

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



JAY SCHNEIDERMAN
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

January 3, 2019

Hampton Bays Volunteer Ambulance Corps
18C Ponquogue Avenue
Hampton Bays, NY 11946
Attn: Danton Kerz, Chief

**Re: *Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056***

Dear Chief Kerz:

The Town of Southampton Town Board is considering adopting Zoning Code amendments that would create the Hampton Bays Downtown Overlay District (“HBDOD”). The HBDOD and draft implementing regulations are intended to guide long-range growth in downtown Hampton Bays to meet the community’s land management goals and vision for its future. The proposed HBDOD is a form-based zoning code designed to enhance the Downtown by ensuring appropriate land uses, building form, development density, development patterns, access, parking, infrastructure and public amenities, to create a more traditional, functional and economically prosperous central business district. The new zoning will guide growth, incentivize local investment and stimulate additional economic activity, create new employment opportunities, offer an expanded assortment of goods and services, and increase and diversify the local housing stock.

The 54.8-acre HBDOD includes land located north of the Long Island Railroad, east of Springville Road and Cemetery Road, west of the Hampton Bays Town Center and St. Rosalie’s Catholic Church, and south of Good Ground Park in Hampton Bays. See attached HBDOD Location Map.

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the existing Village Business (VB) zoning or utilize the proposed Overlay District. It is expected that redevelopment would take place over the course of many years as property owners choose to develop or redevelop.

We are writing to request any information regarding the Ambulance Corps’ facilities, services, capabilities, issues and/or concerns which may be pertinent to serving future development under the proposed HBDOD standards. Information regarding the annual number and type of calls for which your agency responds, the number and type of staff assigned to each facility, the equipment available and the annual operating budget for your agency is also requested. If you have any further input with regard to the ability to provide services to additional development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

In addition, we have found that when conducting area planning studies and environmental reviews, it is important to meet face-to-face to answer any questions you may have about the proposed zoning and further discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or a representative at a location convenient for you, to discuss the new zoning in detail, and have an open dialogue to ensure that your input is fully considered. We will be contacting you to set up a meeting with the Town and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: Location Map

cc: Sundry Schermeyer, Town Clerk



**Hampton Bays Downtown Overlay District
Supplemental Generic Environmental Impact Statement
Service Providers Input**

**Hampton Bays Volunteer Ambulance Corps
Conference Call
March 7, 2019**

In attendance

Kyle Collins, Town of Southampton, Land Management
Janice Scherer, Town of Southampton, Land Management
Mike Brusseau, NP&V
Christopher Fraser, Chairman of the Board for Hampton Bays Volunteer Ambulance Corps. &
Code Enforcement Officer for the Town

Background

Town & NP&V description of proposed action

Projected 10-Year Build Condition

- New retail, office, restaurant, possible assisted living, small boutique hotel, and as many as 248 apartments
- Anticipating new cross streets between Good Ground Park and Montauk Highway and Montauk Highway and Good Ground Road
- Development that is more pedestrian friendly and hopefully utilize mass transit more
- How many volunteers do you have?
- How does the number of volunteers and the level of demand differ during the summer season?
- What do you have for equipment?
- How many calls and what types of calls do you receive each year?
- Do you foresee any other issues or concerns regarding the corps ability to serve future development and/or do you have any recommendations?
- Any other comments or questions?

Comments Received

- The HBVAC has 70± volunteer members and 3 paid full-time paramedics and 8 per diem paramedics
- HBVAC receives approximately 1,600-1,700 calls each year
- Calls in the summer are roughly three times that of the off-season

