

PDD APPLICATION SUBMISSION
THE HILLS AT SOUTHAMPTON
MIXED-USE PLANNED DEVELOPMENT
DISTRICT
(MUPDD)



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For Submission to: Town of Southampton
Department of Land Management
Current Planning Division
116 Hampton Road
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January 2015





**THE HILLS AT SOUTHAMPTON
MIXED-USE PLANNED DEVELOPMENT DISTRICT
(MUPDD)**

**Hamlet of East Quogue, Town of Southampton
Suffolk County, New York**

PDD APPLICATION SUBMISSION

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January 2015

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The Hills at Southampton
Mixed-Use Planned Development District (MUPDD)

Hamlet of East Quogue, Town of Southampton
PDD Application Submission

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INTRODUCTION

This document is the PDD Application for a project known as The Hills at Southampton PDD. It has been prepared for consideration by the Southampton Town Board for a Change of Zone to Mixed-Use Planned Development District (MUPDD) as provided for in Section 330-246B of the Town Code. The Applicant is Discovery Land Company (DLC)¹ and this Application has been prepared by Nelson, Pope & Voorhis, LLC (NP&V)² on behalf of DLC and with support from a team of professionals.³ Open space preservation, environmentally-sound design, fiscal responsibility and conformance with the Town planning goals for the subject site [as outlined in the East Quogue Land Use Plan (LUP) and Generic Environmental Impact Statement (GEIS)] are the key elements of this plan. These design objectives, coupled with significant public benefits indicate that the proposed PDD is responsive in fulfilling community goals.

The project site is located generally north of Lewis Road in the vicinity of Spinney Road, East Quogue, and extends north to and beyond Sunrise Highway. The main property, known as The Hills Property, consists of 343.50 acres south of and 87.81 acres north of Sunrise Highway, for a total of 431.31 acres. The Applicant is in contract with a contiguous property to the west known as the Kracke Property which consists of 61.26 acres, as well as an assemblage of parcels to the east known as the Parlato Property which consists of 92.57 acres, plus proposed road abandonments of 9.34 acres for a total of 101.91 acres. The combined total acreage of the project site is 594.48 acres, of which 9.34 acres would be gained through road abandonments. The project will be clustered on 168.10 acres (28.28%)⁴ on the south part of The Hills Parcel and the Kracke Property. The project will retain 426.38 acres (71.72%) of existing natural vegetation. The Hills North Parcel as well as the Parlato Property will be retained as open space and offered for dedication to the Town (189.72 acres). Access to the site will be gained from an existing mapped but not constructed road associated with the Subdivision Map of Kijowski Family Farm which is immediately west of and abuts the Kracke Property.

As shown in the **Master Plan** (*all plans can be found in pouches in Section 4.0*), the proposed project involves development of 118 well-appointed seasonal residences, with a private 18-hole golf course and clubhouse to be used as an on-site recreational amenity for the residents. All development yields would be integrated into a unified plan where all proposed improvements would be clustered within a part of the two contiguous sites (i.e., the Hills South Parcel and the Kracke Property), leaving the two non-contiguous sites (i.e., the Hills North Parcel and the Parlato Property) as permanent natural open space, and supplemented with additional significant retained open space within the two contiguous parcels as well. The project is designed to conform to the intent of the East Quogue LUP as well as the Town Central Pine Barrens (CPB) Overlay District.

A change of zone to MUPDD is proposed in order to provide the flexibility in zoning necessary to develop the proposed project. The project will include significant community benefits which are required by the Town's PDD law to offset any increased density or intensity of land use of

¹ See Discovery Land Company web site: www.discoverylandco.com

² See Nelson, Pope & Voorhis, LLC web site: www.nelsonpopvevoorhis.com

³ Project design team is presented in **Section 1.2**.

⁴ Includes existing cleared areas that are not used for development.

the proposed PDD over that of the site's existing zoning. The parcels are zoned CR-200 and collectively have a yield of 118 single family lots; the proposed PDD provides 118 clustered seasonal residences of different types and sizes, a golf course and a clubhouse.

Given the seasonal nature of the use, low utilization during off-season and voluntary occupancy restrictions (as will be discussed), the applicant believes that on balance, the project is comparable to the density/intensity of use under existing zoning. The Applicant has designed this project to meet the stated goals of the community through an appropriate and beneficial land use that minimizes impact on school and other services, substantially increases tax revenue, provides recreational use, preserves habitat, limits nitrogen load to the maximum extent practicable and ensures a balance of environmentally-sound development and land preservation.

The specific land use proposed was envisioned in the Town of Southampton East Quogue LUP and GEIS as a use that would balance the goals of minimized impacts to the local school district, maximize tax ratables and retain open space, while providing community benefits. The proposed project is precisely the type of development that is sought by the East Quogue LUP and GEIS; specifically including the following elements that are reflected in that Plan:

- Planned Development District zoning;
- conformance with the Town's CPB Comprehensive LUP (CLUP);
- promotion of numerous public and community benefits;
- protection of drinking water and enhancement of the public water supply system;
- conformance to the most stringent Town, County and State laws and policies for wastewater management;
- protection of natural habitats and provision of permanently protected open space;
- recreational/resort-style use;
- utilization of previously-cleared areas; and
- does not seek any increase in residential yield from its existing zoning.

The development area has preferentially been located on those parts of the development parcels that have previously been cleared to the maximum extent practicable, and thus would reduce the amount of clearing of natural vegetation and conform to the Town of Southampton CPB Overlay District and the Aquifer Protection Overlay District (APOD) clearing restrictions. The Town CPB Overlay District was adopted in accord with the New York State Environmental Conservation Law, Article 57, known as the Long Island Pine Barrens Protection Act of 1993 and as a result ensure conformance with the Central Pine Barrens CLUP. Key elements of the CPB Overlay District require strict conformance with vegetation clearance limits, limits on fertilizer depending vegetation and retention of contiguous open space as well as other standards. The project has been designed to conform to the Town CPB Overlay District.

Under Town of Southampton Zoning Code Section 330-244B(2)(h)[3], the Applicant must determine the base density and offset any increase in density with public benefits having a value equal to or greater than the increase in density. The proposed project involves a resort community that will create 118 residences that will serve as second or third homes for their owners. The Applicant will provide a covenant that no children from The Hills development will attend the local public schools of the East Quogue Union Free School District (UFSD). Based upon operations of other Discovery Land Company (DLC) projects and projections for The Hills

project, the average occupancy is 60 days per year per residence. The market for these homes is part-time vacation residents that are primarily existing “members” of other Discovery Land Company resort communities.

The development would also include a golf course (with lined greens) and a clubhouse, in addition to the resort homes. The golf course would operate for seven (7) months per year from April to through October, and the clubhouse would be open during these months and during winter holidays (Thanksgiving, Christmas and New Years) but otherwise closed from November through March. On balance, given the low occupancy and use of the resort homes, the proposed golf course (which is an active recreational open space use that is not used year-round), and a clubhouse (which will experience only seasonal use), it is suggested that the intensity of use of the site will be similar to that which would occur under its base density (which would allow 118 year-round, 5-bedroom single family homes).

Further, the project is consistent with the East Quogue LUP and GEIS and will meet the goal of decreasing the impact on community services (particularly schools) from new development, while increasing tax revenue. Nevertheless, substantial community benefits will be provided as part of this project; all of the project’s Community Benefits are described in **Section 10.0** and a summary list is provided below:

1. No children to attend the East Quogue UFSD to be ensured through restrictive covenant
2. Sidewalks and a crosswalk for school access from Spinney Road to Old Country Road
3. Use of the site for educational programs
4. Allow East Quogue UFSD golf teams to practice at the golf course
5. Offer to dedicate 0.93 acres to East Quogue UFSD (Suffolk County tax parcels 900-340-1-2 &5)
6. Charity outings for the Town/East Quogue/Quogue (5 annually)
7. Fund improvements to the East Quogue UFSD (play fields, playgrounds, study aids, etc.)
8. Commitment to provide enhanced wastewater treatment where feasible for The Hills
9. Participate in research of high-tech septic systems for use in the Town
10. Watershed improvements to benefit Weesuck Creek/Western Shinnecock Bay
11. Participate in providing additional parking for downtown East Quogue
12. Dedicate 4 acres of land to Suffolk County Water Authority (SCWA) for a new wellfield
13. Restore habitat on The Hills South Parcel, Kracke and Parlato Properties
14. Habitat restoration research program for Shinnecock Bay
15. Addition of 150± jobs in the area

This document presents the information and materials required by Southampton Town Code Section 330-244C for a PDD Application submission. As required by this regulation, this document presents Surveys of the component properties (see **Section 4.0**), an overview of the proposed project, descriptions of the site’s history and current conditions, discussion of the project’s sustainable features, listing of the project’s anticipated operations, management and maintenance activities, appraisals of the project and anticipated fiscal aspects, benefits to the community from the project, an assessment of the project’s expected environmental impacts, and a discussion of the project’s conformance to land use and land use plans. Also provided are necessary and appropriate supporting materials, such as maps, plans, renderings, building elevations, and disclosure affidavits.

This PDD Application will be subject to review by the Town Board and, would be subject to further, detailed review under the New York State Environmental Quality Review Act (SEQRA), followed by Town Planning Board review of the subsequent site plan application. In order to develop the site as proposed, the following permits and approvals will be required:

| Issuing Agency | Required Permit or Approval |
|--------------------------|--|
| Town Board | MUPDD Application Approval |
| | SEQRA Review (as Lead Agency) |
| Town Planning Board | Site Plan Approval |
| Town Building Department | Building Permit |
| Town Highway Department | Road Access Permit |
| SCDHS* | SCSC* Article 4 (Water Supply) Permit |
| | SCSC Article 6 (Wastewater Treatment) Permit |
| SCWA | Water Supply Connection Approval |
| NYSDEC* | Mining Permit for Ponds (<i>if required</i>) |
| | Pond Stocking Approval |
| | Long Island Well Permit(s) |
| | SWPPP* Approval |
| | SPDES* Permit |

* SCDHS - Suffolk County Department of Health Services; SCSC - Suffolk County Sanitary Code; NYSDEC - New York State Department of Environmental Conservation; SWPPP - Storm Water Pollution Prevention Plan; SPDES - State Pollutant Discharge Elimination System.

1.0 APPLICANT AND DEVELOPMENT TEAM CONTACT INFORMATION

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The Hills at Southampton
PDD Application Submission
Mixed-Use Planned Development District (MUPDD)

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2.0 PROJECT OVERVIEW

2.1 Location of Proposed Project

The subject site is located in the hamlet of East Quogue, Town of Southampton, and is now comprised of four (4) separate land holdings (in three distinct properties) totaling 594.48 acres (see **Figures 1** and **2**; *all figures are included together in a separate section at the end of the text portion of this document.*). Note that the size of the project site and the requested yield (118 units) have increased from the 436± acres and 82 units described in the PDD Pre-Application, respectively. As described in **Section 2.2**, these changes are the result of the Applicant's response to input received from the Town and public on the Pre-Application.

The four (4) holdings are situated north of the Long Island Rail Road (LIRR) right-of-way and extend northward to and beyond New York State (NYS) Route 27 (aka Sunrise Highway). As shown in the **Master Plan**, the majority of the site (343.50 acres; designated the "Hills South Parcel") is south of Sunrise Highway, with a smaller portion (the "Hills North Parcel", 87.81 acres in size) located north of this roadway. Collectively, this is referred to as "The Hills Property" totaling 431.31 acres. Parts of this site have been cleared, vegetation has been removed and the site is subject to unauthorized use by dirt bikes and all-terrain vehicles (ATVs). The second land holding is referred to as the "Kracke Property," which consists of 61.26 acres abutting to the west of the Hills South Parcel. This land is mostly vacant and wooded, though an estimated 1.64 acres are presently farmed as a nursery and other portions of the site have been cleared. The third land holding, known as the "Parlato Property", is 101.91 acres in size (including an assemblage of parcels and road abandonment acreage), and is also located south of Sunrise Highway, to the east of the Hills South Parcel. This site is mostly wooded; however, 15.98 acres of this site are actively farmed.

Note that there are a number of outparcels within the Hills South Parcel and the Parlato Property; refer to the **Master Plan** for their locations and ownerships. All of these outparcels will remain undisturbed and, for the outparcels on the Hills South Parcel, theoretical access will be provided via the mapped Spinney Road and Smith Avenue. However, it is unlikely any of these outparcels will ever be built due to the constraints presented by the Town Old Filed Map Law⁵ and the fact that many are municipally-owned. As all of the Parlato Property will be dedicated to the Town, its outparcels will not be disturbed and the opportunities for access to them will not be changed. The Applicant has and will continue to make efforts to purchase these outparcels. In addition, the Hills South Parcel includes the acreage from roads that are within survey boundaries as identified herein, other than Spinney Lane. The alignment of certain roads will be maintained where access is needed for outparcels, as depicted on the **Master Plan**.

Table 1 further details the distribution of the individual parcels into the Core Preservation Area (CPA) and the Compatible Growth Area (CGA) of the CPB, and land area outside the CPB entirely, and provides totals for each. As can be seen, an estimated 142.39 acres of the site (23.95%) are within the CPA, 451.16 acres (75.89%) are in the CGA, and the remaining 0.93 acres are outside the CPB entirely.

