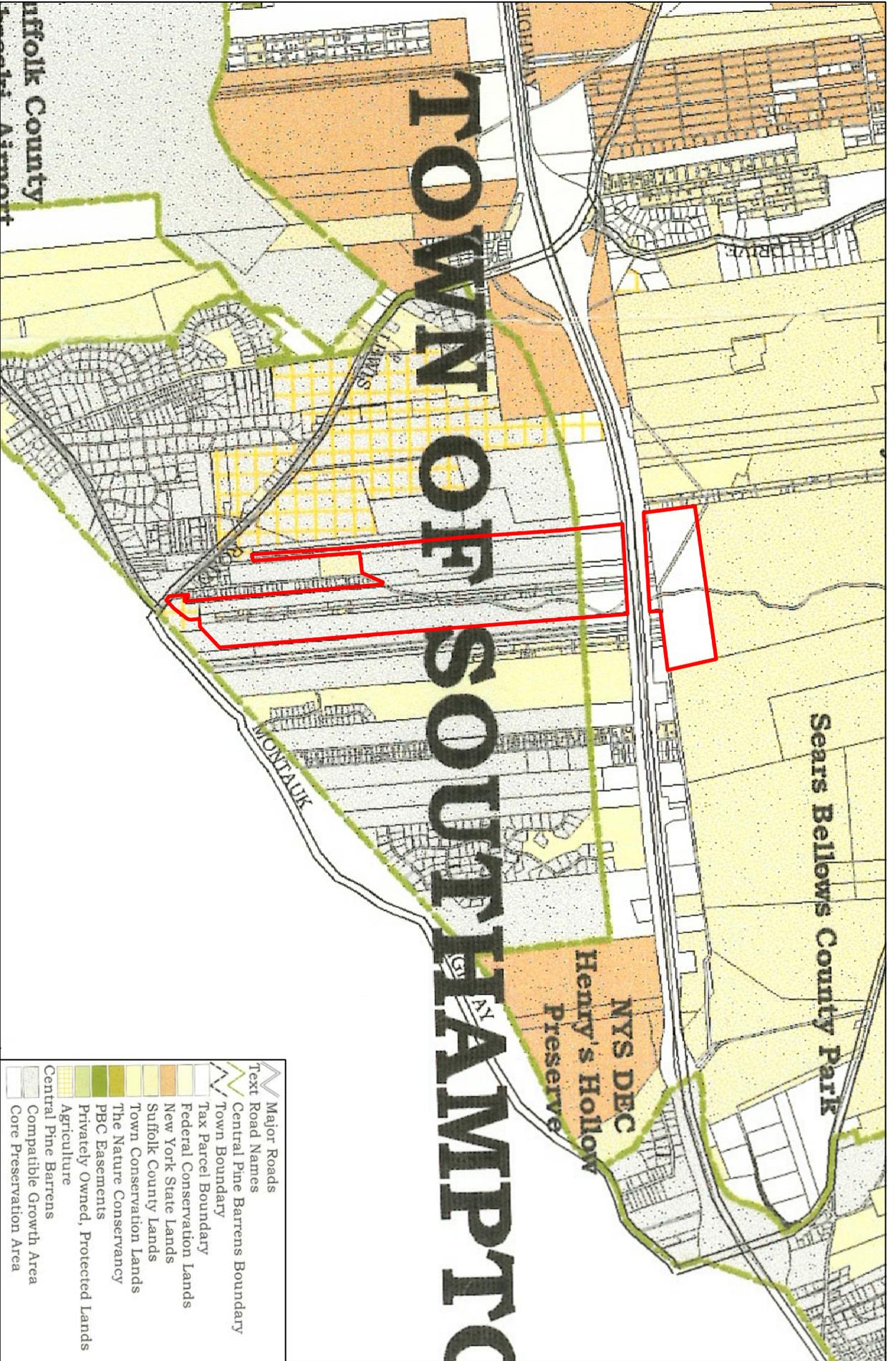


FIGURE 4
CENTRAL PINE BARRENS ZONE MAP

Source: Pine Barrens Joint Planning and Policy Commission
 Scale: 1" = 3,000'



- Major Roads
- Text Road Names
- Central Pine Barrens Boundary
- Town Boundary
- Tax Parcel Boundary
- Federal Conservation Lands
- New York State Lands
- Suffolk County Lands
- Town Conservation Lands
- The Nature Conservancy
- PBC Easements
- Privately Owned, Protected Lands
- Agriculture
- Central Pine Barrens
- Compatible Growth Area
- Core Preservation Area

The Hills at
Southampton

PDD Pre-Application
Submission

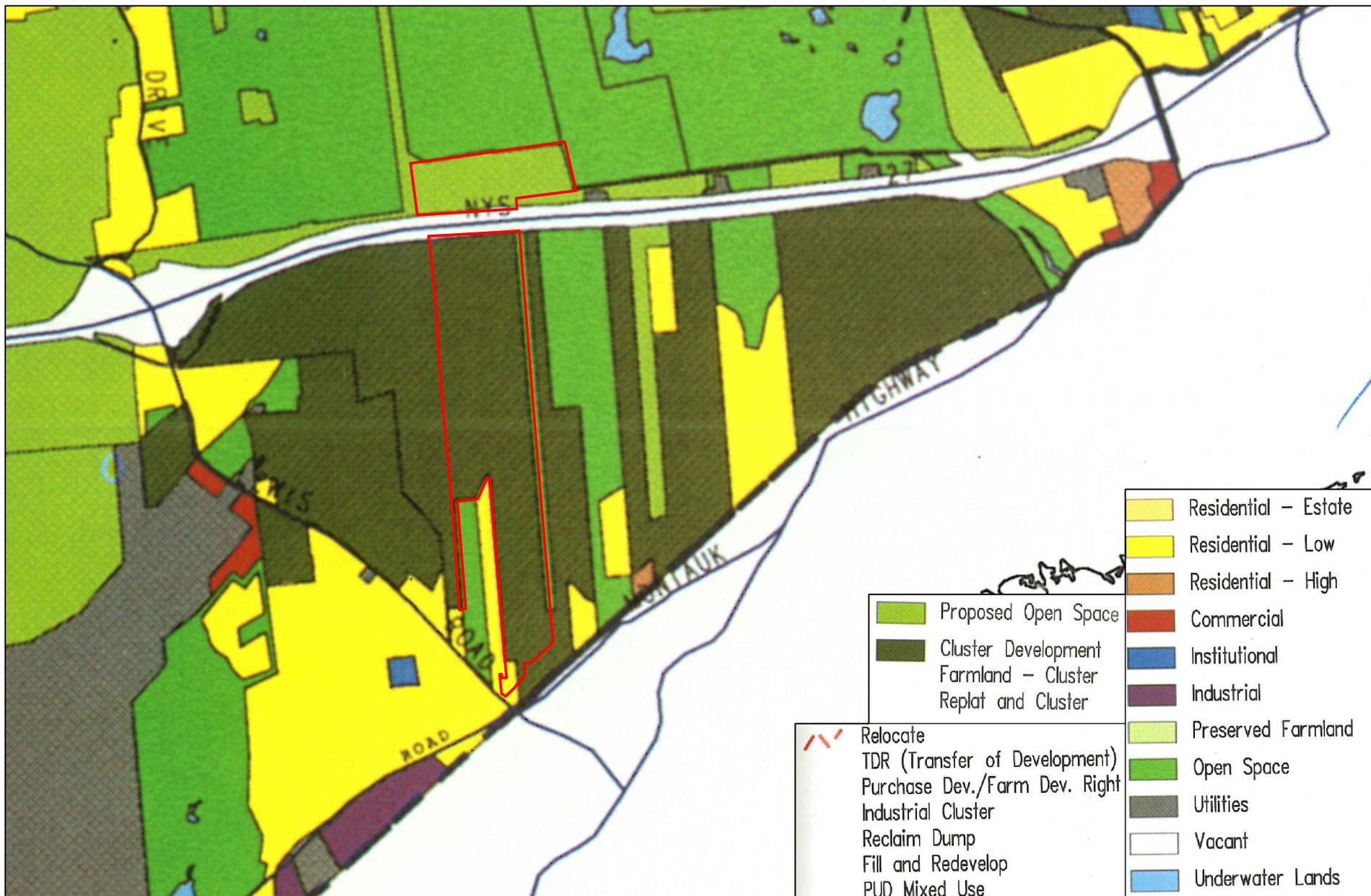


FIGURE 5
RECOMMENDED LAND USE, SGPA PLAN

The Hills at
 Southampton

Source: Long Island Regional Planning Board
 Scale: 1" = 3,000'