**Town of Southampton Volunteer Ambulance Corps
Conference Call
March 7, 2019**

- The HBVAC responds to a wide variety of calls and serves local parks, beaches, medical facilities, senior housing, etc. and responds to traffic accidents, marine-related calls, and a wide variety of other incidents
- The emergency response vehicles listed on the HBVAC's website is currently up-to-date and is an accurate inventory of what the HBVAC has
- The ambulance district generally includes the area between Peconic Bay to the north, Dune Road to the south, Peconic Road to the east, and Jones Road to the west (NP&V has information stating that the district is 21.42 square miles).
- Serving future residential and mixed commercial uses in the proposed HBDOD at the 10 year build condition is not anticipated to be a problem but an assisted living facility and some types of medical uses raise some concerns as they would place additional strain on the Ambulance Corps.
- Currently, Hampton Bays has a number of medical offices and facilities and senior housing which are responsible for many of the current calls
- Assisted living facilities sometimes contract with professional ambulance service providers but HBVAC would likely have a substantial role if not fully responsible for emergency medical services
- Some ambulance corps use a billing system to pay for services but HBAC currently does not utilize this approach
- Access/accessibility and ADA compliance are important factors in terms of response and assume that new development will be constructed in accordance with ADA and Town standards and specifications
- A Good Ground Road Extension to the intersection of Montauk Highway/Riverhead-Hampton Bays Road (SR 24) would be beneficial in terms of access and response
- Railroad crossings can sometimes delay responses

Sincerely,
NELSON, POPE & VOORHIS, LLC



Michael Brusseau, AICP CEP, LEED AP ND &
BD+C, Senior Environmental Planner

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DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

January 3, 2019

Town of Southampton Police Department
110 Old Riverhead Road
Hampton Bays, NY 11946
Attn: Steven E. Skrynecki, Chief

**Re: *Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056***

Dear Chief Skrynecki:

The Town of Southampton Town Board is considering adopting Zoning Code amendments that would create the Hampton Bays Downtown Overlay District (“HBDOD”). The HBDOD and draft implementing regulations are intended to guide long-range growth in downtown Hampton Bays to meet the community’s land management goals and vision for its future. The proposed HBDOD is a form-based zoning code designed to enhance the Downtown by ensuring appropriate land uses, building form, development density, development patterns, access, parking, infrastructure and public amenities, to create a more traditional, functional and economically prosperous central business district. The new zoning will guide growth, incentivize local investment and stimulate additional economic activity, create new employment opportunities, offer an expanded assortment of goods and services, and increase and diversify the local housing stock.

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The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the existing Village Business (VB) zoning or utilize the proposed Overlay District. It is expected that redevelopment would take place periodically over the course of many years as property owners choose to develop or redevelop.

We are writing to request any information regarding the department’s facilities, services, personnel, capabilities, issues and/or concerns which may be pertinent to serving future development under the proposed HBDOD standards. Information regarding the annual number and type of calls for which your agency responds, the number and type of staff assigned to working and patrolling in the area, and the annual operating budget for your agency is also requested. If you have any further input with regard to the ability to provide services to additional development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

In addition, we have found that when conducting area planning studies and environmental reviews, it is important to meet face-to-face to answer any questions you may have about the proposed zoning and further discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or a representative at a location convenient for you, to discuss the new zoning in detail, and have an open dialogue to ensure that your input is fully considered. We will be contacting you to set up a meeting with the Town and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: Location Map

cc: Sundy Schermeyer, Town Clerk



**Hampton Bays Downtown Overlay District
Supplemental Generic Environmental Impact Statement
Service Providers Input**

**Town of Southampton Police Department
Conference Call
March 6, 2019**

In attendance

Janice Scherer, Town of Southampton, Land Management

Mike Brusseau, NP&V

Captain Lawrence Schurek, Southampton Town Police Department

Background

Description of proposed action

Projected 10-Year Build Condition

- New retail, office, restaurant, possible assisted living, small boutique hotel, and as many as 248 apartments
- Anticipating new cross streets between Good Ground Park and Montauk Highway and Montauk Highway and Good Ground Road
- Development that is more pedestrian friendly and hopefully utilize mass transit more
- How many officers and staff do you have?
- How does staffing differ during the summer season?
- Any issues or concerns with traffic, parking or accidents in Downtown?
- Are there any particular intersections that are causing difficulty?
- Any issues, concerns or trends in crime?
- Do you foresee any other issues or concerns regarding the police department's ability to serve future development

Comments Received

- The Police Department responded to a total of 1,005 calls within the proposed HBDOD in 2018. This involved a wide variety of calls, including but not limited to accidents, traffic stops, larcenies, burglaries, alarms, vagrancies, and others.
- The number of calls received in 2017 was consistent with those of 2018.
- The Department currently has 98 full-time police officers and plans on hiring a couple more soon, so will have about 100 officers.
- During the summer, the Department hires 12 or 13 additional part-time seasonal officers to assist with the additional demands of the increased seasonal (summer) residents and visitors.