⁵ Chapter 243 of the Town Code.

Table 1
PROJECT SITE DATA
Distribution of Acreages

| Portion of Site | Acreages | | |
|-------------------------------|---------------|----------------|----------------|
| | Total (acres) | In CPA (acres) | In CGA (acres) |
| The Hills North Parcel | 87.81 | 87.81 | 0 |
| The Hills South Parcel | 343.50 | 43.09 | 300.41 |
| Kracke Property | 61.26 | 0 | 61.26 |
| Parlato Property | 92.57 | 8.72 | 83.85 |
| Parlato Road Abandonment Area | 9.34 | 2.28 | 7.06 |
| TOTALS | 594.48 | 141.90* | 452.58 |

* Corresponds to 22.70 Pine Barrens Credits (PBCs). CR-200 uses a factor of 0.16.

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

- CR-200 Zoning District (see **Figure 3**)
- Groundwater Management Zone III (300 gallons per day [gpd]/acre; see **Figure 4**)
- Flood Hazard Zone X, Federal Emergency Management Agency (FEMA; see **Figure 5**)
- CPB Zone, CPA; 141.90 acres (see **Figure 6**)
- CPB Zone, CGA; 452.58 acres
- Town of Southampton APOD; see **Figure 3**)
- Central Suffolk Special Groundwater Protection Area (SGPA; see **Figure 7**)
- East Quogue GEIS
- SCWA; see **Figure 8**)
- Riverhead Central School District (CSD; Hills North Parcel, see **Figure 9**)
- East Quogue Union Free School District (Hills South Parcel/Kracke Property & Parlato Property, see **Figure 9**)
- Southampton Town Police Department
- East Quogue Fire Department (services)
- Public Service Electric & Gas (PSE&G; electricity)
- National Grid (natural gas)
- Westhampton War Memorial Ambulance Association
- Town Department of Municipal Works

2.2 Description of Proposed Project

Background and General Discussion of Project

This PDD Application represents the step after the PDD Pre-Application in the Town's comprehensive planning process for a PDD, and the second regulatory procedural step toward the realization of the Hills at Southampton PDD project. The PDD Pre-Application was submitted to the Town in June 2013. As a result of that application, the Town Board determined that the application had merit and decided to allow the submission of a Change of Zone and full PDD Application. A copy of the Town's Pre-Application Summary Report is presented in **Appendix A-1**, and the Town Board Resolution adopting it and approving continued processing

of the application is located in **Appendix A-2**. **Appendix A-3** documents authorization of the landowners for the Applicant to proceed with the PDD application.

Since the PDD Pre-Application, the project has been changed and refined to provide additional benefits and improvements to the plan. Changes result in improved access to the site, improved and expanded retention of open space and further definition of both Community Benefits (required by the PDD law) and general public benefits, and are intended to address Town and community input received to date. A list of project changes, benefits and improvements is provided as follows:

1. The project site has been increased in size by adding the Parlato Property (101.91 acres).
2. The project site has been increased in size by adding the Kracke Property (61.26 acres).
3. The overall yield has been increased to 118 units, by transferring the existing potential yields of 24 units of the Parlato Property and the 12 units of the Kracke Property to the development area on the Hills South Parcel and the Kracke Property. Note that, while the project has increased by 36 units from that described in the PDD Pre-Application, the increase is due entirely from the increase of 163.17 acres of the Parlato Property and the Kracke Property. Under their existing zonings, these two properties would generate 36 residences, so that the project described in this PDD Application (like the PDD Pre-Application) requests only the as-of-right yield of the properties that comprise the project site – no increase in residential yield is requested.
4. In conformance with the requirements of the SCSC, the project’s 108 detached residences will utilize individual septic systems to treat sanitary wastewater, while the clubhouse (and the 10 Clubhouse Units within it) will utilize a separate septic system. The project’s septic system design would be subject to SCDHS review and approval and the applicant is committed to providing enhanced wastewater treatment where feasible for The Hills.
5. Due to its seasonal use, strictly managed golf course, and conformance to the Town CPB Overlay District restriction on fertilizer-dependent vegetation, the proposed project is expected to reduce nitrogen loading in recharge compared to as-of-right development (which would be actively used year-round), with no significant adverse impact on groundwater quality.
6. The proposed project will not adversely impact the quality of surface water in Weesuck Creek, due to the required conformance to SCSC Article 6 (with enhanced wastewater treatment, if feasible), and from the planned best management practices (BMPs) to be implemented for the landscaped portions of the golf course.
7. The project includes identification of watershed improvements to benefit the Weesuck Creek watershed.
8. Vehicular access to the site has been relocated from Lewis Road near Spinney Road and the LIRR to a location farther west along Spinney Road. The new site access has excellent sight distance and locational aspects.
9. The new vehicle access will be designed in a “country lane” motif, to mimic the rural character of frontages along Lewis Road; project signage and lighting at this point will be muted, and the planned attended gatehouse will be placed farther up the roadway, where it will be hidden by retained buffering.
10. The Applicant’s experience with the type of second- or third-home occupancy for similar projects nationwide indicates that any school-age children that may be present would reside on the site only temporarily and/or during periods when schools are not in session, and so would not attend East Quogue UFSD, so that no impact to the district’s enrollments or expenditures would occur. This will be ensured through a restrictive covenant.
11. A transfer of approximately 4 acres of land on the development site will be made to the SCWA, to install a new public water supply wellfield that the SCWA feels is needed.
12. The Applicant will also participate in providing additional parking for downtown East Quogue.

13. The Applicant proposes, where practicable, to recruit from the local labor pool for jobs, both for the construction and for post-construction periods, such as clubhouse operations and maintenance personnel, and golf course caddies, and operations and maintenance personnel.
14. The Applicant proposes, where practicable, to preferentially source services from local vendors.
15. The project includes installation of sidewalks along Lewis Road from its intersection with Spinney Road to the south and east along Old Country Road, for schoolchild safety and convenience.
16. An Integrated Turf Health Management (ITHM) Plan has been prepared, to document the balance achieved between the requirements of healthy golf course turf and protection of groundwater quality.
17. Groundwater Monitoring Protocols (GMPs) have been prepared, to document the efforts to be taken to ensure that groundwater quality is protected.
18. The project will result in the retirement of 22.70 potential PBCs that could have been established from the 141.90 acres of the project site in the CPA (all 87.81 acres of the Hills North Parcel, the northernmost 43.09 acres of the Hills South Parcel, and the northerly 1.00 acres of the Parlato Property) to be dedicated to the Town.
19. The project will result in the offer of dedication of 189.72 acres of land to the Town (all 87.81 acres of the Hills North Parcel and the entire Parlato Property of 101.91 acres).
20. The project will cease farming activities on portions of the Kracke and Parlato Properties.
21. The project will include “tip-up” curbs, to allow ease of movement for small animals.
22. The project will include bird and bat boxes, for wildlife use.

The nature of these changes is such that most represent benefits to the community that would not have resulted from the project as described in the PDD Pre-Application. **Section 10.0** further discusses the Community Benefits proposed in connection with the proposed project.

It should be noted that the nature of the project is such that the 118 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 DLC communities) that would not be occupied on a year-round basis. Corporate experience with its other, similar developments indicates that nearly 99% of owners at DLC’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 clubhouse 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 such as DLC members) that will limit their use of The Hills at Southampton property.

Based on DLC experience at its other similar facilities, it is anticipated that the residents of the Hills will utilize their homes approximately 60 days per year, on average, for family summer vacation retreats to golf, enjoy the beach, attend social and business events, and seek city reprieve. 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. It is however expected that owners will patronize local establishments and support the local economy when they are present at The Hills community.

Based on the foregoing, the 118 residential units represent a lower-intensity residential use than a standard residential subdivision. These units would not 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, 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 10.0**).

The **Master Plan** is consistent with the requirements for a PDD Application submission. **Tables 2a and 2b** provide details of the proposed residences and recreational component features.

Table 2a
PROPOSED PROJECT BREAKDOWN, Hills South Parcel/Kracke Property
Unit Types and Details

| Unit Type | Bedrooms | | Total Units | Square Footage | | Selling Price (\$K) |
|----------------------|----------|----------------|-------------|----------------|----------------|---------------------|
| | per Unit | Total | | per Unit | Total | |
| Woodland Estate Lots | 6 | 156 | 26 | 5,000 | 130,000 | 4,125 |
| Village Lots | 4 | 212 | 53 | 3,200 | 169,600 | 2,800 |
| Village Estate Lots | 4-5 | 64-80 | 16 | 4,000 | 64,000 | 3,300 |
| Clubhouse Units | 2-4 | 20-40 | 10 | 2,400 | 24,000 | 2,400 |
| Clubhouse Cabins | 4 | 52 | 13 | 2,850 | 37,000 | 2,850 |
| Totals | --- | 504-540 | 118 | --- | 424,600 | --- |

The project will feature attractive, coordinated architectural styling for the residential structures, common areas and amenities (e.g., lighting fixtures, signage, benches, trash receptacles, kiosks, etc.; see **Appendix B-1** through **B-3**). 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 and respect for the natural environment will be the central tenets of the project, and this emphasis will be evident in the retention of open space, use of thoughtful building design, appropriate landscaping, well-equipped private residential recreational spaces and installation of attractive site entrances and external appearance.

The golf course will also be managed to ensure no adverse impacts to groundwater quality by incorporating and improving on management techniques outlined in the East Quogue LUP and GEIS.⁶ The Town CPB Overlay District limits fertilized areas to less than 15 percent (%) of the overall site. This includes residential and golf play areas. These regulations also require conformance with Article 6 of the SCSC for density of development. Given 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 be a substantial improvement over the benchmark of conformance with Article 6 for groundwater protection.

⁶ The East Quogue LUP and GEIS incorporate protection measures implemented and found to be successful at Golf at the Bridge and Sagaponack Golf Club, Southampton.

Table 2b
PROPOSED PROJECT BREAKDOWN, Hills South Parcel/Kracke Property
Site Yield/Developed Acreages

| Component | Yield/Developed Acreage |
|--|---|
| <i>Residential Areas</i> | |
| Woodland Estate Lots | 26 lots |
| Village Lots | 53 lots |
| Village Estate Lots | 16 lots |
| Clubhouse Cabins | 13 units |
| Total Residential Area | 26.77 acres |
| <i>Golf Course Play Areas</i> | |
| Tees ⁽¹⁾ | 2.62 acres |
| Greens ⁽¹⁾ | 3.62 acres |
| Fairways ⁽¹⁾ | 35.00 acres |
| Rough ⁽¹⁾ | 36.76 acres |
| Bunkers | 2.95 acres |
| Total Golf Course Play Area | 80.95 acres |
| <i>Golf Course Non-Play Areas</i> | |
| Native Areas | 11.18 acres |
| Pond | 0.64 acres |
| Pond House | 3.72 acres |
| Maintenance Area | 1.64 acres |
| Total Golf Course Non-Play Areas | 17.18 acres |
| Total Golf Course Area | 98.13 acres |
| <i>Clubhouse</i> | |
| Clubhouse Units | 10 units |
| Clubhouse Floor Space | 155,760 square feet (SF) ⁽²⁾ |
| Total Clubhouse Area | 4.25 acres |
| <i>Other Areas</i> | |
| Roads/Driveways | 9.29 acres |
| Project Grading and SCWA Well Field Site | 4.60 acres |
| Previously-Cleared | 25.06 acres ⁽³⁾ |
| Total Other Areas | 38.95 acres |
| Total Developed Acreage | 168.10 acres ⁽⁴⁾ |

- (1) Fertilized; golf course includes 78.00 fertilized acres; overall fertilizer-dependent vegetation is 89.07 acres or 14.98% of the project site, where up to 15% or 89.17 acres allowed.
- (2) As: 24,000 SF in the Clubhouse Units, 65,000 SF in below-grade parking, 14,000 SF in mechanical spaces, and 52,760 SF in Clubhouse facilities.
- (3) To be revegetated back to natural conditions.
- (4) The remaining 426.38 acres of the project site (71.7%) will be undisturbed and retained in its existing natural condition. Additionally;
 - With the 11.18 acres of Native Areas on the golf course, the 0.64-acre Pond, and the 25.06 acres of Previously-Disturbed revegetated land, natural areas/habitat would total 463.26 acres, or 77.9% of the project site; and
 - as the Town Planning staff has verified that golf courses are considered Open Space, the total Open Space on the project site would total 544.21 acres, or 91.5%.

An ITHM plan (see **Appendix C**) has been prepared to ensure that the potential for impact to groundwater and surface waters in Weesuck Creek and Western Shinnecock Bay from groundwater outflow will be minimized by the turf maintenance activities planned for the golf course. Additionally, a GMP plan (**Appendix D**) has been prepared to independently monitor actual water recharged on the site for impact to the quality of groundwater to ensure protection of groundwater and surface waters. Together, these plans (described in more detail in **Section 6.7**) will operate in tandem to actively protect water resources based on the environmental design, management and monitoring of the golf course. The management and maintenance activities for the golf course will be described and potential impacts will be assessed in the Draft EIS (DEIS), which will be prepared to assist the Town in review of this project.