PDD Pre-Application
 Submission



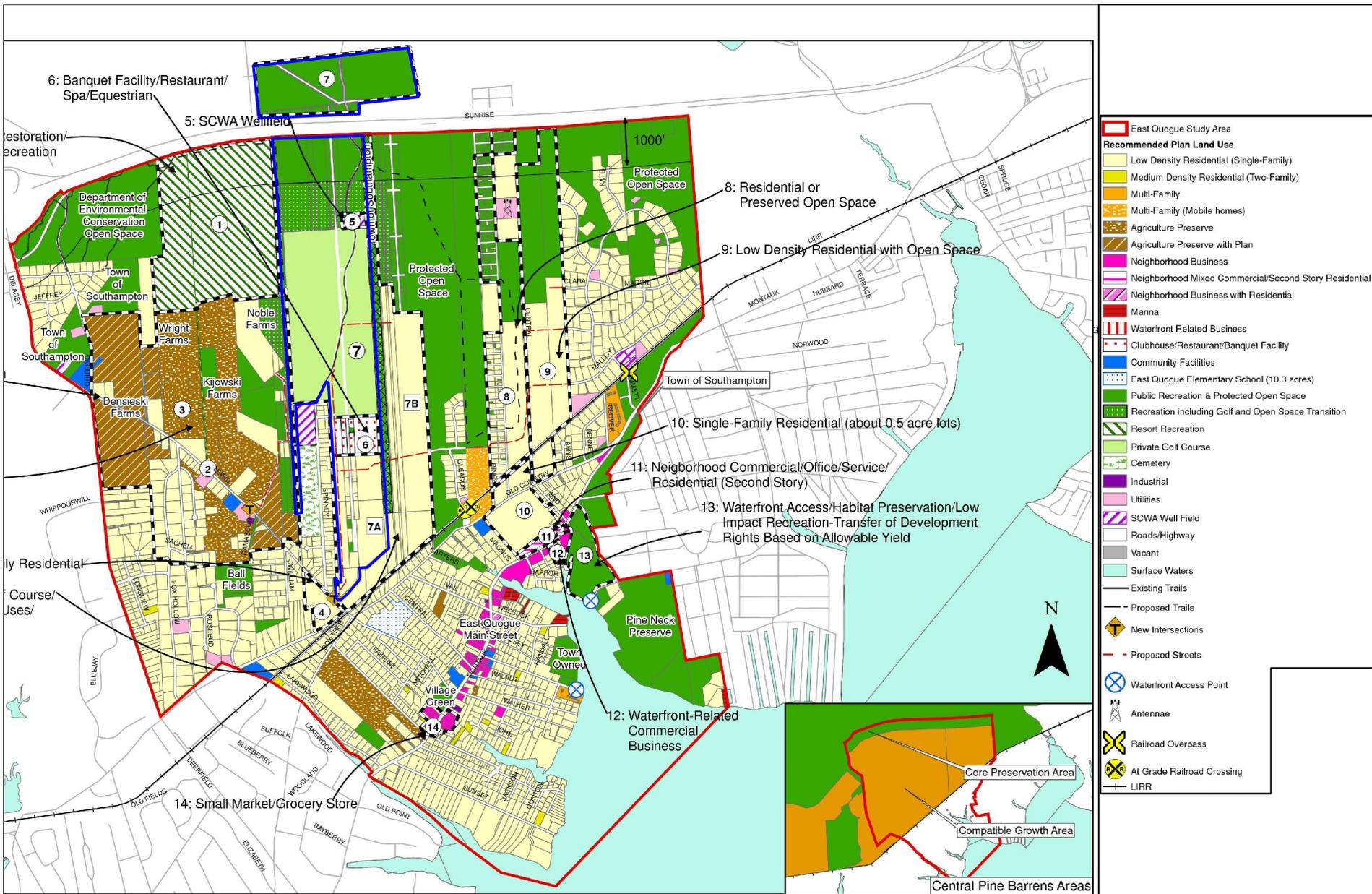


FIGURE 6
RECOMMENDED LAND USE, EAST QUOGUE GEIS

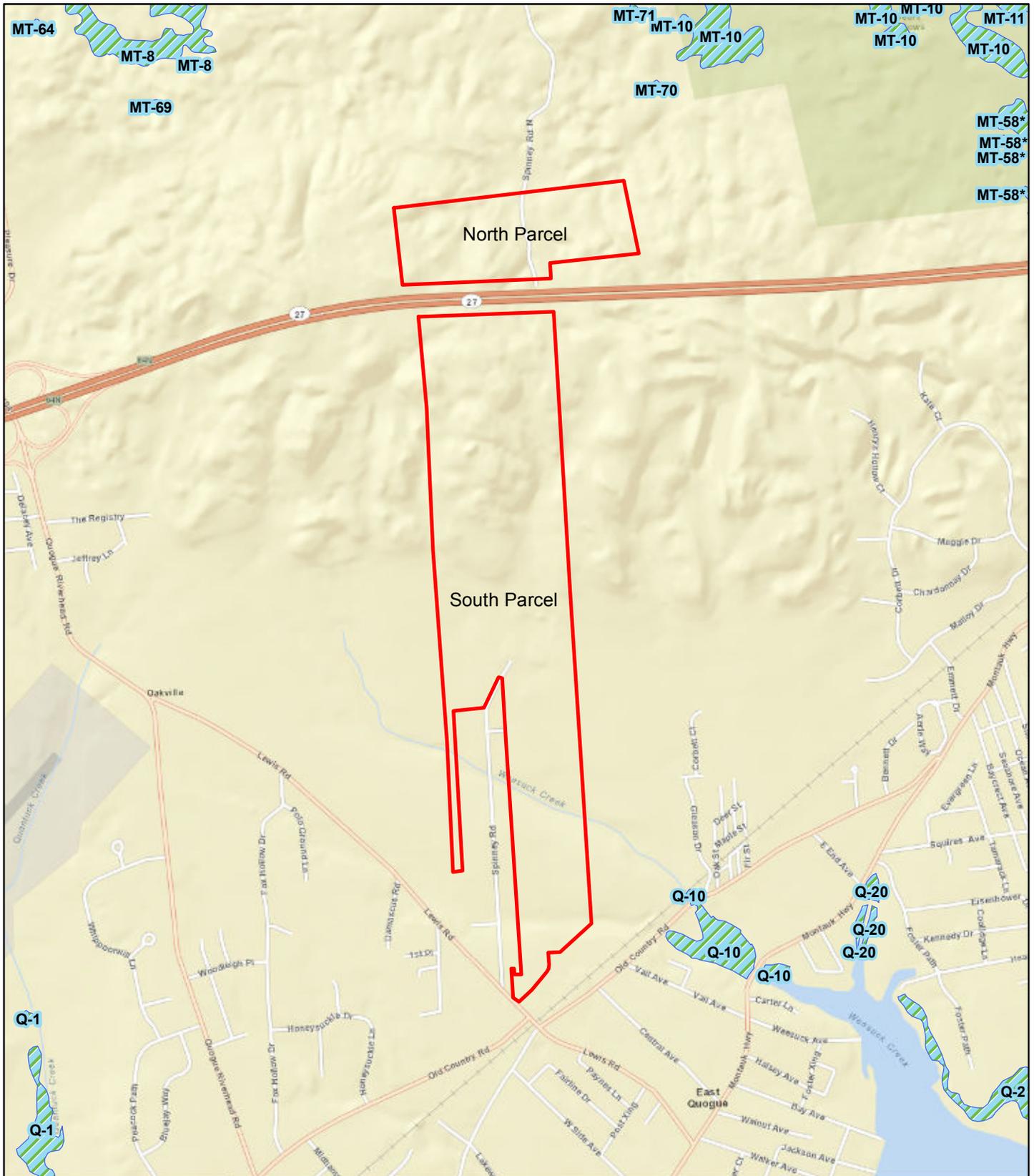
Source: Town of Southampton GIS, 2008
 Scale: 1" = 3,000'