CORPORATE OFFICE

572 WALT WHITMAN ROAD, MELVILLE, NY 11747-2188
PHONE: (631) 427-5665 • FAX: (631) 427-5620

HUDSON VALLEY OFFICE

156 Route 59, Suite C6, SUFFERN, NY 10901
PHONE: (845) 368-1472 • FAX: (845) 368-1572

- Traffic along Montauk Highway tends to be congested in the morning, especially in the summer.
- With regard to parking, the parking lot near the post office tends fill up quickly especially in the summer season.
- The Good Ground Road Extension is a good idea and would be effective at relieving congestion along Montauk Highway.
- On-street parking along Montauk Highway is generally not very bad but it is more congested near the Ponquogue Avenue/Squiretown Road intersection.
- On-street parking along Ponquogue Avenue near the Montauk Highway intersection is also heavily utilized.
- Parking at the United Artists Theater parking lot can fill up but there is overflow parking to the rear of the building which has the spaces to accommodate more cars.
- The on-street parking along Good Ground has additional spaces. In the summer more spaces are utilized. Also, some nearby residents who live in multifamily developments who are restricted in terms of the number of cars they can park on-site use it for overflow parking.
- The Police Department frequently provides coverage at community events held in the Downtown.
- Generally, not expecting significant police-related issues in the business district from the proposed zoning and development scenario that was discussed.

Sincerely,
NELSON, POPE & VOORHIS, LLC



Michael Brusseau, AICP CEP, LEED AP ND &
BD+C, Senior Environmental Planner

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DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

January 3, 2019

Hampton Bays Water District
PO Box 1013
Hampton Bays, NY 11946
Attn: Robert King, Superintendent

**Re: *Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056***

Dear Mr. King:

The Town of Southampton Town Board is considering adopting Zoning Code amendments that would create the Hampton Bays Downtown Overlay District (“HBDOD”). The HBDOD and draft implementing regulations are intended to guide long-range growth in downtown Hampton Bays to meet the community’s land management goals and vision for its future. The proposed HBDOD is a form-based zoning code designed to enhance the Downtown by ensuring appropriate land uses, building form, development density, development patterns, access, parking, infrastructure and public amenities, to create a more traditional, functional and economically prosperous central business district. The new zoning will guide growth, incentivize local investment and stimulate additional economic activity, create new employment opportunities, offer an expanded assortment of goods and services, and increase and diversify the local housing stock.

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The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the existing Village Business (VB) zoning or utilize the proposed Overlay District. It is expected that redevelopment would take place periodically over the course of many years as property owners choose to develop or redevelop.

We are writing to request any information regarding the district’s facilities, services, capabilities, issues and/or concerns which may be pertinent to serving future development under the proposed HBDOD standards which is expected to increase water demand. Information pertaining to the number of wells serving the area, status of wells, including any on the HBWD’s Ponquogue Avenue site, annual flow, water quality, water storage, area mains, etc. If you have any further input with regard to the ability to provide services to additional development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

In addition, we have found that when conducting area planning studies and environmental reviews, it is important to meet face-to-face to answer any questions you may have about the

proposed zoning and further discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or a representative at a location convenient for you, to discuss the new zoning in detail, and have an open dialogue to ensure that your input is fully considered. We will be contacting you to set up a meeting with the Town and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: Location Map

cc: Sundy Schermeyer, Town Clerk

Hampton Bays Water District
Response to Planning Department Questions on Downtown Buildout
Hampton Bays, Town of Southampton
Response by John R. Collins, P.E. of H2M architects + engineers