Project Layout

In addition to the substantial public open space retained through design, the proposed Hills at Southampton PDD will consist of 118 residential units, and a golf course on the Hills South Parcel/Kracke Property. Site coverages are identified in **Table 2b** and include the following: about 9.29 acres will be occupied by roadways and driveways; 26.77 acres will be devoted to the cleared area of 95 of the residences; 4.25 acres for the clubhouse area (with 13 Clubhouse Cabins and 10 Clubhouse Units and the Village Green); the golf course on 98.13 acres (including 92.13 acres for the golf course, a 4.60-acre pond/pond house and a 1.64-acre maintenance area); 4.60 acres of additional clearing (from project grading and the SCWA Well Site); and, 25.06 acres of existing unused cleared area; this totals 168.10 acres of developed surfaces. Less the existing 25.06 acres of cleared area, there will be a total of 143.04 acres of clearing for the new developed surfaces, or 24.06% of the site. The remaining 451.44 acres will be retained as natural space. Note that the new pond will perform a habitat function for wetland, bird and aquatic species.

Review of the **Master Plan** shows that the layout of the project is dominated by the decision to concentrate development in the central and southern portions of the Hills South Parcel/Kracke Property. The proposed access roadway is aligned roughly in a north-south direction; it divides into two branches near the southwestern corner of the developed area. The westerly branch accesses the 11 homes, while the easterly branch accesses the remaining 107 units, the golf course and the clubhouse.

In order to preserve the character of the Lewis Road corridor and promote privacy, it is expected that the site's access roadway at Lewis Road will not be marked with a sign. This access would be distinctively but subtly landscaped, perhaps including appropriate fencing and/or a retaining wall (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). As the Hills South Parcel/Kracke Property does not have frontage on Lewis Road, the development will access Lewis Road through the existing mapped Kijowski Family Farm subdivision road alignment on land to the west. This access roadway will continue northward into the property to provide all vehicular access to the residences and golf course components.

Golf Course Component

As noted above, the 98.13-acre golf course component is distributed over the central and southern portions of the Hills South Parcel/Kracke Property. The course includes 78 acres of fertilized vegetation, which combined with an additional 11.07 acres (total of 89.07 acres) equals 14.98% of the site (where 15% fertilized vegetation is allowable under the CPB Overlay District). 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. 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 **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. In these areas, tall trees would be removed; however, natural habitat and topography would be retained. Any areas where existing vegetation is altered are not accounted for as natural vegetation in the allowable clearing analysis. All efforts have been made to design the course such that it has the least environmental impact and the greatest habitat retention possible, not only by retaining the required natural area as required under the Town CPB Overlay District, but for other revegetated portions of the golf course as well.

The clubhouse would have a total floor area of about 155,760 SF, divided into 52,760 SF of clubhouse facilities, 14,000 SF in mechanical spaces, 65,000 SF in below-grade parking, and 24,000 SF in the 10 Clubhouse Units. This structure would have a complement of amenities typical of such a feature, and includes:

Main Level

- lobby (1,200 SF)
- living room (1,600 SF)
- circulation (1,500 SF)
- front office (1,250 SF)
- administration/offices (2,500 SF)
- halfway house (160 SF)
- a dining room (2,200 SF)
- a private dining room (700 SF)
- kitchen (2,250 SF)
- men's and women's restrooms (250 SF each)
- receiving area/back of house (2,750 SF)
- proshop (1,600 SF)
- fitness area (2,500 SF)
- yoga studio (1,500 SF)
- spa (3,000 SF)
- snackbar (750 SF)
- men's and women's lockers (3,750 SF and 2,400 SF, respectively)
- men's lounge (1,000 SF)

Lower Level - 1

- mezzanine (2,000 SF)
- wine room (200 SF)

- men's and women's rest rooms (300 SF each)
- cart storage (5,200 SF)
- cart wash area (300 SF)
- bag storage (650 SF)
- kid's activity room (2,500 SF)
- mechanical/storage spaces (5,000 SF)
- parking (30,000 SF/76 spaces)

Lower Level - 2

- bowling (2,750 SF)
- basketball (2,250 SF)
- squash (750 SF)
- theater (1,650 SF)
- concessions (200 SF)
- men's and women's rest rooms (300 SF each)
- mechanical/storage spaces (9,000 SF)
- parking (35,000 SF/94 spaces)

The 10 Clubhouse Units would be provided within the clubhouse, and would be similar to a luxury hotel unit. Each of these units would have 2,400 SF of floor area, and average three bedrooms. The clubhouse will not be available for public use; its facilities will be reserved exclusively for the use of the residents of the project; however, the facility will be made available to the community for a limited number of special events.

Residential Component

There are a total of 118 residential units proposed for the site, of which 95 are second-home residences and 23 are associated with temporary use by golf course enthusiasts who seek to own a golf-related unit (as 13 Clubhouse Cabins and 10 Clubhouse Units). All 118 residences will be sold for use by their owners; no rental units are proposed. Using standard per-unit multipliers published by Rutgers University's Center for Urban Policy Research for the size and anticipated selling prices of the four types of residences, if the dwellings were occupied on a year-round basis, a total of 295 occupants would be anticipated, of which 82 would be expected to be between the ages of 5 and 17 years. However, given the second-home nature of these residences, and the proposed covenants and restrictions (C&Rs), no children from this resort community would attend the East Quogue UFSD. The Hills North Parcel lies within the Riverhead CSD; however, as this parcel will not be developed, it would not send any school-age children to the Riverhead CSD. Thus, the proposed project would not impact school enrollment or expenditure patterns of the Riverhead CSD.

The Applicant anticipates that the detached, single-family homes that would be developed on the Woodland Estate Lots (26) would each have a total of about 5,000 SF of floor space, and have six bedrooms. The homes on the 53 Village Lots would have four bedrooms and 3,200 SF of floor space. For the 16 Village Estate Lots, each four or five bedroom home would have 4,000 SF of floor space.

The 13 Clubhouse Cabins 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 2,850 SF of floor area and feature four bedrooms.

It is expected that each of the 95 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 23 Clubhouse Cabins and Clubhouse Units is expected to have two parking spaces available, of which some spaces would be located beneath the clubhouse as structured parking.

The proposed project seeks a residential density consistent with the residential yield of the combined properties. The Hills North and Hills South Parcels contribute 82 units, while the Kracke and Parlato Properties have yields of 12 and 24 units, respectively. The total resulting residential density is 118 units.

Open Space Preservation

The entire Hills North Parcel (87.81 acres), the entire Parlato Property (101.91 acres) and 43.09 acres of the Hills South Parcel within the CPA, totaling 232.81 acres, will be retained as natural open space. An additional 193.57 acres of natural space within the developed portions of the properties will also remain undisturbed, to be permanently protected from development by appropriate covenants, conservation easements and/or site plan approval restrictions. Thus, a total of 426.38 acres (71.72% of the project site) will be permanently protected natural open space. The proposed project will also revegetate all of the 25.06 acres of existing cleared areas that will not be developed back to a natural state.

Under the Town CPB Overlay District and the CPB CLUP, the allowed maximum clearing is determined by the zoning of the site at the time that the CLUP was adopted, which was in 1993. At that time, the parcels were zoned as shown in **Table 3**. The table shows that, based on the prior zonings of the project sites, a total of 168.20 acres may be cleared, which represents 28.29% of the site. The actual clearing is 168.10 acres or 28.28% of the site and thus the project conforms to the vegetation clearance limits of the Town CPB Overlay District.

The proposed project will retain open space consistent with the stringent clearing restrictions as outlined in **Table 3** and thus will conform to the Town CPB Overlay District and CLUP. Minimum 100 foot natural corridors are maintained between golf holes in order to interconnect on-site open space, and the open space will be configured in a way that maintains the contiguity of open space in consideration of the pattern of open space in the area (see **Figure 20**). In addition, the golf course is designed to conform to topography and maximize use of existing cleared areas in conformance with the CPB Overlay District and CLUP.

Fulfillment of Community Goals

The proposed project is intended to fulfill the goals of the community, in that The Hills at Southampton PDD conforms to the East Quogue LUP and GEIS, eliminates the potential for school aged children, increases tax rates and school district fiscal benefits, reduces potential impact on groundwater as compared with as of right use, and retains significant permanently protected open space. The project would satisfy a 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

189.72 acres of the Hills North and the Parlato Property as permanent open spaces. Overall, 426.38 acres of the site or 71.72 acres of natural open space will remain.

Table 3
PRIOR ZONINGS & ACREAGES
Maximum Clearing Allowed Under CLUP

| | Prior Zoning District | Acreage | Maximum Allowed Clearing Under CLUP | |
|-----------------------|-----------------------|---------------|-------------------------------------|----------------|
| | | | % | Acres |
| Hills North Parcel | CR-200 | 87.81 | 25 | 21.95 |
| Hills South Parcel | CR-80 | 61.54 | 35 | 21.54 |
| | CR-120 | 133.62 | 30 | 40.08 |
| | CR-200 | 148.34 | 25 | 37.09 |
| Kracke Property | CR-80 | 10.32 | 35 | 3.61 |
| | CR-120 | 50.93 | 30 | 15.28 |
| | CR-200 | 0.01 | 25 | 0.002 |
| Parlato Property | CR-120 | 58.96 | 30 | 17.69 |
| Parlato Road | CR-120 | 4.43 | 30 | 1.33 |
| Abandonment Area | CR-200 | 4.91 | 25 | 1.23 |
| Total Property | | 594.48 | --- | 168.20* |

* Overall up to 28.29% clearing is allowed; based on 168.20 allowable clearing.

The proposed project conforms to the recommendations of the East Quogue LUP and GEIS, as well as to the Town’s PDD zoning ordinance controls. The project will result in an environmentally sound development that conforms to the resort, recreational recommendations of the East Quogue LUP, and will eliminate adverse impact on the East Quogue UFSD while maximizing tax revenue generation and fiscal/economic benefits to the community.

2.3 Yield Analysis

This section determines and examines the number of lots that could be developed on each of the component parcels under their existing zoning. Analysis of this hypothetical yield is required as part of a PDD application as a base against which to determine the potential increase in density/intensity of use of the proposed PDD. Analysis of the “as-of-right” zoning yield of the property is presented herein. A copy of the **As-of-Right Plan** is provided in **Section 4.0**.

The anticipated yields of the three project parcels, under their existing zonings and with their associated sanitary flows under SCSC Article 6, are presented in **Table 4**. **Table 4** shows that, based on the site’s existing CR-200 zoning, it is estimated that the project site could generate a total of 118 residential lots, assuming a clustered-lot design concept. This type of development and this number of units would generate, under SCSC Article 6, a total of 35,400 gpd of wastewater. In contrast, the SCSC Article 6 density of the subject site (which indicates the maximum amount of sanitary wastewater that may be generated on a site before a sewage treatment plant (STP) is required) is estimated to be 144,300 gpd (see **Section 6.1**). As a result,

this scenario would be allowed to use individual septic systems for treatment and disposal of sanitary wastewater.

Table 4
PARCEL YIELDS & SANITARY WASTEWATER FLOWS
Existing Zoning

| | Existing Zoning | Yield | Sanitary Wastewater Flow (gpd)** |
|--------------------|------------------------|------------------|---|
| Hills North Parcel | CR-200 | 18 units* | 5,400 gpd* |
| Hills South Parcel | CR-200 | 64 units | 19,200 gpd |
| Kracke Property | CR-200 | 12 units | 3,600 |
| Parlato Property | CR-200 | 24 units* | 7,200 gpd |
| Totals | --- | 118 units | 35,400 gpd |

* Transferred to Hills South Parcel/Kracke Property.

** Per SCSC Article 6: 300 gpd/unit.

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 118 lots, while the **Master Plan** indicates 118 residences for second-home buyers and a 98.13-acre golf course with a clubhouse.⁷ The type of residences and design of the golf course have been described previously. The intent is to conform to the East Quogue LUP and GEIS with a use that is different from a uniform single-family residential use with year-round homes of 5-6 bedrooms in size. The mixed-use development reduces wastewater generation, improves groundwater and downgradient surface water impacts, eliminates school district impacts, maximizes tax revenue, retains required open space, meets clearing restrictions, limits fertilized areas and represents an overall comparable or lower intensity use than what is allowed by current zoning as explained 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. For the most part, the residential areas are tightly clustered in existing cleared areas. All allowed fertilizer dependent vegetation will fit within the 15% allocation of the overall site. The project will conform to SCSC Article 6, and in fact is well below sanitary flow density limitations and will generate less wastewater than the as-of-right use. 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 will not 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. The golf course is also a private amenity that is not subject to the needs of a public course to deliver a large number of rounds per year; The Hills at Southampton golf course will be subject to fewer rounds of golf than a typical public course.

⁷ The proposed clubhouse is 155,760 SF in total but includes 10 of the residential units.