The Hills at
 Southampton

PDD Pre-Application
 Submission





**FIGURE 7
NYSDEC FRESHWATER
WETLANDS MAP**

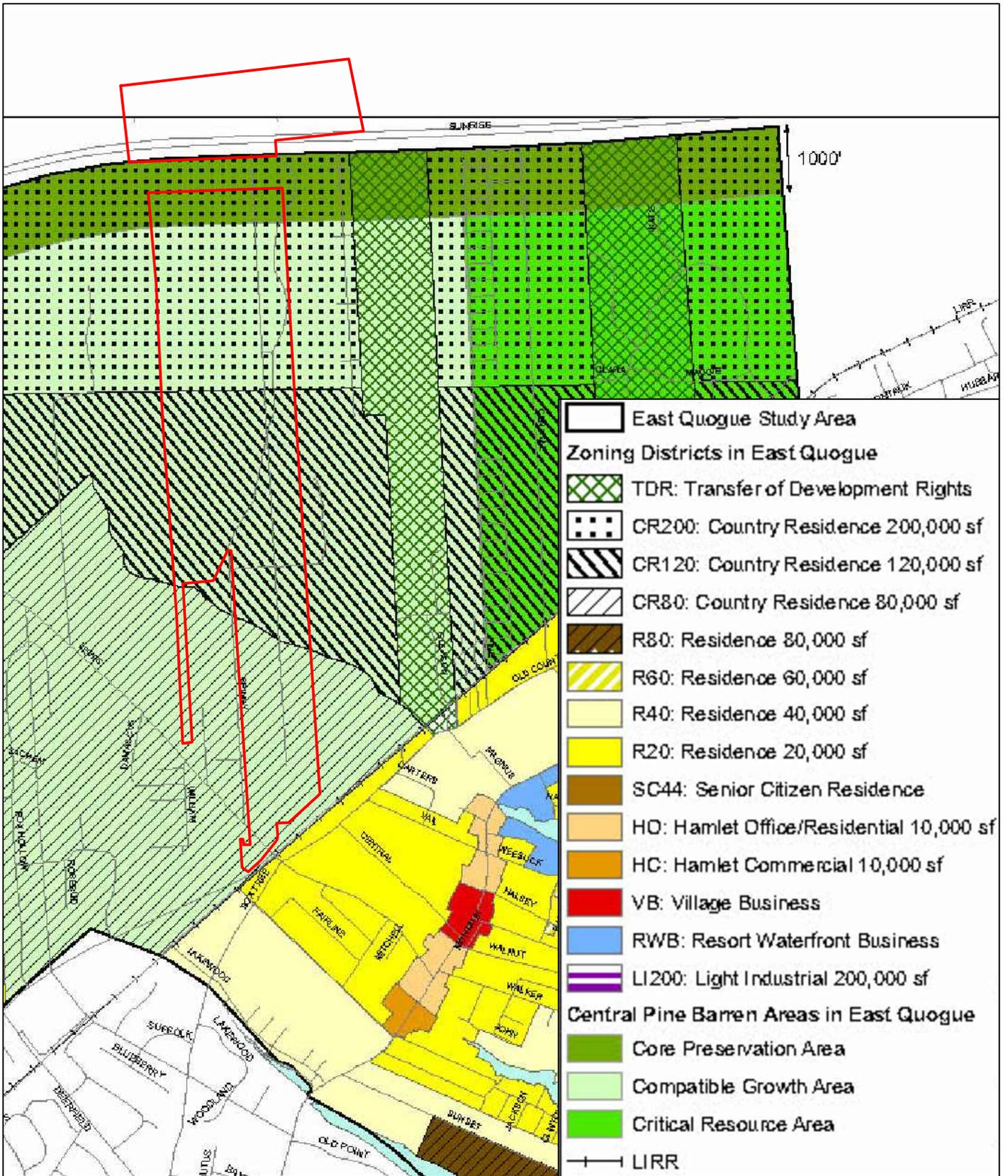
Source: ESRI Web Mapping Service, NYSDEC
Freshwater Wetlands Map
Scale: 1 inch = 2,000 feet



**The Hills
at
Southampton**

**PDD Pre-Application
Submission**





**FIGURE 8
PRIOR ZONING MAP**

The Hills
at
Southampton



Source: Town of Southampton Zoning, 2006
Scale: 1" = 2000'



PDD Pre-Application
Submission

**APPENDIX A
FISCAL IMPACT ANALYSIS**

NP&V, LLC

May 30, 2013

FISCAL IMPACT ANALYSIS

The Hills at Southampton Planned Development District (PDD)

East Quogue, New York

NP&V No. 05105

Submitted to: DLV Quogue, LLC
14605 North 73rd Street
Scottsdale, Arizona 85260

Submitted by: Nelson, Pope & Voorhis, LLC,
Environmental Planning Consultants
572 Walt Whitman Road
Melville, New York 11747
Phone: (631) 427-5665

June 6, 2013



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ATTACHMENT A - NELSON, POPE & VOORHIS, LLC ECONOMIC QUALIFICATIONS

FISCAL IMPACT ANALYSIS

The Hills at Southampton Planned Development District (PDD)

East Quogue, New York

NP&V No. 05105

Prepared For: DLV Quogue, LLC
14605 North 73rd Street
Scottsdale, Arizona 85260

Prepared By: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
(631) 427-5665

Date: June 6, 2013

1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC has prepared this fiscal impact analysis as part of the Pre-Application submission for The Hills at Southampton Planned Development District (PDD). NP&V is a professional environmental and planning firm with qualifications and expertise to prepare fiscal impact analyses, and a track record of similar completed projects as well as economic impact analyses, residential and commercial market analysis and related economic development services to private and municipal clients. The fiscal impact analysis and related qualifications of the firm and personnel are provided in **Attachment A**.

The subject site consists of multiple tax parcels that total approximately 436 acres in size, and is located in the hamlet of East Quogue, within the Town of Southampton, Suffolk County, New York. The subject site is located north of the Long Island Rail Road (LIRR) right-of-way, from a point just north of the end of Old Country Road and extending northward to and beyond NYS Route 27. The proposed project includes a change of zone to Mixed Use Planned Development District (MUPDD) zoning.

There are a total of 82 residential units proposed for the site, of which 65 are second-home residences, and 17 (proposed as ten [10] Club Cottages and seven [7] Club Units) are associated with temporary use by golf course enthusiasts who seek to own a golf-related unit. All 82 residences will be sold for use by their owners; no rental units are proposed. In addition to the

82 residential units, the proposed project also includes a golf course and Clubhouse, in addition to substantial public open space retained through design. The nature of the project is such that the 82 residences would not be utilized by their owners as full-time residences, but would be “second home” units (or even third home or greater based on other comparable communities) that would not be occupied on a year-round basis.

The PDD is proposed to provide a high-quality, attractive, well-planned development that will create a desirable residential atmosphere and enjoyable environment for the golf course patrons. The proposed project will fulfill a significant need in the community by providing an appropriate and beneficial land use on the property. In addition, the proposed project meets Town goals for minimizing impact on services, providing recreational use, preserving habitat and ensuring a balance of aesthetic development and land preservation. Quality-of-life will be a focus of the project, and this emphasis will be evident in its use of thoughtful building design, appropriate landscaping, well-equipped private residential recreational spaces and installation of attractive site entrances. The use of an internal roadway linking the recreational and residential areas would enhance the vibrancy and unifying aesthetic of this community.

This analysis examines the beneficial fiscal impacts that will be generated by The Hills at Southampton PDD. The development will generate strong fiscal activity by providing a solid tax base, creating beneficial fiscal impacts throughout East Quogue, the Town of Southampton, Suffolk County, and the region as a whole. **Section 2.0** of this analysis outlines the methodology and the sources of data used to project the fiscal impacts generated in this analysis. **Section 3.0** presents an executive summary and key findings of the fiscal impact analysis. These include beneficial impacts to the local school district as well as the generation of annual property tax revenues allocated to each of the taxing jurisdictions located within the boundary of the site. **Section 4.0** outlines the references utilized in this analysis.