Background

1. Town contemplating new zoning for Downtown (more traditional)
2. Area affected generally includes area:
 - North of Good Ground Road
 - South of Good Ground Park
 - East of Springville Road and Cemetery Road and
 - Along portions of both Ponquogue Avenue & Squiretown Road
3. New zoning would include developing currently undeveloped land
4. Would allow multifamily residential development
5. Would allow more development density
6. Projected water demand based on a 10-year buildout (60%) under new code estimated to be 141,176± gpd, including 128,829± gpd for indoor use and 12,347± gpd for irrigation
 - *Existing conditions* demand is conservatively estimated to be about 58,503± gpd (indoor & irrigation), therefore the projected total increase between the *existing condition* and the *60% build condition under proposed zoning* is about 82,673± gpd (indoor & outdoor/irrigation).
 - Total water demand at *60% buildout under existing zoning* is 75,491± gpd which is 65,686± gpd less than *60% build condition under proposed zoning*
 - Full 100% buildout under existing zoning is estimated to be around 109,477± gpd.

Wells & Wellfields

7. How many wells does the district have? **Eleven at five sites**
8. How many wells are currently active? **Eleven**
9. Which wellfield(s) currently serve the Downtown? Or does both active wellfields (Bellows Pond Road & Riverhead Road) serve it? **System is dynamic meaning various wells are running at any point in time and therefore the downtown area can be served by any well at any site. However, the closest well fields to the downtown area are Plant No. 1 on Ponquogue Ave. (3 wells) and Plant No. 2 on Old Riverhead Road (2 wells)**
10. What is the district's total annual flow? **Total annual demand is approximately 1.0 billion gallons**
11. Are there any issues with water quality (other than contamination from the fire department site)? **Only aesthetic problems with high iron in certain wells.**

Ponquogue Avenue Wellfield

12. How many wells are there at the HBWD's Ponquogue Avenue site? **Three**
13. How long have they been off-line? **They were returned to service in July of 2018. Although inactive for the winter months, wells will be ready for service in April of 2019.**

14. Will they ever be put back on line? If so any idea when? **Wells have been approved to return to service**
15. How deep are the Ponquogue Avenue wells? **108 to 120 feet below grade**

Water Storage

16. What does the district have for storage facilities? **Three elevated storage tanks totaling 1.5 million gallons**
17. Does the District have excess storage capacity for additional growth? **Not according to Industry Standard. Industry standard says a District should maintain storage volume = average day.**

Water Distribution System

18. Does the Downtown have an adequate distribution system? **For current conditions, Yes**
19. What are the diameters of the mains along:
 - Montauk Highway? **10-inch for area in question**
 - Ponquogue Avenue? **8 & 12-inch for the area in question**
 - Squiretown Road? **8 & 12-inch for the area in question**
 - Springville Road? **8 & 12-inch for the area in question**
20. What condition are the mains in? **Unknown** Would upgrades/replacement be needed? **Most likely no unless future demand warranted it**
21. Is there a main along part of Cemetery Road? **No**
22. Are there any issues with water pressure? **Not under normal operating conditions**
23. Do you have any other issues, concerns or recommendations?
 - a. **The Water District currently operates with a surplus on peak demand days, however in the event of a mechanical failure, the surplus will be severely reduced. To service the future development, the District should be at a minimum planning for an additional supply well, if not two (dependent on capacity).**
 - b. **Additional storage may also need to be considered.**
 - c. **Dependent on location of future well, water transmission main may be required.**
 - d. **Projected water demand should include a peak day and hour assessment to adequately determine the impact on the water system**
 - e. **Needed fire flow demand of future development based on ISO should be determined to adequately determine the impact on the water system**

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DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

January 3, 2019

Hampton Bays Volunteer Fire Department
69 West Montauk Highway
Hampton Bays, NY 11946
Attn: Tom Gorman, Chief

**Re: Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056**

Dear Chief Gorman:

The Town of Southampton Town Board is considering adopting Zoning Code amendments that would create the Hampton Bays Downtown Overlay District (“HBDOD”). The HBDOD and draft implementing regulations are intended to guide long-range growth in downtown Hampton Bays to meet the community’s land management goals and vision for its future. The proposed HBDOD is a form-based zoning code designed to enhance the Downtown by ensuring appropriate land uses, building form, development density, development patterns, access, parking, infrastructure and public amenities, to create a more traditional, functional and economically prosperous central business district. The new zoning will guide growth, incentivize local investment and stimulate additional economic activity, create new employment opportunities, offer an expanded assortment of goods and services, and increase and diversify the local housing stock.