Use of PBCs

The Hills at Southampton PDD includes several parcels that have land in the CPA. The Hills North Parcel includes 87.81 acres of land in the CPA, the Hills South Parcel includes approximately 43.09 acres of land in the CPA and the Parlato Property includes 11.00 acres of CPA land (none of the Kracke Property is in the CPA). This acreage indicates a total of 22.70 PBCs that would, if sought, be assigned to these project parcels (see **Table 1**). However, this acreage will be offered for dedication to the Town, thereby precluding creation of this number of PBCs. Note that this means that the applicant is foregoing any potential income from sales of PBCs. Any density of use allowed on these non-contiguous parcels will be effectively transferred to the CGA through the PDD development, and the PBCs associated with these parcels will be extinguished.

However, the proposed project does not seek an increase in density over that allowed as-of-right. Thus, no additional PBCs are proposed to be redeemed. The Applicant believes 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 10.0** (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. Finally, reference to the Central Pine Barrens Credit Registry (http://www.pb.state.ny.us/pbc/pbc_registry.pdf) on October 20, 2014 did not indicate the presence of available PBCs in the East Quogue UFSD.

2.4 Conformance to MUPDD Development Standards

The proposed project will comply with the long-term goals that the Town Board wishes to achieve by this legislation, as listed in Section 330-240E and as detailed below:

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

The proposed project will retain a total of 426.38 acres of the 594.48 acre site (71.72%) as naturally-vegetated open space, which will provide for a significant amount of habitat area to continue to support a diversity of species, both flora and fauna. The proposed project will consume far less water resources than as-of-right development, a situation that will mitigate the potential for adverse impacts on water quantity, and will easily conform to SCSC Article 6 requirements, which would provide additional assurance that impacts to groundwater quality are minimized. The project will provide a model development for nitrogen load reduction as a result of golf course management and BMPs as well as limited, seasonal occupancy of the residential component.

- (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 blocks of area that are contiguous to other open space lands on adjacent and adjoining properties. The retention and dedication of the CPA lands and full preservation of the Hills North Parcel and Parlato Property ensure permanent preservation and retirement of PBCs associated with these parcels.

The Hills at Southampton development is configured to align contiguous open space with adjoining lands overall, and has been designed to provide open space corridors for active and passive use within the developed areas, while configuring development to coincide with existing cleared areas to the maximum extent practicable.

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

The majority of land is natural and undisturbed; only an estimated 17.62 acres of farmed land is present. Any minor/limited agricultural use on the Kracke and/or Parlato Properties will cease and these areas (which are in the CGA) will be revegetated to revert to natural pine barrens successional lands, which is particularly important in this watershed area that contributes groundwater outflow to Weesuck Creek and Western Shinnecock Bay.

(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 are anticipated. This goal is consistent with the East Quogue LUP and GEIS. With respect to the pertinent utility and governmental services such as roadway maintenance, the project will provide its own maintenance and upkeep services for these private features that are within the subject site, which would minimize any additional burden on these public services. The project also provides recreational amenities which will tend to reduce the burden on public recreational facilities. With respect to water supply, the project will utilize the SCWA for domestic water use, and will pay for all public water consumed. It is expected that several irrigation wells will be installed for golf course irrigation. The site will be privately maintained, and therefore will not burden Town highway or public works services. 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 community benefit.

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

The entire Hills North Parcel, the entire Parlato Property, and the part of the Hills South Parcel within the CPA (totaling 189.72 acres, 31.91% of the project) will be offered for dedication and therefore available for public purposes. The remaining natural lands within The Hills South Parcel and Kracke Property (236.28 acres) will be managed as passive open space and will be accessible to all forms of wildlife native to the CPB.

(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. Nevertheless, as illustrated in **Appendix B-3**, the project's anticipated traditional architectural

treatments are intended to conform to the historic vernacular of East Quogue. 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.

Additionally, the proposed project will provide substantial Community Benefits, including: community improvements such as sidewalks for access to the Central Avenue School and parking within the East Quogue downtown, and environmental improvements such as assistance with watershed management of the Weesuck Creek and Western Shinnecock Bay watershed.

- (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.*

The design of the project itself fosters a sense of place within the community, and the outward appearance will be rural and natural. The owners of The Hills at Southampton will utilize local services and will integrate with the community. The Hills at Southampton golf course and country club component will be offered for periodic use by the community for community activities.

- (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.*

The Hills at Southampton will provide resort housing that is in demand in the area of East Quogue. Social needs are met by conforming to the goals of the East Quogue LUP providing tax revenue and establishing a resort community. Economic needs are met through job creation, tax benefits and patronage of local goods and services.

- (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 revenues that support 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. The project will provide sustainable features and is expected to incorporate green design elements. In addition, the proposed project will include necessary and appropriate infrastructure, including a separate septic system for the clubhouse, 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 owner's association, so that no increased cost or maintenance burden is placed on public services. Finally, the Applicant is proposing the donation of 4± acres of land for a new SCWA public water supply well field.

- (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 proposed project site involves an underlying old filed map; however, the parcels are merged into an assemblage of land which constitutes the Hills South Parcel/Kracke Property and will not be developed inappropriately under the old filed map. The site includes Town-regulated wetlands totaling an estimated 4.44 acres on the Hills North Parcel, which is north of Sunrise, within the CPA and will be preserved in total. The site includes areas with sloping topography; however, this has been considered in the design of the placement of structures and alignment of golf holes in order to minimize topographic disturbance as much as possible. Likewise, two limited areas of the site coinciding with swales on the south part of the Hills South Parcel may have depth to groundwater in the range of 12 feet; however, this has been considered in the design as well and will not result in constraints or impacts associated with the limited use planned in this area. The proposed project has been conceived with environmentally-sensitive design as a goal, and the SEQRA process will provide a basis for analysis of potential impacts to site resources.

- (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. There is a mix of residential uses centered around on-site amenities including a clubhouse and golf, and within a community that offers off-site activities that will benefit from patronage. 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 several 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.*

The project site is undeveloped and so contains no identified or unique historic or architectural resources, main streets or center of activity at present.⁸ The proposed use will assist in supporting the Main Street setting of East Quogue by assisting with access to public parking.

- (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 has been designed to utilize 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.*

Under the PDD, the proposed project 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 as outlined in the East Quogue LUP.

- (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.*

The proposed project effectively transfers density from the CPA (sending parcel) to the CGA (receiving parcel) within the overall project boundaries (CPA is present on the Hills North Parcel, the Hills South Parcel, and the Parlato Property). These are appropriate sending/receiving areas as outlined in the Towns CPB Overlay District and the CPB CLUP for the pine barrens. The overall project has been designed to maximize retention of open space and will align contiguous open space providing an open space continuum for wildlife use and corridors as well as aesthetic enjoyment, passive recreation and groundwater recharge.

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 community benefits, and thereby fulfill the Town Board's goal in its use of the PDD concept.

⁸ The site is subject to unauthorized use by dirt bikes and ATVs.

3.0 SITE HISTORY AND EXISTING CONDITIONS

3.1 Site History

The Hills North and Hills South Parcels

Phase I and II Environmental Site Assessments (ESAs) were prepared for the Hills North and Hills South Parcels in May and June 2005, respectively. These studies sought to establish the presence and extent of soil contamination on this property and, if detected, to sample and characterize that contamination and recommend further remedial action, if warranted. The following brief description of the Hills South Parcel's history was presented in the Phase I ESA:

Historic aerial photographs were reviewed to determine the prior uses of the [Hills South Parcel]. Aerial photographs from 1938, 1961, 1969, 1976, 1980, 1999, 2001 [and 2010, the most-recent year available] were reviewed in order to determine if any prior uses occupied that property [see **Appendix E-1**]. The [Hills South Parcel] was wooded in the 1938 aerial photograph, however, a pond and a few trails were observed in the portion located on the west side of Spinney Road. Small areas of the southern portion of the property located on the east side of Spinney Road were farmed. Significant areas of disturbance were noted in the areas on the west and east sides of Spinney Road in the 1961 to 1980 aerial photographs. The disturbed areas were undergoing succession in the 1999 and 2001 aerial photographs.

The Phase I ESA described the physical condition of the Hills South Parcel, and noted the presence of a number of areas that warranted further examination. The following description of the areas cited for further examination has been excerpted from the Phase I ESA:

The subject property is not used for any authorized purpose [see **Figure 2**]. The parcels located to the north of Sunrise Highway (NYS Route 27) have undulating topography. A LIPA [Long Island Power Authority] right-of-way runs adjacent to these parcels. These northern parcels were relatively free of debris. No paths were observed. North of Sunrise Highway (NYS Route 27), an area of forested swamp was observed east of Spinney Road and possible areas of ponding were observed west of Spinney Road.

The areas located to the east of Spinney Road have variable topography with cleared formerly mined areas. The southern portion of this area was generally flat, whereas the northern and central portions have undulating topography. Historical aerial photograph have indicated that the southern portion of this area was formerly farmed. Several cleared areas and paths were observed in this portion of the property. Debris was observed throughout the property, predominantly in the cleared areas and along paths. The debris included several vehicles and vehicle parts, vehicle batteries, numerous empty quarts of motor oil, partially full paint cans, metal, tires, wood, plastic and glass bottles and containers, several appliances, construction and demolition debris, shot gun shell casings and yard waste. A large area of yard waste, including tree branches and numerous stumps, was observed in the western portion of this area, behind the existing residences that are located east of Spinney Road. Two (2) areas containing mounds of soil were also observed at the rear of the residences. The mounds were covered with grass. Several empty, rusted drums were observed in the vicinity of the southeastern property boundary. A small, wooden shack was observed in the south-central portion of this area.

The parcel located on the west side of Spinney Road also had variable topography. The remaining area of the property consists of paved parking area and landscaped area. The southern portion of this

area was generally flat, whereas the northern and central portion had undulating topography. Several cleared areas and paths were observed. Debris was observed throughout the property, predominantly in the cleared areas and along paths. The debris included several vehicles and vehicle parts, vehicle batteries, numerous quarts of motor oil, paint cans, metal, tires, wood, pool filters, plastic and glass bottles and containers, several appliances, construction debris, mattresses, furniture, one (1) empty 275 gallon storage tank, shell casings, televisions, computer monitors, other household electronics and sundry items. There were no visible signs of release associated with any of the debris, except one area where a petroleum odor was evident in the vicinity of one of the abandoned cars. Some of the debris was used for target practice as evidenced by the shell casings observed in their vicinity. Evidence of past use of fireworks was observed on top of one hill. Evidence of bonfires and vehicle fires were observed in several locations throughout the property.

Based on these findings the Phase I ESA identified recognized environmental conditions that prompted the performance of this Limited Phase II ESA. These conditions included:

1. The area of petroleum odor by the abandoned car should be examined in more detail and soil samples should be collected to determine the appropriate action.
2. The soil mounds east of homes along Spinney Road should be sampled to determine if contamination is present.
3. Soil samples should be collected in areas with high concentrations of shell casings and analyzed for lead.
4. Soil samples should be collected from areas of the property that were formerly used for agricultural purposes and analyzed for pesticides and metals.

The recommended additional analyses for these four areas were performed for the Phase II ESA, and are discussed in **Section 3.2**.

Kracke Property

A Phase I ESA was also prepared for the Kracke Property in January 2013. The following description of the Kracke Property's history was presented in that document:

Aerial photographs from 1938, 1957, 1961, 1969, 1976, 1980, 1994, 2006, 2008, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property [see **Appendix E-2**]. The subject property was not visible in the 1938 aerial photograph, but the surrounding area consisted mainly of farmland and wooded land, with some areas of residential development. In all of the remaining aerial photographs, the subject property appeared to be vacant land, with farmland in the southern portion of the subject property, a cleared path along the eastern and northern edges of the subject property, and wooded land in the remainder of the subject property. The presently wooded area along the cleared path in the southern portion of the subject property appeared to be cleared and utilized as farmland in the 1957-1980 aerial photographs, and appeared to be undergoing natural succession in all of the remaining aerial photographs. The surrounding area appeared to be lightly developed with a large amount of vacant, wooded land and farmland and some residential development east and south of the subject property. In addition, an area directly northwest of the subject property appeared to be undergoing development or sand mining.

The Phase I ESA described the physical condition of the Kracke Property, and noted the presence of a number of areas that warranted further investigation. The following description of these areas has been taken from the Phase I ESA:

The subject property consists of an irregularly-shaped, undeveloped parcel of land with moderately sloped topography, that trends from higher elevations in the northern portion of the property towards lower elevations in the southern portion of the property. The majority of the subject property is wooded with underbrush with the exception of an agricultural nursery area in the southernmost portion of the property, a cleared dirt trail that runs along the eastern property edge and forms a loop in the northern portion of the property, and some additional areas on the property that have been previously cleared and are currently undergoing natural succession. There was no evidence of any existing or past structures on the subject property.

Farming and construction debris and natural debris piles were observed in several areas along the cleared dirt path and previously cleared areas. Debris observed consisted of slate roof tiles, broken concrete fragments, planting containers, a rusted and dilapidated trailer, wooden crates, a rusted and dilapidated vehicle, pieces of machinery, plastic, tires, and piles of natural material including: wood chips, leaves, twigs and soil. The soil piles appeared to consist of dumped landscaping debris piles, possible composting piles, and native soil piles from past clearing.