2.0 METHODOLOGY

Various data and information from state, local, and commercial data sources was used to analyze the projected fiscal impacts stemming from the proposed PDD.

Discovery Land Company supplied information regarding the proposed unit mix, construction costs, and estimated selling prices of the residential units. This information was used to project the assessed valuation of the proposed development.

The Town of Southampton provides information regarding current tax rates for the parcels that comprise the subject property. This tax information was used to project the taxes to be generated upon full build-out of the proposed development.

3.0 ANTICIPATED FISCAL IMPACTS

As noted in **Section 1.0**, this analysis examines the fiscal impacts that are associated with the proposed Hills at Southampton PDD. Fiscal impacts include the generation of property tax revenues and their distribution among local taxing jurisdictions.

A summary of findings is provided herein, with detailed methodologies and references provided in the subsequent sections of this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard for such fiscal impact analyses.

Key Findings

The Hills at Southampton PDD is proposed to provide a high-quality, attractive, well-planned development that will create a desirable residential atmosphere and enjoyable environment for the golf course patrons. The proposed project will fulfill a significant need in the community by providing an appropriate and beneficial land use on the property. In addition, the proposed project meets Town goals for minimizing impact on services, providing recreational use, preserving habitat and ensuring a balance of aesthetic development and land preservation.

The proposed development would provide a desirable alternative to a typical residential subdivision that would increase local school-age population and school enrollments; such an impact would not occur with the proposed Hills at Southampton PDD. The proposed development will increase the distribution of tax ratables throughout the East Quogue Union Free School District (UFSD), the Town of Southampton and Suffolk County, creating beneficial fiscal impacts to the region.

Fiscal Impacts

- Property owners residing in this part of the Town of Southampton are currently taxed at a rate of \$13.129 per \$1,000 of assessed valuation.
- For taxing purposes, the total estimated market valuation of the proposed PDD is approximately \$336.25 million. This is based upon the estimated selling prices of the residential units, as well as construction costs associated with the golf course, amenities and site infrastructure.¹
- At full build-out, the proposed PDD is projected to generate over \$4.4 million in annual taxes.
- The proposed PDD will levy property taxes for the East Quogue UFSD in the amount of approximately \$3.5 million per year. This accounts for 79.0% of the total tax levy.²
- The proposed PDD will generate approximately \$106,000 in annual tax revenues to the East Quogue Library District, comprising 2.4% of the total revenues.³
- Suffolk County is projected to levy \$66,241, comprising 1.5% of the total generation.

¹ Construction costs and a range of sales prices of the residential units were provided by Discovery Land Company in May 2013. For the purpose of this analysis, an average sales price of \$3.35 million was assumed.

² It is important to note that a small portion of the subject site is located within the boundaries of the Riverhead Central School District. This analysis presents a conservative tax projection that does not include taxes that may be levied to this district.

³ It is important to note that a small portion of the subject site is located within the boundaries of the Riverhead Library District. This analysis presents a conservative tax projection that does not include taxes that may be levied to this district.

- The Town of Southampton is projected to generate over \$476,000 in annual property tax revenues under the proposed PDD, representing 10.8% of the tax generation. This reflects taxes paid to the General Town, Highway, Police, Emergency Dispatching – e911, Part-Town and Out of County Tuition funds.
- More than an additional \$277,000, or 6.3%, will be generated by the proposed PDD and distributed among the Town’s special taxing jurisdictions, including the New York State Real Property Tax Law, New York State MTA Tax, East Quogue Fire District and East Quogue Lighting District.⁴
- A total of 295 part-time residents are anticipated, of which 82 are expected to be school-age children (between the ages of 5 and 17 years). However, given the second-home nature of these residences, it is not expected that these school-age children would be present during the school year, and would not attend the East Quogue UFSD.
- The proposed project will levy property taxes for the East Quogue UFSD without imposing additional costs resulting from an increased enrollment. This net revenue – nearly \$3.5 million per academic year – could ease the district’s need to tap into additional fund balances, reduce their financial burden, and could also help alleviate an increased burden on other taxpayers throughout the district. These revenues are most crucial during a time of fiscal and economic hardships throughout Long Island, New York State and the nation.

A summary of key fiscal findings is provided in **Table 1**. The methodologies and full derivation of the facts and figures presented in the above summary are fully described in subsequent sections of this analysis.

⁴ It is important to note that a small portion of the subject site is located within the boundaries of the Flanders Fire District, Flanders Lighting District, Flanders Water District and Northampton Ambulance District. This analysis presents a conservative tax projection that does not include taxes that may be levied to these districts.

Table 1
SUMMARY OF KEY FISCAL FINDINGS

Taxing Jurisdiction	Tax Rate (per \$1,000 Assessed Valuation)	Projected Tax Revenue	Percent of Total Taxes
School Taxes	10.690	\$3,594,513	81.4%
East Quogue School	10.375	\$3,488,594	79.0%
East Quogue Library	0.315	\$105,919	2.4%
County Taxes	0.197	\$66,241	1.5%
Town Taxes	1.416	\$476,130	10.8%
Southampton Town - General	0.397	\$133,491	3.0%
Highway	0.358	\$120,378	2.7%
Police	0.538	\$180,903	4.1%
Emergency Dispatching - e911	0.048	\$16,140	0.4%
Part-Town Outside of Villages	0.070	\$23,538	0.5%
Out of County Tuition	0.005	\$1,681	0.0%
Other Taxes	0.826	\$277,743	6.3%
New York State Real Property Tax	0.139	\$46,739	1.1%
New York State MTA Tax	0.007	\$2,354	0.1%
East Quogue Fire District	0.634	\$213,183	4.8%
East Quogue Lighting District	0.046	\$15,468	0.4%
TOTAL: ALL TAXING JURISDICTIONS	13.129	\$4,414,626	100.0%

Source: Town of Southampton Receiver of Taxes; Discovery Land Company; Analysis by Nelson, Pope & Voorhis, LLC.

4.0 REFERENCES

Southampton Town Receiver of Taxes, Fiscal Year 2012. Consolidated Real Property Tax Bill. Southampton, New York, 2013. Accessed via Town of Southampton Property Tax Payment Portal.

ATTACHMENT A
Nelson, Pope & Voorhis, LLC
Fiscal Impact Analysis Qualifications

NELSON POPE & VOORHIS

ABOUT NELSON, POPE & VOORHIS...

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CONSULTING*

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PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
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Nelson, Pope & Voorhis, LLC was formed in 1997 and has grown in capabilities and size since that time. The merging of Charles Voorhis & Associates (13 year history) with Nelson & Pope (a 50-year tradition in engineering and related services) created an environmental planning firm with a wealth of experience to bring to complex environmental problem solving, planning and feasibility, resource assessment and site investigations.

Nelson, Pope & Voorhis serves governmental and private sector clients in preparing creative solutions in the specialized area of complex environmental project management and land use planning and analysis.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and implementable solutions.

Nelson, Pope & Voorhis employees are recognized as experts in environmental, land use and planning issues and have provided consulting services to various municipalities. NP&V encourages continuing education through participation in conferences and seminars for all staff and holds regular training luncheons utilizing APA and other training packages.

Nelson, Pope & Voorhis has a capable staff of professionals, including planners and economic analysts, ecologists, hydrologists, wetlands specialists and environmental professionals. When integrated with technical staff of Nelson & Pope, the team is expanded to include civil, sanitary and transportation engineers and land surveyors.

Nelson, Pope & Voorhis would appreciate the opportunity to discuss how we can assist you in achieving your goals. We are committed to providing quality environmental, planning and consulting services to all clients. This statement of qualifications is an introduction to the many services we provide with a focus on municipal services; the following pages contain a more detailed presentation of services offered by **Nelson, Pope & Voorhis**, as well as a sampling of completed projects and key staff resumes.

Call us at (631) 427-5665. We welcome the opportunity to serve your environmental, planning and consulting needs.



NELSON POPE & VOORHIS

MORE ABOUT NELSON, POPE & VOORHIS...