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We are writing to request any information regarding the department’s facilities, services, capabilities, issues and/or concerns which may be pertinent to serving future development under the proposed HBDOD standards. Information regarding the annual number and type of calls for which your agency responds, the number and type of staff assigned to each facility, the equipment available and the annual operating budget for your agency is also requested. If you have any further input with regard to the ability to provide services to additional development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

In addition, we have found that when conducting area planning studies and environmental reviews, it is important to meet face-to-face to answer any questions you may have about the proposed zoning and further discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or a representative at a location convenient for you, to discuss the new zoning in detail, and have an open dialogue to ensure that your input is fully considered. We will be contacting you to set up a meeting with the Town and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: Location Map

cc: Sundy Schermeyer, Town Clerk

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DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

January 3, 2019

Hampton Bays Public Library
52 Ponquogue Avenue
Hampton Bays, NY 11946
Attn: Susan LaVista, Library Director

**Re: Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056**

Dear Ms. LaVista:

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We are writing to request any information regarding the library’s facilities, services, capacity, issues and/or concerns which may be pertinent to serving future development under the proposed HBDOD standards. If you have any further input with regard to the ability to provide services to additional nearby development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: Location Map

cc: Sundry Schermeyer, Town Clerk

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January 3, 2019

Hampton Bays Union Free School District
86 East Argonne Road
Hampton Bays, NY 11946
Attn: Lars Clemensen, Superintendent of Schools

**Re: *Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056***

Dear Mr. Clemensen:

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The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the existing Village Business (VB) zoning or utilize the proposed Overlay District. It is expected that redevelopment would take place over the course of many years including new multifamily residential development as property owners choose to develop or redevelop.

We are writing to request any information regarding the school district’s facilities, capacities, and potential issues and/or concerns which may be pertinent to serving future children under the proposed HBDOD standards. If you have any further input with regard to the ability to provide services to additional development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

In addition, we have found that when conducting area planning studies and environmental reviews, it is important to meet face-to-face to answer any questions you may have about the proposed zoning and further discuss community service provider needs. Therefore, we are

offering to set up a meeting with you and/or a representative at a location convenient for you, to discuss the new zoning in detail, and have an open dialogue to ensure that your input is fully considered. We will be contacting you to set up a meeting with the Town and the Town's consultant to facilitate this exchange of information.

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Kyle Collins, AICP
Town Planning/Development Administrator

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cc: Sundy Schermeyer, Town Clerk

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DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

January 3, 2019

National Grid
175 East Old Country Road
Hicksville, NY 11801
Attn: Alicia Longo

**Re: *Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056***

Dear Ms. Longo:

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The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the existing Village Business (VB) zoning or utilize the proposed Overlay District. It is expected that redevelopment would take place over the course of many years as property owners choose to develop or redevelop.

We are writing to request any information regarding the presence of natural gas services in the area and any issues and/or concerns which may be pertinent to serving future development under the proposed HBDOD standards. If you have any further input with regard to the ability to provide services to additional development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: Location Map

cc: Sundry Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



JAY SCHNEIDERMAN
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

January 3, 2019

PSEG Long Island
Customer Order Fulfillment Department
175 East Old Country Road
Hicksville, NY 11801
Attn: Carolyn Mackin, Manager

**Re: *Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056***

Dear Ms. Mackin:

The Town of Southampton Town Board is considering adopting Zoning Code amendments that would create the Hampton Bays Downtown Overlay District (“HBDOD”). The HBDOD and draft implementing regulations are intended to guide long-range growth in downtown Hampton Bays to meet the community’s land management goals and vision for its future. The proposed HBDOD is a form-based zoning code designed to enhance the Downtown by ensuring appropriate land uses, building form, development density, development patterns, access, parking, infrastructure and public amenities, to create a more traditional, functional and economically prosperous central business district. The new zoning will guide growth, incentivize local investment and stimulate additional economic activity, create new employment opportunities, offer an expanded assortment of goods and services, and increase and diversify the local housing stock.