A large amount of debris was observed in the northern portion of the subject property, in the vicinity of the previously cleared area and dirt path loop. The debris observed included several 55-gallon drums. The drums appeared to be empty and rusted, and were possibly utilized for recreational target practice. No staining was observed in the vicinity of any of the drums or debris. However, it was not possible to inspect some of the drums located within the debris piles. There was no evidence of any staining, storage tanks, discharge, areas of stressed vegetation, residue of oils or other toxic substances, pools of discharge, petroleum or chemical odors, or other such indicators noted during the site reconnaissance.

The Phase I ESA noted three (3) recognized environmental conditions (RECs) on the Kracke Property based on the site reconnaissance, interviews and regulatory agency records review:

1. Several soil and debris piles were observed along the cleared path on the eastern property edge and in the vicinity of the cleared area in the northern portion of the subject property. Some of these piles appeared to have been imported or dumped from outside sources. These piles should be sampled in order to ensure that they are not adversely affecting the subsurface resources of the subject property. Following sampling, all of the debris piles should be removed and properly disposed of.
2. A rusted and dilapidated vehicle and other pieces of machinery were observed during the reconnaissance of the subject property. Any metal debris associated with the vehicle and machinery should be removed and properly disposed of. Any engines encountered during removal should be inspected for evidence of staining and sampled beneath in order to ensure that they have not adversely affected the subsurface resources of the subject property.
3. Several 55-gallon drums were observed in the vicinity of the previously cleared area and dirt path loop. The drums appeared to be empty and rusted, and were possibly utilized for recreational target practice. No staining was observed in the vicinity of any of the drums or debris. However, it was not possible to inspect some of the drums located within the debris piles. The debris pile should be sampled in locations that drums are present and the drums should be more closely inspected. Any drums found to be sealed and containing liquid should be inspected for leakage and sampled in order to ensure that they have not adversely affected the subsurface resources of the subject property. Following inspection and sampling, all drums should be removed from the subject property and properly disposed of.

In addition to the above-detailed RECs, two (2) de minimus conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. The southernmost portion of the subject property is presently utilized as an agricultural nursery. In addition, historic aerial photographs revealed that a larger area along the existing dirt path in the southern portion of the subject property was previously cleared for agricultural use. If the property is to be used for residential or active recreation, it is recommended that a pesticide survey be conducted in order to ensure that the surface soils have not been impacted by previous agricultural operations.
2. Farming and construction debris and some piles of native natural material were observed along the cleared dirt path on the eastern property edge and throughout the previously cleared areas of the subject property. Debris observed consisted of slate roof tiles, broken concrete fragments, planting containers, a rusted and dilapidated trailer, wooden crates, plastic, tires, and some piles of native natural material. This debris is not expected to have adversely affected the subsurface resources of the subject property; however, the debris should be removed and properly disposed of.

The actions recommended to address these five items are discussed in **Section 3.2**.

Parlato Property

This property was also the subject of a Phase I ESA. The following narrative describes this parcel's history, as presented in that report.

Aerial photographs from 1938, 1954, 1961, 1969, 1976, 1980, 1994, 2006, 2008, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property [see **Appendix E-3**]. The majority of the subject property was not visible in the 1938 aerial photograph with the exception of a small wooded area on the southern property edge, but the surrounding area consisted mainly of farmland and wooded land, with some areas of residential development. In all of the remaining aerial photographs, the subject property appeared to be vacant land, with farmland in the southeastern portion of the subject property, a cleared path along the eastern edge of the subject property, and wooded land in the remainder of the subject property. The surrounding area appeared to be lightly developed with a large amount of vacant, wooded land and farmland and some residential development east and southwest of the subject property.

The Phase I ESA described the physical condition of the Parlato Property, and noted the presence of a number of areas that warrant further examination. The following description of the Parlato Property and the identified areas of concern have been taken from the Phase I ESA:

The subject property consists of an irregularly-shaped, undeveloped parcel of land with moderately sloped topography and some areas of steeply sloped topography that generally trends from higher elevations in the northern portion of the property towards lower elevations in the southern portion of the property. The majority of the subject property is wooded with underbrush with the exception of a large portion in the southeast corner of the subject property that is utilized for agricultural purposes. In addition, a cleared dirt trail runs along the eastern property edge that is utilized as an access road and several additional cleared dirt trails are present throughout the wooded areas of the subject property that appear to be utilized for recreational use. There was no evidence of any existing or past structures on the subject property.

Several piles containing natural materials were observed south of the cleared agricultural area and in areas along the cleared dirt paths that appeared to consist of landscaping debris and some farming or construction debris from unknown sources. Miscellaneous litter was also observed throughout several portions of the subject property. A 55-gallon drum was observed on the southern edge of the cleared agricultural area, near irrigation equipment. The drum was unlabeled, covered and empty. There was no evidence of any staining in the vicinity of the drum.

Two (2) large storage containers were observed in the northwestern corner of the cleared agricultural area. The contents of the containers were unknown. In addition, a pole-mounted transformer was observed along the path on the eastern property edge and an electric utility box was observed on the ground along the path. The transformer appeared to be in good condition. There was no evidence of any staining, storage tanks, discharge, areas of stressed vegetation, residue of oils or other toxic substances, pools of discharge, petroleum or chemical odors, or other such indicators noted during the site reconnaissance.

The Phase I ESA noted one (1) REC was noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. Several soil and debris piles were observed south of the cleared agricultural area and along the cleared dirt paths. It is possible that some of these piles have been imported or dumped from outside sources. These piles should be sampled in order to ensure that they are not adversely affecting the subsurface resources of the subject property. Following sampling, all of the debris piles should be removed and properly disposed of.

In addition to the above, three (3) de minimus conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. The southernmost portion of the subject property is presently utilized for agricultural purposes. In addition, historic aerial photographs revealed that the farm area previously extended further northward on the subject property. If the property is to be used for residential or active recreation, it is recommended that a pesticide survey be conducted in order to ensure that the surface soils have not been impacted by previous agricultural operations.
2. Miscellaneous litter, recreational debris, and some piles of native natural material were observed in the southern portion of the subject property and along several of the cleared dirt paths throughout the subject property. This debris is not expected to have adversely affected the subsurface resources of the subject property; however, the debris should be removed and properly disposed of.
3. A 55-gallon drum was observed on the southern edge of the cleared agricultural area. The drum was covered, unlabeled and empty. Since there was no evidence of staining in the vicinity of the drum, it is not expected to adversely affect the subject property. However, this drum should be removed and properly disposed of.

The actions recommended to address these four items are discussed in **Section 3.2**.

3.2 Existing Conditions

This section includes a review of existing site resources and conditions, and a summary of the findings of further environmental investigation of the issues identified in **Section 3.1**. As discussed in **Section 3.1** above, none of the three component parcels have previously been developed, and, as a result, there are no structures on any of these properties.

Existing Conditions Overview

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. **Figure 12** depicts the relationship between the proposed project and the surrounding properties and relevant development limitations, constraints and opportunities.

The overall subject site is presently undeveloped and primarily wooded. Three large areas of bare, sandy soil lie exposed on the Hills South Parcel/Kracke Property: 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 Hills South Parcel/Kracke Property, along Spinney Road and along an ATV road/trail on the west side of the parcel, with other scattered clearings throughout the north-central part of the Hills South Parcel/Kracke Property. The Hills North Parcel is also vacant and wooded; LIPA-owned land traverses this parcel from the northwestern corner to the southern boundary, and then turns easterly along the southern boundary. This land is occupied by several metal towers carrying high-voltage power lines.

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 Hills North Parcel.

The southern half of the Hills South Parcel/Kracke Property is relatively flat, having slopes of less than 10% (see **Figure 13**). The northern half of the Hills South Parcel/Kracke Property, as well the entire Hills 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.

Critical Environmental Area Designation

As discussed in **Section 2.1**, the subject site is within the CPB Zone and the Town's APOD, which area is also designated as Critical Environmental Areas (CEAs). Development of sites within these areas is therefore subject to additional scrutiny to ensure protection of resources. For these two CEAs, those resources include natural vegetation and quality of groundwater recharge. The proposed project will conform to the applicable restrictions and regulations of these two CEAs, and has been designed to ensure protection of these resources (see **Section 12.2**). The SEQRA process will further examine potential impacts in order to thoroughly address conformance with applicable restrictions and regulations and to provide an assessment of potential impacts of the project.

Ecological Overview

The majority of the existing natural vegetation of the Hills, and the Parlato and Kracke Properties are characterized as pitch pine-oak forest. Pitch pine is the dominant canopy species, with white

and scarlet oak occurring in lesser densities. The understory is comprised primarily of huckleberry with other species common to the pine barrens (e.g., bayberry and sweet fern) occurring on the edges of the habitat. Similar forest exists on public and private lands surrounding the site particularly to the north and east. West of the site is a sand and gravel mine, as well as farm uses and residential uses which occur toward the southwest and south of the subject site.

Disturbed areas of the three parcels are comprised of a variety of habitats, including agricultural uses, successional southern hardwood forest, brushy cleared land, successional shrubland and successional old field. Agricultural uses include both field crops and nursery stock. Invasive species dominate the areas of brushy cleared land on the Kracke Parcel. The remaining habitats on the site are in various stages of succession, and are primarily comprised of species common to pine barrens successional habitats.

Reference to **Figure 10** indicates that there are no NYSDEC-regulated freshwater wetlands on the subject site. However, there are two Town-regulated freshwater wetlands on the Hills North Parcel (totaling an estimated 4.44 acres) which is in the CPA, but this parcel will not be developed. As the subject properties are not developed and are contiguous to other undeveloped sites, stormwater runoff currently is recharged in-place or runs downslope to lower areas where it pools and recharges into the ground.

The New York Natural Heritage Program (NYNHP) was contacted to determine any known records of rare, threatened or endangered species or communities on or in the vicinity of the subject site. Correspondence from the NYNHP (see **Appendix F**) indicated the presence of one special concern moth, one threatened dragonfly/damselfly, three rare dragonflies/damselflies, two uncommon communities, two rare communities, one endangered plant and one threatened plant in the vicinity of the subject site. Two historical records of threatened plants were also noted within the vicinity of the site. The majority of the records listed by the NYNHP require wetland areas with open water, which are not present on the subject sites. Of the species identified, the moth, one rare community and one historical plant are upland species.

The Coastal Barrens Buckmoth (*Hemileuca maia ssp. 5*) is a terrestrial species identified by the NYNHP. Investigations were performed for this species on the subject sites in 2008, 2009 and 2014 and this species was not identified during those inspections.

The Pitch pine-oak-heath woodland (the terrestrial community identified by the NYNHP) is a rare community characterized by pitch pines and oaks with an understory of primarily scrub oaks and a few heath plants, such as blueberries and huckleberry. This community was not present on any of the subject sites as the understory is dominated by huckleberry. While scrub oak is present, it represents a minor component of the understory.

Great Plains Flatsedge (*Cyperus lupulinus ssp. luplinus*) is a terrestrial forb/herb with historical records from the NYNHP in the vicinity of the subject site. Although suitable habitat for this species exists on site (open, sandy areas) this species is not expected on the subject sites due to its historical nature, nor was it identified during site visits.

Soil and Recognized Environmental Conditions

With respect to soils on the Hills South Parcel/Kracke Property, the Phase II ESA testing determined as follows for the four areas of potential contamination discerned by the Phase I ESA:

1. The soils in the area of the shotgun range [designated “LS” in **Figure 2**] were sampled and analyzed for the presence of lead. The analytical results revealed that none of the analyzed constituents exhibited elevated concentrations in excess of the regulatory guidance values. As a result no further action is recommended for this area.
2. The soil from beneath the engine of an abandoned car [designated “Car” in **Figure 2**] was sampled and analyzed for the presence of volatile and semi-volatile organic compounds and metals to determine if a prior release had occurred. The analytical results revealed no elevated concentrations of any of the analyzed constituents were detected. As a result, no further work is recommended for this area
3. The soil piles located in the southern portion of the property [designated “Pile” in **Figure 2**] were field screened to determine if elevated concentrations of hydrocarbon compounds were present. This field screening did not identify any elevated hydrocarbon readings. Therefore, no further work is recommended for these soil piles.
4. The former farm located in the southern portion of the property [designated “P” in **Figure 2**] was sampled and analyzed for the presence of pesticides and metals. The analytical results revealed no elevated concentrations in excess of the regulatory guidance values were present. As a result, no further action is recommended for the former farm area.

As a result of the analyses conducted for the Phase I and II ESAs, no significant soil contamination issues have been documented on the Hills South Parcel/Kracke Property.

The Applicant is committed to performing the recommended follow-up actions on the Hills South Parcel/Kracke Property and Parlato Property, as specified in the respective Phase I ESAs. The identified issues involve soil piles and debris and are not confirmed to have any impact on the soils present on site. The parcels are in contract and are not owned by DLC. Therefore, it is expected that further examination of these properties and any activities needed to prepare these sites for use will occur simultaneously with the onset of construction of the proposed development.

Cultural, Land Use, Transportation and Other Resources

Reference to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) website indicates that the subject site is not an area of known or suspected historic or prehistoric cultural resources, nor is it within ½-mile of such a site (see **Figure 15**).

The Links application was previously proposed for the property adjacent to the east, and the East Quogue GEIS (see **Section 12.2**) had recommended that a cross-access easement be provided for it and the subject site. However, the Links application is no longer active as the property was purchased for open space purposes. As a result, no cross access easement can be provided on the subject site.