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& VOORHIS**

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Charles Voorhis is managing partner and is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP), having over 30 years of experience in environmental planning on Long Island and the New York area. Mr. Voorhis oversees the business in terms of management, marketing and expertise, provides expert testimony in hearings and court proceedings, and ensures that client needs are served to the best of the firm's ability.

The firm has significant expertise in applied use of the State Environmental Quality Review Act (SEQRA) with understanding of the practical and legal use of this law from both the private and municipal perspective. Staffing includes environmental professionals assembled to work together as a team with complementary expertise and interests. NP&V personnel maintain wildlife collection permits in New York State, and are active contributors to the Long Island Geographic Information System (GIS) user group meetings and publications.

The firm has developed a number of copyright protected computer models for environmental analysis in the areas of: wildlife and ecology; water budget analysis and groundwater impacts; economic and market analysis; and stormwater impact prediction. The reports and graphics generated for projects are high in quality and professionally prepared through the use of state-of-the-art technology in digital aerial photography, geocoding and mapping of site features using differential global positioning systems (GPS), AutoCAD analysis/mapping, ESRI geographic information systems (GIS) programs including ArcMap and 3D Analyst and Spatial Analyst, custom spreadsheet models for regional land use impact assessment, and related technological tools for advanced data management and word processing. The seamless integration of environmental and engineering services with Nelson & Pope is accomplished by direct communication and computer networking to ensure that projects are managed through the review process to the development stage.

NP&V features three divisions, created to better serve clients with high quality, innovative and responsive consulting



THE THREE DIVISIONS OF NP&V...

ENVIRONMENTAL PLANNING CONSULTING

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The division of **ENVIRONMENTAL & COMMUNITY PLANNING** specializes in comprehensive local and regional planning. Technology is key in today's planning field and NP&V continues to keep pace with the most current tools available for planning applications. Use of Geographic Information System (GIS) software, 3D Analyst, ArcScene and Spatial Analyst, as well as CommunityViz (3-D simulation and analysis software), architectural SketchUp (modeling software), AutoCAD, and planning and analysis software and spreadsheets, results in rapid, accurate and high quality data, analysis, illustration and reporting. This division conducts planning studies, revitalization plans, community development/public participation activities, and human resource analysis including noise, air, demographic, socio-economic and visual resource assessment (including 3D simulations, photo simulations and shadow studies). The division is directed by Kathryn Eiseman, AICP and includes planners, economic analysts and GIS specialists with environmental, planning and architectural backgrounds.

The division of **ENVIRONMENTAL RESOURCE & WETLANDS ASSESSMENT** provides quality services in the preparation of Environmental Impact Statements (EIS's), Environmental Assessments (EA's), planning and zoning law review and preparation, stormwater permitting and erosion control compliance, and wetland delineation, assessment, mitigation and permitting. This division is headed by Carrie O'Farrell, AICP and has a capable staff including environmental scientists, wetland ecologists and environmental professionals to ensure timely delivery of quality products.

The division of **PHASE I/II ASSESSMENTS & REMEDIATION** performs Phase I and II Environmental Site Assessments (ESA's), voluntary cleanup, brownfields cleanup, RI/FS and all aspects of site remediation and investigation. The division is headed by Steven McGinn, CEI a member of Nelson & Pope's environmental services branch for 13 years with significant experience in preparation of Phase I/II ESA's field investigations and remediation. This division includes a staff of hydrogeologists and environmental professionals and coordinates required field equipment and laboratory services. NP&V has performed large and small assessments and provides the fastest possible turnaround to meet due diligence periods and deadlines which are often a factor in real estate transactions. NP&V Phase I/II ESA services are known and accepted by lending institutions throughout the tri-state area. NP&V owns, maintains and operates GPR (Ground Penetrating Radar) and PowerProbe units to provide expanded services in site investigations. A description of NP&V qualifications and resumes of personnel proposed for the project and specific project experience is included in the



SUMMARY OF SERVICES...

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What we do at Nelson, Pope & Voorhis...

- **SEQRA Compliance and Environmental Analysis:** Environmental impact statements (EIS); assessment forms (EAF); ecological and wildlife studies; noise and air emission impact studies; and compliance with Federal, State & local environmental regulations & laws.
- **Municipal Planning:** Full environmental and planning review services for municipalities including site plan and subdivision review, zoning board review and SEQRA Administration.
- **Regional and Community Planning:** Conceptual site development planning; public outreach: visioning workshops and charrettes; development alternatives; zoning; site yield studies; build-out analysis; visual analysis (3-D modeling; photo simulations) and comprehensive regional and hamlet planning studies.
- **Feasibility and Due Diligence Assistance:** Comprehensive research into site development related issues affecting project implementation, timing and costs.
- **Economic Planning: Fiscal** and economic impact analyses, market analyses & feasibility studies, economic development strategies, niche market and branding planning, tax base analysis, housing incentives and programs and community development.
- **Grants Administration:** Preparation of federal and state funded municipal grant applications, project management; including the preparation of all reporting documents.
- **Environmental Site Assessment:** Phase I, II and III environmental site assessments; geophysical surveys; remedial investigation and feasibility studies; Brownfield investigations; voluntary cleanup program; oil spill closure; asbestos and lead testing and abatement.
- **Soil Borings & Subsurface Investigations:** Soil borings, Ground Penetrating Radar; groundwater investigations, modeling; and flow studies; monitoring well and piezometer installation.



SUMMARY OF SERVICES...

ENVIRONMENTAL PLANNING CONSULTING

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- **STORM WATER MANAGEMENT PLANS (SWPPPS):** Design of management plans for storm water and erosion control compliance with latest Federal and State regulations; preparation and processing of NOI; and site compliance during construction...
- **WATERFRONT AND COASTAL ZONE PROJECTS:** Planning; permitting of waterfront improvement projects; water quality data management and studies; and docking facilities...
- **MAPPING:** Inventory of physical features; GIS mapping; data management and analysis; and ground penetrating radar for identification of subsurface conditions...
- **WATERSHED MANAGEMENT AND WATER SUPPLY:** Comprehensive regional watershed and water supply management and planning studies...
- **PERMITTING AND PROCESSING:** Preparation and processing of environmental applications for submittal; client representation before municipal agencies and departments and expert testimony for legal support and hearings...
- **Wetland Permitting:** Flagging and identification of fresh water and tidal wetlands; preparation of wetland permitting; and wetland restoration plans.

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ECONOMIC AND FISCAL IMPACT ANALYSIS, DEMOGRAPHIC AND COMMUNITY NEEDS ASSESSMENTS

ENVIRONMENTAL PLANNING CONSULTING

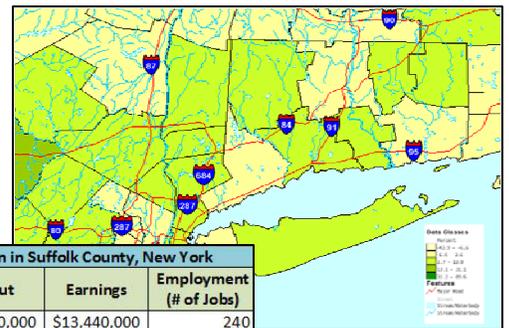
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- FISCAL ANALYSIS
- ECONOMIC IMPACT ANALYSIS
- ECONOMIC DEVELOPMENT STRATEGIES
- MARKET POSITIONING & BRANDING
- MAIN STREET REVITALIZATION
- COMPREHENSIVE COMMUNITY NEEDS ASSESSMENTS
- SOCIOECONOMIC ANALYSIS
- DEMOGRAPHIC ANALYSIS
- TAX BASE ANALYSIS



NAICS CODE 230000: Construction in Suffolk County, New York			
	Output	Earnings	Employment (# of Jobs)
Direct Impact	\$33,600,000	\$13,440,000	240
RIMS Multiplier	1.9793	0.5803	14.0154
Indirect and Induced Impact	\$66,504,480	\$7,799,232	100
Total Impact	\$100,104,480	\$21,239,232	340

Many of our clients know of our quality services in tax revenue and demographic impact analysis including demographic and school district impact assessments. This expertise combined with our expert use of Geographic Information System (GIS) and census data has allowed NP&V to complete quality fiscal and economic impact studies since the company was formed in 1997.