The 54.8-acre HBDOD includes land located north of the Long Island Railroad, east of Springville Road and Cemetery Road, west of the Hampton Bays Town Center and St. Rosalie’s Catholic Church, and south of Good Ground Park in Hampton Bays. See attached HBDOD Location Map.

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the existing Village Business (VB) zoning or utilize the proposed Overlay District. It is expected that redevelopment would take place over the course of many years as property owners choose to develop or redevelop.

We are writing to request any information regarding the presence of electrical services and facilities in the area and any issues and/or concerns which may be pertinent to serving future development under the proposed HBDOD standards. If you have any further input with regard to the ability to provide services to additional development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: Location Map

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
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JAY SCHNEIDERMAN
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

January 3, 2019

Town of Southampton Department of Municipal Works
Waste Division
1370 Majors Path
Southampton, NY 11968
Attn: Christine Fetten, P.E., Director of Municipal Works

**Re: *Adoption of New Zoning Creating the Hampton Bays Downtown Overlay District
Supplemental Draft Environmental Impact Statement
NPV #18056***

Dear Ms. Fetten:

The Town of Southampton Town Board is considering adopting Zoning Code amendments that would create the Hampton Bays Downtown Overlay District (“HBDOD”). The HBDOD and draft implementing regulations are intended to guide long-range growth in downtown Hampton Bays to meet the community’s land management goals and vision for its future. The proposed HBDOD is a form-based zoning code designed to enhance the Downtown by ensuring appropriate land uses, building form, development density, development patterns, access, parking, infrastructure and public amenities, to create a more traditional, functional and economically prosperous central business district. The new zoning will guide growth, incentivize local investment and stimulate additional economic activity, create new employment opportunities, offer an expanded assortment of goods and services, and increase and diversify the local housing stock.

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The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the existing Village Business (VB) zoning or utilize the proposed Overlay District. It is expected that redevelopment would take place over the course of many years as property owners choose to develop or redevelop.

We are writing to request any information regarding the facilities, services, capabilities, issues and/or concerns which may be pertinent to serving future development under the proposed HBDOD standards. If you have any further input with regard to the ability to provide services to additional development, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Supplemental Draft Generic Environmental Impact Statement.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: Location Map

cc: Sundry Schermeyer, Town Clerk

Carrie OFarrell

From: Janice Scherer <JScherer@southamptontownny.gov>
Sent: Wednesday, January 30, 2019 4:19 PM
To: Carrie OFarrell; mike brusseau
Subject: FW: HBDOD

FYI, please see below

From: Christine Fetten
Sent: Wednesday, January 30, 2019 4:18 PM
To: Kyle Collins; Janice Scherer
Cc: Thomas Neely; Karen Suskevich
Subject: HBDOD

Good afternoon,

I received your letter dated 1/24/19 regarding the above referenced plan and any information / recommendations. Here are a few.

1. Try to improve the intersection at Squiretown Rd/ Montauk Hwy thru property acquisition to accommodate turn lanes and other potential improvements.
2. Continuous sidewalk on both sides of Squiretown Road within the corridor.
3. Coordinate and encourage use of mass transit as a green alternative to vehicles.
4. Work towards the western connection of GGP to Montauk Highway – I believe already in the plans.

I also shared your memo with Tom, so that he may provide additional comments.

Thank you

Chris

Christine Fetten, P.E.
Director of Municipal Works
Town of Southampton
116 Hampton Road
Southampton, New York 11968
Telephone: 631-702-1750
cfetten@southamptontownny.gov

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