Considering the rural nature of development in the vicinity, it is expected that vehicle trip generation and the operations of local intersections are such that no adverse conditions or impacts presently exist in the area. The SEQRA process and DEIS will include a Traffic Impact

Study (TIS) to examine existing conditions at key intersections in the area, and the potential traffic associated with the proposed development will be analyzed with respect to potential change in the Level of Service (LOS) at these intersections. The DEIS and TIS will be subject to public and inter-agency review and will form the basis for final conclusions with respect to traffic through the completion of the SEQRA process.

There is one public transportation resource that serves the subject site. It is Suffolk County Transit Bus Route 90, and operates along Lewis Road bordering the Hills South Parcel/Kracke Property; it passes the proposed access point on that roadway. This transit resource operates between downtown Riverhead and Moriches (on Montauk Highway; see **Figure 16**). The nearest LIRR stations are Westhampton (approximately 3.5 miles west of the property) and Hampton Bays (approximately 4.3 miles east of the property).

It is expected that a DEIS will be prepared for this project (see **Section 11.0**). The DEIS will include a description of the proposed project, discussion of existing environmental conditions, assessment of potential project impacts, identification of mitigation measures and evaluation of alternatives to the proposed project. The environmental conditions of the site will be presented in detail at that time, and used as a basis for analysis based on anticipated changes that would occur as a result of the project.

3.3 Easements, Deed Restrictions and Covenants

Existing conditions were examined with respect to restrictive easements, deed restrictions and covenants, to determine if any such instruments have been filed on this land and to identify any applicable restrictions as to the use of the property. The results of this investigation are provided in **Appendix G**.

4.0 PROJECT MAPS AND PLANS

The following identifies the plans and maps required by the Town Code to be provided as part of this submission, with a brief description of where the Applicant's responding materials are located:

- *A survey of each parcel, each bearing a statement indicating that it was prepared by a NYS-licensed surveyor, with the Suffolk County Tax Map numbers, the area of the parcel, terrain conditions such as topography, identification of soil types, existing drainage features, the extent of existing woodlands or wetlands, significant vegetation types, the location of existing structures, utility lines, easements and any existing or proposed restrictions on the property.*

Attached hereto are surveys of the Hills, Parlato and Kracke Properties; each was prepared by a NYS-licensed surveyor, and lists the tax lots that comprise the property, indicates the acreage of each property, shows the existing woodline, and any existing structures, utility lines or drainage issues (there are none). Information on topography is shown in **Figure 13** (Slope Interval Map); soil types are shown in **Figure 21** (Soil Map); vegetation types are addressed in **Figure 14** (Habitat Map); easements, deed restrictions and covenants are documented in **Appendix G**.

- *A sketch indicating the location of each parcel with respect to neighboring streets and properties, the names of all owners of property within 1,000 feet of each parcel, the land use and zoning of each property, and the boundaries of all zoning district in the surrounding neighborhood.*

This information is presented in this document as follows: the location of the properties are shown in **Figure 1** (Location Map); the names of owners are shown on the surveys; the land use of the site and in the vicinity is shown in **Figure 19** (Land Use Map); the zoning of each property and of the vicinity is shown in **Figure 3/Existing Zoning Map**.

- *A site plan indicating the approximate location, height and design of all buildings, the arrangement of parking spaces and access drives, the general nature and location of other proposed site improvements, landscaping and screening, storm drainage system, and water/sewer connections.*

The **Master Plan** shows the locations of the buildings, the arrangement of parking and access drives, and the general nature and locations of other site improvements, including landscaping, screening, and the drainage system. As the project will not use any public sewer system, no such connection can be shown. **Appendices B-1 through B-3** depict the anticipated appearances of the structures, including height and design. **Appendix B-4** provides a depiction of the typical Woodland Estate lot design.

5.0 ARCHITECTURAL RENDERINGS AND PROJECT ELEVATIONS

Architectural design concepts and building information for the residences and clubhouse are provided under this section. The graphic materials in **Appendices B-1 through B-4** provide as complete an illustration of the architectural concept for the proposed project as is presently available. The following describes these materials:

- **Appendix B-1** contains the architect's sketches of the floor plans for the Woodland Estate, Village Estate, Village and Clubhouse Cabin residences, with photographs of residences having similar traits and characteristics (in terms of architectural styling, use of materials, and landscape treatment) as those intended for the proposed project.
- The materials in **Appendix B-2** show the architect's sketch plans for the various components of the clubhouse, including the overall clubhouse area, rough sketch plans of each floor within the structure, the location and anticipated amenities of the clubhouse spaces, sketches of the building elevations, and solar studies (showing the anticipated length and progression of shadows cast by the clubhouse). Also provided are a number of artist renderings depicting the anticipated appearances of the clubhouse and surrounding area, as experienced by the site's residents and visitors.
- The illustrations presented in **Appendix B-3** depict the type of architectural treatments anticipated for the proposed project, as exemplified by existing, similar structure found elsewhere on Long Island's East End. These examples include overall architectural styling, details of individual architectural features, and the beneficial results from a well-planned aesthetic relationship between the built and natural environment.
- The illustrations presented in **Appendix B-4** depict the typical plot plan for the woodland estate lots. This shows the home, yard and driveway areas and depicts the degree to which natural vegetation will be retained on these sites.

6.0 ENVIRONMENTAL FEATURES OF THE PROPOSED PROJECT

6.1 Wastewater Treatment

The project site is located within Groundwater Management Zone III as defined by the SCDHS. Based on the requirements of SCSC Article 6, allowable sanitary flow on a site that is subject to subdivision is based on the 40,000 SF yield map, with the number of lots multiplied by 300 gpd per unit. In lieu of a 40,000 SF yield map, SCDHS provides a formula for determining allowable flow. For the proposed project, the allowable sanitary flow is based on the following calculations:

$$(\text{Site acres} - \text{wetland acres}) \times 0.75 \times [(43,560 \text{ SF/acre}) / (40,000 \text{ SF/unit})] = \text{allowed units},$$

Thus, the final calculation is as follows:

$$(594.48 - 4.44) \times 0.75 \times 1.089 = 481 \text{ units}$$

As each unit is allocated a flow of 300 gpd, the total allowed sanitary flow for the project site is obtained from: 481 units x 300 gpd/unit = 144,300 gpd.

The design flow of the project is based on the sanitary wastewater generated by the proposed use. It is noted that the proposed project involves a golf course in addition to residential use. Under “*General Guidance Memorandum #17, Agricultural and Golf Course Density*,” fertilized areas of golf course use contribute to nitrogen load and is accounted for in terms of wastewater flow by a factor of 300 gpd per fertilized acre. In this case however, the area of fertilizer dependent vegetation is limited to 15% of the overall site and as a result, the golf use does not increase the area of fertilizer dependent vegetation. The site design conforms to this limit on fertilizer dependent vegetation including the golf course and residential use portions of the site. In other words, the proposed project will not increase fertilized area over that of a residential use with no golf course. As a result, the factor related to golf course fertilized areas would not apply. Nevertheless, the design flow calculation has been prepared based on the wastewater flow alone, as well as the combined wastewater flow and additional flow allocated to golf course use. In both cases, the proposed project is significantly below the allowable flow provided for under SCSC Article 6. In addition, the residential portion of the residential use will not be fully occupied 365 days per year due to the second (and third) home resort type use that is typical of DLC resorts, as described below.

Based on the uses and yields proposed and the design standards of the SCDHS for wastewater system design (associated with SCSC Article 6), the proposed project would generate 41,814 gpd of sanitary wastewater if it were occupied on a full-time, year-round basis, estimated as shown in **Table 5**. This is substantially less than the design flow of 144,300 gpd, and therefore conforms to Article 6 of the SCSC. In fact, the resort community will be used primarily during summer months and is expected to seldom, if ever, operate at full occupancy; the expected occupancy is on the order of 60 days per year per unit. In addition, C&Rs and other appropriate restrictions will be filed to ensure that no children from the resort community will enter the East Quogue UFSD. The community is expected to be intermittently utilized during the off-season, i.e., fall,

winter and spring. As a result, the project will have significantly less sanitary flow than that identified in **Table 5**.

If the fertilized area of the golf course is added to the project’s wastewater flow, this factor would add 23,400 gpd (78.0 fertilized acres x 300 gpd/acre). As a result, the total design flow would be 65,214 gpd, which is 79,086 gpd less than the allowable flow under Article 6 and would also conform to the density limitations under Article 6 of the SCSC.

It is clear that, based on sanitary wastewater design rates for the golf course and 118 units, the proposed project will not exceed the allowable sanitary flow allowed under SCSC Article 6 based on wastewater flow, or the combined design flow based on wastewater based on the fertilized golf portions of the site under Memorandum #17. Therefore, the Applicant may utilize individual septic systems in compliance with Article 6 for the 108 detached single-family units, and install a single septic system to serve the clubhouse and the remaining 10 Clubhouse Units.

It is noted that one of the public benefits of the project is the applicant’s commitment to provide enhanced wastewater treatment where feasible for The Hills. Further examination is warranted since SCDHS is currently in the process of studying small package systems and alternative treatment methods for single-family homes and communal systems. The Hills at Southampton is an ideal project for examination and perhaps a pilot installation, given that the projected flow is significantly less than the allowable flow. The Hills project sponsors will continue to examine alternative wastewater treatment methods, provided they are approvable by SCDHS and feasible given the intermittent seasonal project flow.

Even with conventional treatment, the flow will be substantially less than the projections in **Table 5** below. As a result, nitrogen in recharged resulting from sanitary wastewater will be low as compared to Article 6, as-of-right development and/or full occupancy.

**Table 5
WATER USE & SANITARY WASTEWATER GENERATION*
PDD Application**

| | | | |
|---|----------------------|--------------|-------------------|
| <i>Residential Component:</i> | | | |
| Woodland Estate Lots | 26 units | 300 gpd/unit | 7,800 gpd |
| Village Estate Lots | 16 units | 300 gpd/unit | 4,800 gpd |
| Village Lots | 53 units | 300 gpd/unit | 15,900 gpd |
| Total Residential Component | | | 28,500 gpd |
| <i>Golf Course Component:</i> | | | |
| Clubhouse Units | 24,000 SF (10 units) | 300 gpd/unit | 3,000 gpd |
| Clubhouse Facilities | 131,760 SF** | --- | 6,414 gpd |
| Clubhouse Total | 155,760 SF | --- | 9,414 gpd |
| Clubhouse Cabins | 13 units | 300 gpd/unit | 3,900 gpd |
| Total Golf Course Component | | | 13,314 gpd |
| Total Sanitary Wastewater Generation | | | 41,814 gpd |

* Assuming appropriate SCDHS design flow factors.

** As: 65,000 SF for below-grade parking (exempt from water use calculation), 14,000 SF of mechanical spaces, and 52,760 SF of Clubhouse spaces.

Design, review, approval and construction of the septic systems will be subject to oversight by the SCDHS. This level of oversight would ensure not only conformance to all applicable design and operation requirements, but that groundwater quality (and associated surface water resources down flow, particularly Weesuck Creek) will be properly protected and improved.

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.

6.2 Energy-Conserving Materials, Designs and Systems

The overall project will be designed to minimize clearing of the parcel and situate development within existing cleared areas to the maximum extent possible. The overall site design will minimize fertilizer-dependent vegetation and will adopt a sustainable design strategy (**Table 6**).

It is expected that the project will utilize energy- and resource-conserving features, materials and systems and may incorporate systems and features associated with the LEED[®] system and applicable sustainability design measures under the Institute for Sustainable Infrastructure (ISI). These features may include modern, energy-efficient building materials (e.g., insulation, windows, weather stripping, door seals, etc.) and mechanical systems, (e.g., air conditioners, heating systems, combined heating/ventilation/air conditioning (HVAC) systems, water heaters, heat pumps, etc.). Incorporation of such energy-conserving measures is a sensible building practice, particularly in light of the increasing cost of energy resources, and the Applicant's desire to create an environmentally responsible project.