Our fiscal impact analyses identify project benefits in terms of tax revenue projections and demand for community services from various providers. We have expanded our capabilities and recently, our economic impact analyses concentrate on an expanded quantification of project benefits including job generation during the construction and operation of development, projected salaries, consumer spending, sales tax generation from spending and other economic “ripple effect” benefits. It is critically important to understand the full benefits of economic development projects during difficult economic times.

NP&V has a track record of completed, successful and built projects involving fiscal impact analysis, demographic assessment, market studies and customized analyses of community service related impacts in nearly all Towns in Nassau and Suffolk Counties. NP&V’s economic planning expertise can be integrated into economic development strategies, project feasibility, balancing of mixed-use project scenarios, community development and assistance programs and needs assessments. Please contact us for more information on how we can assist with the economic planning aspects of your development, re-development, revitalization or community needs assessment project.

MARKET ANALYSIS

ENVIRONMENTAL PLANNING CONSULTING

**FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT**

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM



NP&V is a professional environmental and planning firm with qualifications and expertise to prepare various types of residential and commercial market analyses and feasibility studies, and has a track record of such completed projects throughout Long Island.

In the preparation of a market analysis, NP&V strives to identify and quantify the need for a specific type of development – be it a shopping center, office space, a new residential subdivision or an assisted living community, among others – that can be accommodated at a given location. NP&V is able to analyze the relationship between the supply and demand and reveal whether or not a given development could be supported in a specified location. This is accomplished through the definition of a target market area, a critical evaluation of demographics, socioeconomic characteristics and consumer trends, and an analysis of existing and comparable developments.



Findings and recommendations of our market analyses are tailored to each community, and provide the facts necessary to determine the viability of a given project, attract specific types of businesses, and market projects to possible investors. As such, our market analyses have proven to be a valuable tool in the decision-making process – for both the public sector and private developers.

NICHE MARKET AND BRANDING PLAN & BUILD-OUT/TAX BASE ANALYSIS TOWN OF BROOKHAVEN

ENVIRONMENTAL PLANNING CONSULTING

*FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
GRANT PREPARATION &
ADMINISTRATION
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
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PERMITTING & PROCESSING
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Nelson, Pope & Voorhis (NP&V) is working with the Town of Brookhaven on a niche market and branding plan for Greater Bellport community. The focus of this plan is to form a set of recommendations that outline the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NP&V recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for.

NP&V is also working with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NP&V is working on the creation of a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model will be used to test assumptions for future development and analyze various alternatives in an automated fashion, allowing for easily comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services, and may provide support for creating additional commercial tax base within the district. The project is underway, and is nearing completion.

ECONOMIC DEVELOPMENT CHAPTER OF THE COMPREHENSIVE PLAN UPDATE TOWN OF SOUTHOLD

ENVIRONMENTAL PLANNING CONSULTING

**FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT**



In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. It is critical that these qualities be recognized, enhanced and protected. NP&V is currently working on the preparation of the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a spreadsheet model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning. This project is an update to a similar project completed for the Town in 2003.

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RESUMES

Nelson, Pope & Voorhis

CHARLES J. VOORHIS, AICP, CEP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Certified Environmental Professional (CEP)
- American Institute of Certified Planners (AICP)
- Certified Environmental Inspector, Environmental Assessment Association
- US Coast Guard Master Steam and Auxiliary Sail Vessels

Experience:

- Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York (1/97-Present)
- Principal of Firm, Charles Voorhis & Associates, Inc.; Miller Place, New York (8/88-1/97)
- Director, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (3/86-8/88)
- Environmental Analyst, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (8/82-3/86)
- Private and Public Consultant, Planning and Environmental Issues (8/82-3/87)
- Public Health Sanitarian, Suffolk County Department of Health Services; Hauppauge, New York (1/80-8/82)
- Environmentalist I, Suffolk County Department of Environmental Control, Central Islip, New York (2/78- 8/79)

Education:

- SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984
- Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983
- New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982
- Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

Significant Professional Achievements:

- Lake Agawam Comprehensive Management Plan, 2008
- Southold TDR Planning Report and GEIS, 2008
- Suffolk County North Shore Embayments Watershed Management Plan, 2007
- Mt. Sinai Harbor Management Plan, 2006
- The Residences at North Hills, DEIS and FEIS, 2005-06
- Shelter Island Water Supply Study, 2005
- Town of Southold Comprehensive Implementation Strategy, 2003
- Lower Port Jefferson Harbor Action Plan, 2002
- Setauket Fire District Needs Analysis, 2001
- Southampton Agricultural Opportunities Subdivision, DEIS, FEIS and Findings, 2001
- Old Orchard Woods, DEIS and FEIS, 2000
- Town of Smithtown Armory Park, DEIS, 2000
- Town of Southold Water Supply Management & Water Protection Strategy, 2000
- CVS @ Greenlawn, DEIS and FEIS, 1998
- Knightsbridge Gardens, DEIS and FEIS, 1997
- Camelot Village @ Huntington, DEIS, 1997
- Airport International Plaza, DEIS and FEIS, 1996
- Price Club @ New Rochelle, DEIS and FEIS, 1995
- Commack Campus Park @ Commack DEIS and FEIS, 1994
- Water Mill Shops @ Water Mill DEIS, 1993
- PJ Venture Wholesale Club @ Commack DEIS and FEIS, 1993
- Dowling College NAT Center DEIS and FEIS, 1992
- Final EIS Angel Shores @ Southold, 1991
- Town of Brookhaven Boat Mooring Plan, 1991
- Draft EIS Round Hill @ Old Westbury, 1990
- GEIS Commercial Rezoning on the Towns Own Motion, 1988
- Draft EIS St. Elsewhere @ Nesconset, 1989
- EQBA, Acquisition Study for Brookhaven Town, 1987
- Award for Environmentally Sensitive Land Design, Pine Barrens Review Comm., 1988
- Town of Brookhaven Land Use Plan, 1987
- Discussion of Hydrogeologic Zone Boundaries in the Vicinity of S. Yaphank, LI, NY, 1986
- Comprehensive Review of Industrial Zoned Land in the Sensitive Hydrogeologic Zone, Brookhaven, 1983

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- American Water Resources Association, Syracuse, New York
- New York Water Pollution Control Association, Riverdale, New York
- Water Pollution Control Federation, Washington, D.C.
- Long Island Seaport & EcoCenter, Inc., Director, Port Jefferson, NY
- Boy Scouts of America, Trained Scoutmaster, Nathaniel Woodhull District, NY
- Historical Society of Port Jefferson, Trustee, Port Jefferson, NY
- Environmental Conservation Board, Village of Port Jefferson, NY
- Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, NY
- Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, NY
- Brookhaven Conservation Advisory Council, Medford, NY

STEVEN J. MCGINN, CEI

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Licensed Asbestos Inspector
- OSHA 40 Hour HAZWOPER
- Certified Environmental Inspector, Environmental Assessment Association (CEI)
- Lead Based Paint Risk Assessor
- Radon Measurement Specialist

Experience:

- Partner/Division Manager, Nelson, Pope & Voorhis, LLC (July 2005 to Present)
- Senior Environmental Analyst, Nelson, Pope & Voorhis, LLC (January 1997 to July 2005)
- Environmental Analyst, Nelson & Pope, LLP (July 1989 to January 1997)
- Project Manager, Middleton Kontokosta & Associates (May 1988 to July 1989)
- Planning Aide, Town of Huntington Planning Department (January 1987 to May 1988)

Education:

- 8-Hour HAZWOPER Refresher Course
- 40-Hour Course Hazardous Materials Training
- Performing Phase I Environmental Inspections, Environmental Assessment Association, Sept. 1997
- Environmental Regulations Course, Executive Enterprises, June 1996
- Environmental Impact Statements, Cook College/Rutgers University, December 1994
- State University of New York at Cortland - Bachelor of Science in Geography, January 1986

Significant Professional Achievements:

- Village of Hempstead Urban Renewal Project - Phase I ESA
- Coram Plaza, Coram - Phase I, II & III ESA and Asbestos Survey
- 744 Clinton Street, Brooklyn - Phase I & II ESA
- Middle Island Country Club, Middle Island - Phase I & II ESA
- Tyrolean Auto Sport, Northport - Phase II & III ESA
- Long Island Children's Museum, Westbury - Phase I & II ESA
- 940 Bryant Avenue, Bronx - Phase I ESA
- 1345 Seneca Avenue, Bronx - Phase I ESA
- Red Roof Farms, Rye Brook - Phase I & II ESA
- Thomas Dodge Subaru, Port Jefferson - Phase I & II ESA
- 221 Skip Lane, Bay Shore - Phase I & II ESA
- 950 West Main Street, Riverhead - Phase I ESA
- Long Island Galleria/Price Club Plaza, Westbury - DEIS & FEIS
- Currans Road Development, Middle Island - DEIS & FEIS
- Timber Ridge at the Plains, Greenlawn - DEIS & FEIS
- Greene's Creek Marina, Sayville - DEIS
- Town of Brookhaven Marine Reconstruction Projects, Patchogue, Blue Point, Port Jefferson, Mount Sinai, - Tidal Wetland Permits
- Village of Lake Success, Lake Success - Land Use and Zoning Analyses

Professional Responsibilities:

- Division Manager for Phase I and Phase II Environmental Site Assessments, Site Remediation Coordination and Supervision, Lead-Based Paint sampling and Asbestos Surveys for lending institutions
- Author of numerous Phase I & II ESA reports, remediation & brownfield projects work plans, and closure reports in both draft and final formats for major large scale, high-profile projects.
- Other responsibilities include the preparation of various environmental, planning and zoning studies and the preparation of various state and federal applications such as: land use and zoning studies, noise and air quality assessments, feasibility studies, economic analyses, freshwater and tidal wetland permits, etc.
- Interaction with various Town, County, State and Federal officials, attorneys, developers, engineers, Town Boards, Planning Boards, and Zoning Boards of Appeals.

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- National Groundwater Association, Assoc. of Groundwater Scientists and Engineers

CARRIE O'FARRELL, AICP

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

- Partner/Division Manager of the Environmental Resource & Wetland Assessment Division, Nelson, Pope & Voorhis, LLC Melville, New York (3/2004 - present).
- Environmental Planner; Nelson, Pope & Voorhis, LLC, Melville, NY (10/2002 to 2/2004). Preparation of environmental assessments, environmental impact statements and various other land use and feasibility studies. Development of land use plans for town zoning and planning purposes, and coordinate reviews with various town and state officials. Preparation of freshwater & tidal wetlands permits & permit plans, NYSDEC Stormwater Pollution Prevention Plans and Stormwater General Permit filings.
- Consultant and Environmental Policy Analyst, Booz Allen Hamilton, Inc., Washington, D.C. (1999 to 2002). Provide program management, planning, on-site support, and data analysis for various federal agency environmental programs including U.S. Department of Energy, Federal Aviation Administration (FAA), and U.S. Department of Defense. Prepared policy recommendations, program information briefings, Congressional testimony, and various program support activities. Reviewed and prepared sections of environmental impact analyses, policy language, responses to public comments, press releases, and fact sheets; and coordinated interagency meetings and comment resolution between various federal offices.

Education:

- Bachelor of Science: University of Rochester, Environmental Science, May 1999

Significant Professional Achievements:

- Environmental Impact Statements (EIS): Lighthouse@Long Island, Kensington Estates, Woodbury; Roslyn Landing@Roslyn; Tiana Commons PDD, Town of Southampton; Glen Harbor Partners Town of N. Hempstead; The Residences @ North Hills, Village of North Hills; Lands End, Village of Sands Point; Korean Church of Long Island, Village of Lake Success; Sandy Hills, Town of Brookhaven;
- Draft Generic EIS and Mixed Use Planned Development District legislation: Gabreski Airport PDD; North Sea Mixed Use Development District, Southampton, NY.
- Planned Development District Master Plan & Planned Development District (PDD) Legislation: Gabreski Airport Master Plan, Town of Southampton; North Sea PDD, Town of Southampton; Poxabogue Golf Course PDD, Town of Southampton
- Expanded Part I & Part III Environmental Assessments: Parrish Art Museum, Town of Southampton; Cenacle Manor, Ronkonkoma; The Seasons at East Meadow; Laurel Hollow Subdivision; Greenport Marina, Greenport, NY; Engel Burman @ Plainview; Shaw Estates at Manorville
- DEC SPDES Phase II Permits & Municipal Compliance: Village of Poquott, Village of Port Jefferson, & Village of Bellport Stormwater Management Plans; Completion of DEC annual reports; completion of 75+ Stormwater Pollution Prevention Plans for Stormwater Discharges from Construction Activity (GP-0-08-001) for construction sites throughout Nassau & Suffolk Counties.
- Municipal Planning Studies: Mount Sinai Harbor Management Plan, Town of Brookhaven; NYSDOS Beaverdam Creek Watershed Management Plan; NYSDOS Barriers to Fish Passage in six South Shore Estuary Reserve Tributaries; Town of North Hempstead, North Sheets Creek Beach Shoreline & Park Improvements; Town of Shelter Island Water Supply Study; Village of Manorhaven Nature Preserve.
- Wetlands Permits & Feasibility Studies: Fire Island Pines Property Owner's Association, Brookhaven; Bedford Ponds, Bedford, NY; Kismet Walks, Town of Islip; Mooney Pond, Coram, Town of Brookhaven; Port Washington Yacht Club, Port Washington;
- Site plan/subdivision review: Town of Southampton, Town of Southold, & Village of Poquott.
- US Department of Energy Yucca Mountain Project Draft, Supplemental, and Final EIS. Conducted headquarters policy review, prepared draft language, and coordinated interagency comment/review of documents for nationwide NEPA project.
- U.S. Department of Energy Yucca Mountain Site Recommendation. Assisted in the development and review of U.S. Secretary of Energy's Yucca Mountain Site Recommendation Decision and Congressional approval.
- NYC CEQR Environmental Assessments: Briarwood Plaza Bell Boulevard Rezoning; Hatzolah of Boro Park
- NEPA Environmental Assessment: Heckscher Museum, Huntington, NY.

KATHRYN J. EISEMAN, AICP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- American Institute of Certified Planners (AICP)

Experience:

- Partner/Division Manager of the Environmental & Community Planning Division, Nelson, Pope & Voorhis, LLC (Melville, NY) and Charles Voorhis & Associates, Inc. (Miller Place, NY) (7/93 to Present). Project management, preparation of planning studies, downtown revitalization plans, visual preference surveys and public workshop planning and facilitation, environmental impact statements, Geographic Information Systems analysis and mapping, air impact studies, air dispersion modeling (CAL3QHC), noise impact analysis and mitigation, conduct planning studies for land use compatibility/precedent, school and fiscal analysis, testimony at Planning Board meetings.
- Arlington Central School District; Poughkeepsie, NY. (9/91 - 6/93). Mathematics teacher, grade 7.
- Hyde Park Central School District; Hyde Park, NY. (9/89 - 6/91). Mathematics teacher, grades 7 and 8. Yearbook and Mathcounts Club advisor.

Education:

- State University of NY at Stony Brook, Masters Degree in Environmental and Waste Management, 12/96.
- State University of New York at New Paltz; New York (9/89- 6/93). Graduate studies in mathematics, education, computer science, environmental studies and liberal arts.
- Syracuse University; Syracuse, New York. Bachelors Degree. Dual Majors: Mathematics and Education, 5/88.
- Université de Grenoble; Grenoble, France. French language certificate program for foreign students, 5/84.