Table 6
SUSTAINABILITY STRATEGY
PDD Application

| Sustainability Topic | Strategies | Techniques |
|---------------------------|---|---|
| ENVIRONMENTAL STEWARDSHIP | <p>Open space preservation; Efficient land planning, compact layout, site access, golf course planning; Regional Priorities; Funding for watershed improvements; Land dedication to SCWA; Use of site for school education programs; Habitat restoration research program for the Bay</p> | <p>Dedication of land for permanent preservation and protection as open space; Proposed project yields lower intensity than 118 typical single-family homes at a limited average occupancy rate of 60 days per year; Identification of watershed improvements to benefit the Weesuck Creek/Western Shinnecock Bay Watershed; Closure of farming on portions of the Kracke and Parlato Properties will eliminate a two sources of nitrogen impact in the Weesuck Creek groundwater shed; Dedication of 4± acres of land on the Hills South Parcel/Kracke Property to the SCWA for a new public water supply wellfield; Restoration of habitat on the Hills South Parcel, and the Kracke and Parlato Properties, with additional restoration on Town site contiguous to the east; Installation of “tip-up” curbs, to allow ease of movement of small animal species; Installation of bird and bat boxes for wildlife; The project includes installation of sidewalks along Lewis Road from its intersection with Spinney Road to the south and east along Old Country Road, for schoolchild safety and convenience.</p> |
| ENERGY CONSERVATION | <p>“Designed to Energy Star” certification for the club house. Optimized building orientation for maximum natural daylighting; Natural ventilation strategies; Architectural shading on east, west and south exposures; Landscape strategies to provide summer shade; High thermal mass and insulation in building wall and ceilings; and Raised floor design for underfloor cooling.</p> | <p>Energy efficient windows and doors; Energy efficient appliances; Energy recapturing elevators; High SEER [seasonal energy efficiency ratio] cooling equipment; Split system air conditioner design; Smart, intelligent programmable thermostat for residential units; Guest card key activated energy systems for guest units; Occupancy sensor in all units; Hot water circulation pumps; Chilled beam strategies in appropriate locations; Tight building design and ductwork installation techniques; LED [light-emitting diode] lighting in units, site and common area; Motion sensor lighting switches; and</p> |

| | | |
|-----------------------------|---|--|
| | | Plug load monitors in residential units. |
| ENERGY PRODUCTION | Solar thermal for hot water heating/pre-heating; Photovoltaic panels for electric cart charging and site lighting; Co-generation strategies associated with back of house operations; and Alternative power production for peak loads. | Solar thermal on residential roof for domestic hot water; Residential solar installation should be per the Section 123-39.1 of Town Code, where practical; Photovoltaic panels on clubhouse roof for electric cart charging and site lighting; Photovoltaic panel car shade on parking lots for electric cart charging and site lighting; and Fuel cell/ bloom boxes for peak load shaving. |
| WATER CONSERVATION | Water efficiency within buildings; Water efficient landscaping; Use of captured rainwater for irrigation; and Irrigation efficiency. | Low flow faucet fixtures and showers in clubhouse and residential units; High efficiency washers in all units; Dual flush toilets in all units and public restrooms; Leak detection sensors in all residential units; High efficiency and water recapture in commercial laundry equipment; Native plant species for landscaping (xeriscaping); Use of on-site pond for collection of stormwater and use the same for golf course irrigation; Impervious lining below the greens throughout site to reuse the water for irrigation; Smart irrigation time clocks; Moisture sensing landscape technology and irrigation; and Drip irrigation as predominant delivery system; |
| WASTEWATER TREATMENT | Sponsoring research into the use of high-tech septic systems for general use in the Town; Enhanced wastewater treatment for the clubhouse and residential units. | Nitrogen reduction on-site wastewater systems for units and clubhouse |

| | | |
|---|--|---|
| <p>MATERIALS & WASTE REDUCTION</p> | <p>Reduce off-site hauling and disposal of construction waste; Reduce amount of waste going to landfill; Materials reuse; Materials specification and delivery with minimum packaging; Use of building products that incorporated recycled content? Rapidly renewable materials (bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard, cork); and Regional materials (extracted, harvested, recovered, or manufactured within 500 miles).</p> | <p>Use as much material on-site as possible; Reuse large stock trees as mulch in planting beds; Design to use standard material sizes to minimize waste; Offsite panelization construction techniques to minimize waste, improve construction tolerance and provide ready downstream market for recycling waste products; and Onsite sorting and separation of construction waste for recycling including glass, metal, cardboard, and sheetrock.</p> |
| <p>FOSTER LOCAL ECONOMY</p> | <p>Maximize number of local jobs (permanent jobs and construction jobs), service sector and local vendors; Increase in tax revenue; Contribution for construction of playing fields needed in the area; Funding improvements to local school (fixing play fields, playgrounds, high-tech study aids, etc.); Improve surrounding property value; Charity outings for the Town/East Quogue/Quogue (five annually; 1 for water quality and 1 for school district); and Support public parking in the East Quogue hamlet center.</p> | <p>The proposed project anticipates providing 150± permanent jobs at the facility for management and operation of the facility; Tax ratable project; large dollar value of taxes; Recruitment from the local labor pool for jobs, both for construction and post-construction operations, is expected, where practical; Contribution toward parking in East Quogue to support downtown economy</p> |

The sustainability strategy outlined above provides the applicants intent, subject to further refinement of the project through the PDD process. A specific listing of these sustainable features, materials and systems is not presently available (other than as noted above), but will be developed as the project evolves. These features will be listed and described as part of the DEIS, to be prepared for the project.

6.3 Stormwater Management Systems

Stormwater runoff from The Hills development areas will be retained and recharged on-site for the required design storm. Retention areas, as presently proposed, will consist of drainage reserve areas (DRAs), leaching pools, and ponds, with stormwater conveyed to these retention areas by means of:

- Overland flow
- Vegetated swales
- Curb and gutter
- Inlets and piping

Additionally, all of the golf course greens will be lined with an impervious liner so that precipitation and irrigation water recharge from these surfaces will be collected to be re-used for golf course irrigation.

The terrain of The Hills falls into two categories: rolling and flat, with runoff coefficients assigned to each category consistent with those contained in the Town of Southampton, Road and Drainage Standards.

The Hills golf course design incorporates a number of DRAs in strategic locations to capture runoff from the course and adjacent areas to be developed with housing. These DRAs are designed as shallow vegetated depressions that are normally dry and blend into the fairway areas or non-vegetated hazard areas, of the course, both as playable features. DRAs are the dominant retention method to be utilized at The Hills because of the ability to blend them seamlessly into the surrounding terrain.

Substantially all stormwater storage is accomplished within areas to be cleared for the golf course or within already cleared areas, with the exception of a small DRA (8,000 SF) located where the project entrance road crosses an existing swale and the existing cleared area at that location is not large enough to accommodate the required DRA. Some additional clearing is required for installation of drainage piping to access DRAs from other site areas to be developed.

Roadways within The Hills will contain drainage inlets within gutter areas to capture runoff from roads and adjacent vegetated lot areas and either piped to DRAs or captured directly in leaching catch basins for storage and infiltration. Runoff from on-lot structures and driveways will be captured in leaching pools within the lot area. Several areas will be served exclusively with leaching pools, principally the clubhouse maintenance area, and the southerly section of the entrance road.

A pond or ponds of approximately five (5) acres in size will be a central feature of the development and will serve as an irrigation pond, using captured stormwater runoff that will then be pumped through the golf course irrigation system. For areas tributary to this pond, a 5-inch design storm will be utilized. For other retention areas, a 2-inch design storm will be utilized.

The irrigation pond will be lined to maintain a fixed pool to a depth of five (5) feet and aerated as necessary, with the runoff contribution supplemented by on-site make-up wells. Additionally, the proposed pond at Hole #18 may be connected to the irrigation pond for supplemental irrigation water. This connection will be regulated by a control valve.

During rain events, the normal pond elevation is designed to rise by up to two (2) feet for the design storm event and then subside back to the normal pond elevation by recharge. The smaller pond at Hole #18 will be designed with a five (5) foot depth and aerated as necessary, with well make-up water.

The southerly part of the project site is traversed by two (2) swales (normally dry) that have a combined off-site tributary area of about 600 acres to the limit of The Hills property. Runoff from off-site to these swales will be passed through the project site, whereas development runoff towards the swales will be retained and recharged on-site.

The drainage systems will be designed to comply with requirements under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP 0-10-001 or “General Permit”) and Chapter 285 of the Town Code. Under these requirements, a site-specific SWPPP must be prepared and submitted to the Town for review and approval as a condition to final subdivision approval. The SWPPP evaluates the proposed drainage system to ensure that it meets the NYSDEC and Town requirements for treatment and retention of stormwater runoff. The SWPPP must demonstrate that the proposed stormwater management system is sized adequately to ensure that there is no net increase in peak stormwater discharges from a property once developed.

Additionally, the SWPPP will include details of erosion controls to be employed during construction to contain stormwater runoff on site during construction and ensure that there is no transport of sediment off site. The Erosion Control Plan will be prepared in accordance with the recommendations of the *NYSDEC Standards and Specifications for Erosion and Sedimentation Control* and the NYSDEC Technical Guidance Manual.

The proposed locations, sizes, and lengths of each of the temporary erosion and sediment control practices planned during site construction activities, and the dimensions, material specifications, and installation details for all erosion and sediment control practices will also be provided on the Erosion Control Plan as part of site plan review.

6.4 Community Character

The proposed 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, as depicted by the illustrations in **Appendices B**, and would remain so into the future with the use of recorded C&Rs. For example, the project's vehicle access has been relocated from Lewis Road near Old Country Road and the LIRR to a more suitable location farther west along Lewis Road coinciding with an existing mapped subdivision road already established for access to an existing subdivision. This will ensure that the existing character along Lewis Road is maintained. In addition, the project is developed preferentially on already-cleared areas of the Hills South Parcel/Kracke Property, which reduces the amount of natural vegetation that must be removed for the project. The illustrations in **Appendices B** exemplify the types of architectural building treatments that the Applicant will utilize to support the traditional, historic character of the East Quogue community. Through these measures, the project is expected to have the effect of reducing the potential for significant changes in the character of the community.

6.5 Vehicle Access

The sole vehicle access point is proposed from Lewis Road, at the southwestern corner of the property in line with an existing mapped subdivision road associated with the "Noble Farms" subdivision. An additional emergency vehicle access may be provided to the north, at the end of Spinney Road if directed by the Town or necessary for safety and emergency access. Adequate parking to serve the individual residences as well as the golf course and clubhouse component will be provided.

6.6 Open Space Preservation

The entire Hills North Parcel (87.81 acres) and northernmost portion of the Hills South Parcel/Kracke Property (the area within 1,000 feet of NYS Route 27, 44.31 acres) are within the CPA. As a result of the restrictions of the CLUP, no development may occur within these areas (though the yield that could be realized by this acreage will be utilized in the developed area, on the remainder of the Hills South Parcel/Kracke Property). Therefore, the Applicant will offer to dedicate all 87.81 acres north of Sunrise Highway (in the CPA), and all 101.91 acres of the Parlato Property (for a total of 189.72 acres in both the CPA and the CGA) to the Town, so that this acreage will be permanently preserved as natural open space.

As detailed in **Table 2b**, the site design will retain 426.38 acres (71.72 %) of the subject site as undisturbed naturally-vegetated land. With the 11.18 acres of Native Areas on the golf course, the 0.64-acre Pond, and the 25.06 acres of Previously-Disturbed revegetated land, natural areas/habitat would total 463.26 acres, or 77.9% of the project site. Finally, as the Town Planning staff has verified that golf courses are considered to be active Open Space, the total Open Space on the project site would total 544.21 acres, or 91.5%.

The proposed project will conform to the maximum allowed clearing for the site under the Town of Southampton Central Pine Barrens Overlay District and the CLUP (168.20 acres), or 28.29%

of the overall site. The total clearing of the project, including existing cleared areas that are not used as part of the development will be 168.10 acres, or 28.27% of the site. The remaining 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 and site plan approval process.

6.7 Landscaping & Landscape Maintenance

The Hills at Southampton development will ensure that landscaping and landscape maintenance will occur in a manner that is fully compliant with the CPB CLUP and Overlay District and goes beyond these requirements in terms of BMPs to reduce nitrogen load at the site.

Landscape Materials and Coverages

At the present stage of the review process, the Applicant can confirm that plantings will use approved landscape species listed in the CPB CLUP. This will also conform to the Community Landscape Vision of use of native plant materials, informal planting arrangements, and limited use of ornamentals.

In addition, the overall project site will have less than 15% established in fertilizer dependent vegetation. Even though this will meet the CPB CLUP requirement, further methods for nitrogen reduction will be employed. Specifically, all greens on the course will be lined, and the liner will capture recharge. Any excess recharge will be retained on the liner or overflowed to bioswales designed to attenuate nitrogen. In this manner, the golf course design goes beyond just maintaining less than 15% overall fertilizer dependent vegetation. Through the use of lined greens, a carefully managed irrigation strategy, the implementation of an ITHM Plan, and by conducting groundwater monitoring, the proper management of the golf course will be ensured and nitrogen load on the portion of the site devoted to fertilizer dependent vegetation will be substantially less than would occur under an as-of-right development with no such controls.

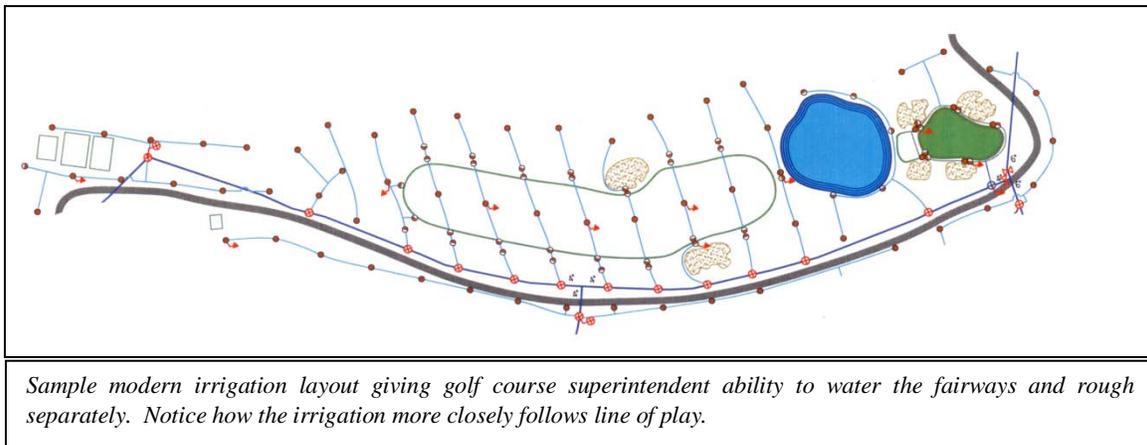
Irrigation Strategy

The irrigation system for The Hills at Southampton will be designed using the most up to date state of the art materials available today. The system will be a full coverage system over the 78 acres of the developed golf course and will be designed to cover greens, tees, fairways and primary rough. It will be designed to confine irrigation to the grassed areas only and avoid irrigation into the forested areas surrounding the golf holes.