Significant Professional Achievements:

- Montauk Highway Corridor Study & Land Use Plan for Mastic and Shirley Phase II , 2009
- East Hampton Commercial Districts Study, 2009
- Oyster Bay LWRP, in progress
- Town of Brookhaven Athletic Fields Needs Assessment, in progress
- Planning Consultant to the Village of Southampton, ongoing
- Eastern Waterfront Community Vision & Revitalization Plan , 6/09
- Lake Ronkonkoma Clean Lakes Study Update, 7/08
- Suffolk County North Shore Embayments Watershed Management Plan, (Final), 11/07
- Syosset Downtown Redevelopment & Revitalization Plan, 9/05
- East Hills Architectural Review Board Planning Study, 1/05
- East Hills Residential Bulk Regulations Review & Study, 1/05
- Stormwater Outfall and Conveyance Inventory and Mitigation Plan for Town of Islip, 2003
- Mt. Sinai Harbor Shellfish Closure Area Investigation, Town of Brookhaven, 2/03
- Hicksville Fire District Mapping and Spatial Analysis, 2003.
- Visual Preference Survey, Port Jefferson Village, 6/02
- Setauket Fire District Needs Analysis, Setauket, New York, 2001
- Review of Past Water Quality Studies, Port Jefferson Village, 2000
- Stormwater Study, Inventory & Analysis of Stormwater Outfalls for the Town of Brookhaven South Shore Bays, 1996, West Meadow Creek, 2000, and Town of Islip, 2001

Professional Organizations, Certifications & Training:

- APA Metro Long Island Section Treasurer
- Boys & Girls Club of Bellport Advisory Council Member
- American Institute of Certified Planners since July 2000
- American Planning Association Member since 1997
- IAP2 Certificate Course in Public Participation, January 2004
- CommunityViz Scenario Constructor, SiteBuilder 3D™, Policy Simulator training, November 2002
- Introduction to ArcView GIS, ESRI 16 hour course, 4/00
- Fundamentals of Dispersion Modeling and Computer Modeling Laboratory, June, 1998
- Rutgers University, Methodology of Delineating Wetlands, July 1987



NICOLE L. DELLAVECCHIA

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

Economic Analyst/Planner, Nelson, Pope & Voorhis, LLC (2009-Present)

- Completed fiscal impact analyses and economic impact analyses for planned development districts, as well as residential, commercial, recreational and mixed-use developments
- Prepared market analyses, feasibility studies, and needs assessments on small and large-scale shopping centers, mixed use developments, as well as residential developments, including independent senior living, assisted living facilities, continuing care retirement communities (CCRC) and other senior housing developments
- Completed property tax and sales tax analyses
- Prepared niche market/branding plans
- Conducted tax base, build-out, and zoning analyses
- Completed analyses to assess and quantify impacts to school districts and other local community service providers
- Involved with the preparation of SEQR review documents including Environmental Assessment Forms and Environmental Impact Statements
- Conducted demographic and socioeconomic analyses
- Prepared proposals and other marketing efforts

Urban Planner/Economic Analyst, Saratoga Associates, Saratoga Springs, NY (2006-2008)

- Completed comprehensive/master plans in urban, suburban and rural communities
 - Conducted comprehensive community needs assessments, and demographic and socioeconomic analyses
 - Heavily involved in economic development strategies, mall redevelopment, and tourism plans
- Prepared market analyses and feasibility studies, as well as fiscal and economic impact analyses on variety of uses
- Involved with the preparation of corridor management plans, environmental impact statements, brownfield and industrial park redevelopment plans, local waterfront revitalization programs, parking demand analyses
 - Facilitated public participation, community visioning processes and public forums
 - Created maps, images, graphics and other visuals for various plans and presentations
 - Prepared and reviewed grants for federal, state and local funding sources

Significant Professional Achievements:

- Waterfront Market Analysis: *Town of Oyster Bay Eastern Waterfront Area (2011)*
- Commercial Market Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *Artist Lake Plaza (2010)*, *Eastport Hamlet Centre (2009)*
- Residential Market Analysis: *The Uplands at St. Johnland CCRC (2011)*, *Assisted Living Community in Speonk (2010)*
- School District Analysis: *Jefferson Meadows (2011)*, *North Manor Estates (2011)*
- Comprehensive Master Plan: *Village of Poquott (2011)*, *Town of Southold - Economic Development Chapter and Demographics Chapter (2011)*
- Niche Market and Branding Plan: *North Bellport Community (2011)*
- Fiscal Impact Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *New Frontier (2011)*, *Eastport Hamlet Centre (2010)*, *The Hamptons Club at Eastport (2009)*
- Economic Impact Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *New Frontier (2011)*, *Assisted Living Community at East Northport (2009)*, *The Hamptons Club at Eastport (2009)*
- Planning Analysis in Support of Use Variance: *Edwards Avenue Property, Calverton (2011)*
- Received formal training in the IMPLAN Economic Modeling System through the Minnesota Implan Group, 2009

Education:

- **Master of Urban Planning**
Specialization in International and Economic Development
State University of New York, University at Buffalo, 2006
- **Bachelor of Arts - Economics**
State University of New York, College at Geneseo, 2004
- **Bachelor of Arts - International Relations**
Specialization in Economic Development
State University of New York, College at Geneseo, 2004

Professional Organizations and Interests:

- American Planning Association, Member
- United States Green Building Council, Member
- State University of New York, College at Geneseo, Long Island Regional Alumni Committee, Member
- Ronald McDonald House of Long Island, Volunteer
- Special Olympics of New York, New York City Region and Long Island Region, Volunteer
- Alpha Phi Omega, Alumni

JOHN STALZER

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certifications

- 10-Hour OSHA Training– Construction Safety and Health
- 40-Hour HAZWOPER
- NYSDEC Certificate of Erosion and Sediment Control Training

Experience:

- Senior Environmental Scientist, Nelson, Pope & Voorhis, LLC- Melville, NY (November 2012-present). Duties include project management, preparation of environmental assessment forms (EAFS), expanded environmental assessment forms (EEAFs), environmental impact statements (EIS), market studies, fiscal & economic impact analyses,.
- Environmental Manager, Hirani Engineering and Land Surveying, P.C., Jericho, NY (2007-July 2012). Preparation of environmental compliance plans, hazardous materials management plans, spill control and countermeasures plans, dust control plans, traffic and parking management plans, diesel emission mitigation plans, protection of archaeological, cultural and historical resources plans, waste management plans, stormwater pollution prevention plans. Oversaw environmental health and safety inspection personnel at DEP construction site. Prepare and oversee completion of Environmental Anticipatory Boring programs (Spec. 12R) for various NYCTA projects. Project manager for SPDES MS4 Storm Water Outfall Mapping for NYSDOT regions 8, 10 and 11.
- Sr. Environmental Scientist/Director of Environmental Planning, Holzmacher, McLendon & Murrell, P.C. Engineering firm, Melville, NY (1998-2007). Duties included management of environmental planning department including business development, resource administration and budget control. Oversight of remediation activities. Developed HASPs for hazardous materials investigation and remediation efforts. Prepared Environmental Impact Statements under SEQRA for private and municipal clients. Completed several All-Hazard Mitigation Plans for towns and villages. Developed MS4 storm water management plans for several municipalities
- Project Manager/Environmental Scientist, SBE/BE&K Environmental/Teranext, Environmental Engineering Firm-New York, NY (1994-1998). Team manager for an EIS under NEPA for the construction of a gas fired power plant in Puerto Rico. Oversaw a fuel oil investigation and remedial design program for 35 NYCHA sites throughout the five boroughs in NYC. Performed Industrial Site Recovery Act (ISRA) investigations and reporting for sale of various heavy industry sites in New Jersey. Produced air quality and modeling for both stationary and mobile source emission sources, including EPA Title V emission reporting and compliance reports. Executed noise monitoring and modeling for various industrial sites as well as traffic generated noise analyses.
- Environmental Scientist, Ethan C. Eldon Associates, Inc. –Westbury, NY (1987-1994). Performed wetlands delineation, air quality studies, noise analyses and traffic studies. Prepared environmental impact analyses for economics, hazardous materials, neighborhood character, demographics, land use and zoning, archaeological and historical resources, aesthetics infrastructure impacts, threatened and endangered species evaluations, and impacts on community services

Education:

- Long Island University, Southampton, Environmental Biology, BS, 1983
- Long Island University, C.W. Post, Computer/Information Science, BPS, 1985
- Long Island University, C.W. Post, Graduate work in Environmental Economics

Significant Professional Achievements:

- Environmental Compliance Coordinator for construction contractor– MTA East Side Access
- GIS mapping of stormwater outfalls throughout southeast NYS-NYSDOT

Professional Organization Memberships:

- American Institute of Biological Science
- National Association of Environmental Professionals
- New York Academy of Science
- Who's Who in Science and Engineering