The emphasis on irrigation system design today is for smaller sprinklers on tighter spacing with lower gallon per minute (gpm) flow, therefore yielding lower precipitation rates. This gives today's golf course superintendent the ability to more efficiently distribute water to where it is needed, on a much smaller scale. This has been made possible by the advancement in sprinkler and nozzle technology, allowing the irrigation designer to utilize these smaller spacing and smaller sprinkler flows. This equates to lower energy cost due to the lower pump horsepower requirements. The newer sprinklers also perform better in the wind at lower pressures and produce more uniform coverage.

The fairway irrigation will be a minimum of triple row with ins and outs along the outer two rows to allow the roughs to be irrigated separate from the fairways. Rough irrigation should be added where not adequately covered by the outs along the fairway edges. Coverage will also include the roughs between the tees and fairway start. Tee boxes will be irrigated with smaller sprinklers to more efficiently irrigate the tee surface and the surrounds.

Two sets of sprinklers will be installed at each green complex. One set will be part circle sprinklers to irrigate the greens with the other set being part circle directed to irrigate the surrounds without irrigating the putting surface. Any sprinkler not part of the greens irrigation such as approaches and greens surrounds directed back towards the green, shall be positioned so as not to irrigate the putting surface. The inset figure below illustrates the irrigation techniques described herein.



Additionally, The Hills of Southampton's control system will be based upon evapotranspiration (this is the amount of water lost during the day between the turf grass plant and the soil). In conjunction with an on-site weather station, the control system will determine how much water was lost from the plant and soil during the day, determine how long each individual station needs to run to replenish this amount, and then communicates this information to the satellite controller. This reduces the amount of excess irrigation that is done, shortens the water time window and reduces the cost of pumping.

The most critical feature that the control system offers however is flow management. These control systems monitor the amount of water running at any given moment and can turn on sprinklers to keep the pump station running at its maximum efficiency.

In addition to the weather station, soil moisture sensors will be installed in the ground over the golf course to more specifically monitor the moisture in the soil reservoir and allow the golf course superintendent to more accurately determine real-time turfgrass needs and irrigate only as needed.

The piping network to be used is High Density Polyethylene which reduces the carbon footprint over other piping materials such as polyvinyl chloride (PVC) piping.

ITHM

The purpose of the ITHM is to utilize BMPs in connection with maintenance of fertilizer dependent areas of the golf course. Through an ITHM, proper management can occur such that nitrogen loads are minimized to near zero. This will be ensured through property pH, maintenance of healthy turf, use of appropriate fertilizer dependent species, ensuring maximum uptake of limited fertilizer application, use of proper nitrogen in fertilizer to ensure enhanced uptake, proper irrigation techniques to ensure that plant materials and root zone use of irrigation occurs, and other applicable BMPs for turf management. In addition, Integrated Pest Management (IPM) methods will be employed to ensure that pests are controlled locally with spot applications based on extensive and thorough monitoring of turf conditions. The ITHM details the techniques to be employed for management of healthy turf and fertilizer dependent vegetation. **Appendix C** includes the ITHM Plan.

GMP

The purpose of the GMP is to monitor the quality of groundwater beneath the proposed golf course. Results from monitoring events described in the GMP will be reviewed on a quarterly basis to assess groundwater quality in strategic areas of the golf course including up- and downgradient monitoring of pre- and post-construction conditions.

The proposed golf course will utilize non-traditional turf management practices outlined in the TMP in order to comply with the organic golf course management standards established by Suffolk County as well as meet or exceed the BMPs for New York State. The implementation of the TMP will be assisted through several elements related to golf course design and maintenance techniques which will include:

- Development of a healthy soil profile
- Proper course irrigation and drainage
- Installation of appropriate disease and pest resistance turf
- Utilization of native vegetative species where applicable
- Soil ecology monitoring and management
- Routine monitoring of the Hills at Southampton golf course for early detection of maintenance needs and detection of problem areas

The GMP will be enacted for a period of five years, following which a review will be conducted in order to assess whether and what modifications to the monitoring program may be necessary. The GMP is provided in **Appendix D** of this document.

7.0 PROJECT DEVELOPMENT, OPERATIONS AND MAINTENANCE

7.1 Project Development

At the present early stage of the overall project review phase, the Applicant anticipates the following schedule for construction:

- Following a 2-year pre-development period, the project is anticipated to break ground in Spring 2016, and be completed over 6 years, with completion scheduled to occur at the end of 2021.
- The golf course construction is expected to take 2 years and start in the second half of 2016.
- The clubhouse construction phased over 3 years; initial phase starting in the first half of 2017.
- Residential construction phased with sales; planned to commence in the second half of 2016.

The following generally describes the anticipated process whereby construction of the proposed project will take place:

- The construction process will begin with the establishment and approval of flagged clearing limits.
- This will be followed by the installation of erosion and sediment control measures such as identification of stockpile areas, installation of silt fencing, stabilized construction entrance, truck washdown station, etc. as outlined & detailed on the approved Erosion and Sediment Control drawings and the filed SWPPP.
- Concurrent with the establishment of the erosion and sediment control measures, the access road off Lewis Road will be cleared, graded and stabilized to create the construction entrance.
- Rough grading of the site and golf course as well as excavation of the ponds will then commence with surplus soil exported off site.
- Once appropriate grades have been established in the areas of the proposed clubhouse and Village lots, construction of footing and foundations for these structures will commence immediately followed by the construction of the structures themselves.
- The installation of site utility infrastructure for the clubhouse village lots will be concurrent with the building construction.
- The construction of internal site roadways and parking areas will immediately follow the infrastructure installation.
- The installation of the infrastructure supporting the estate lots may take place at the same time as the clubhouse and Village Lots or may be paced as the market for housing sales advances.
- At all times, in accordance with the SWPPP, the time span that denuded soil is exposed to erosive elements shall be minimized by the installation of permanent structures as soon as practically possible. If the construction of permanent structures is delayed for any reason, the exposed areas shall be protected as outlined in the SWPPP.
- Once heavy construction is complete, finish grading will occur, followed by soil preparation using topsoil and installation of landscaping.
- After establishment of permanent plantings, structures and other permanent erosion control measures, the temporary measures, silt fences, construction entrance, etc. shall be removed and a Notice of Termination shall be filed with the NYSDEC and Certificates of Occupancies obtained.

7.2 Management and Operations

The Applicant has provided the following description of the project's anticipated ownership and operations characteristics:

The residential units will belong to a Home Owners Association (HOA) or Condominium Owners Association (COA), based on the type of residence. Annual HOA/COA dues are estimated to be \$10,000 per year. The HOA/COA covers residential common area landscaping, security, utilities, insurance, roads, repairs and maintenance, and other direct residential common area expenses.

The project will include a golf club with approximately 250 equity memberships. The memberships are sold separately from the residences. The memberships are projected to sell for \$250,000 each (a total projected sellout of \$62.5 million over the project life) and have annual dues of \$25,000. Membership dues cover club related expenses including golf course, clubhouse, spa, restaurant, clubhouse services and other facility operating and maintenance expenses.

The club is anticipated to be open during the summer months (i.e., June through September), and the golf course would be available for play for a period of between 6 and 6-1/2 months. Select salaried employees and executives will be employed year-round. A majority of the clubhouse employees will be employed full-time while the clubhouse is open. The estimated peak annual headcount of the golf club (once fully operational) is approximately 150 employees (excluding development and construction labor), as follows:

- Food & Beverage: Front of House - Peak headcount: 32
- Food & Beverage: Culinary/Front of House - Peak headcount: 20
- Golf Operations: Peak headcount: 26
- Golf Maintenance: Peak headcount: 30
- Events: Peak headcount: 3
- Outdoor Pursuits: Peak headcount: 7
- Spa: Peak headcount: 6
- Member Services: Peak headcount: 4
- Admin: Peak headcount: 3
- Facilities: Peak headcount: 5
- Residential Services: Peak headcount: 14

7.3 Maintenance

It is expected that the costs of golf course- and clubhouse-related maintenance will be borne by the development through revenues generated by golf course and clubhouse revenues. These costs may include: parking area surfaces repair and snowplowing, parking area lighting, exterior building area and security lighting, clubhouse area drainage system, clubhouse water & energy supply, and all costs associated with golf course landscaping maintenance.

As indicated by the Applicant, the costs of maintenance of the common areas of the site (i.e., the portion of the site not associated with the golf course or clubhouse area) will be paid from the annual HOA/COA dues. These areas would include the internal roads, drainage system, roadway lighting, water & energy supply, telephones & cable television, landscaping, security,

solid waste removal, insurance, etc.). Solid waste generated by both development areas will be picked up by a private hauler working under contract.

8.0 APPRAISALS

In conformance with the Town requirements for a PDD application, an appraisal has been prepared and includes: an appraisal of the project site that estimates its market value based on the hypothetical condition that each is developed under its existing zoning (\$30 million), and an appraisal that estimates the project site's market value based on the proposed project (\$44 million). The appraisal document is presented in **Appendix H**.

9.0 FISCAL IMPACTS

It is expected that the proposed development will significantly increase tax revenue. This tax increase is anticipated to be sufficient to create beneficial fiscal impacts to all pertinent community services, including the East Quogue UFSD, the Town of Southampton and Suffolk County.

Town Zoning Code Section 330-244C.(9), Fiscal Impacts requires that an application for a PDD include “...an analysis of the fiscal impacts of the project on all relevant property taxing districts, prepared in consultation with the Town Assessors Office. Said analysis shall include a comparison of current property tax revenues with projections for the proposed development, estimates of taxes for the as-of-right development yield map and the estimates of property values. The analysis shall also compare the cost of providing the relevant community service of each taxing district (e.g., school, library, ambulance), for the current, proposed, and as-of-right use of the project site.”

It is noted that the Town Board has indicated its intention to issue its Positive Declaration under SEQRA, which requires the preparation of a DEIS. A detailed Fiscal and Economic Impact Analysis will be prepared for that document, and will address all of the above-specified information requirements (see DEIS Scope, **Appendix I**).

Assuming the 2014-15 tax rates, a preliminary tax revenue assessment of the proposed PDD was prepared using the methodology outlined in “Fiscal Impact Analysis” (**page 17 of Appendix I**). This assessment finds the following with respect to total tax revenue and tax revenue allocated to the East Quogue UFSD:

- Total Tax Revenue, Annual: \$5,479,200±
- School Tax Revenue, Annual: \$4,387,200±

The preliminary tax assessment also indicates that development of the site with 118 detached single-family homes under its existing CR200 zoning would generate total tax revenue of about \$2,134,200 annually, of which around \$1,798,800 would be allocated annually to the East Quogue UFSD. These values represent reductions from those of the proposed project of 61% (i.e., as-of-right development would generate only 39% of the taxes that would be generated by the proposed project).

Additional fiscal benefits will accrue to various levels of government through sales tax. Private equity/club membership dues and expenditures are considered taxable sales in New York State. As such, the initiation fees and annual recurring dues stemming from operations of the proposed project will generate considerable sales tax revenues to all applicable taxing jurisdictions. Assuming the sales tax rate and distribution remains constant, 4% of all such taxable sales will be levied to New York State, an additional 4.25% will be levied to Suffolk County, and 0.375% will be levied to the Metropolitan Commuter Transportation District. This benefit will be quantified at the DEIS stage.

The Community Preservation Fund (CPF) facilitates a completely voluntary program whereby landowners can sell their land or the development rights from the land to the Town of Southampton at fair market value. The CPF is supported by revenues from a 2% real estate

transfer tax, which excludes the first \$250,000 for improved property. The tax is paid by the Purchaser upon the sale of the units, and this tax generation will be quantified at the time of the DEIS submission.

In addition, it is estimated that the proposed project will create economic benefits to the community, Town and region. Based on staffing needs, The Hills at Southampton will generate 70 Full Time Equivalent (FTE) jobs, paying wages that total \$5,100,000. This number of jobs and wages paid represent the “direct” economic impact of the project.

Further assessment of indirect and induced economic benefits will be prepared during the PDD review process based on the methodology outlined in the DEIS Scope. The full documentation will include both tax revenue assessments as well as economic ripple effect of job creation to be provided in the Fiscal and Economic Impact Analysis to be included with the DEIS.

In addition, the following are the names, addresses and telephone numbers of the offices of public services providers in the vicinity.

| | |
|------------------------------------|--|
| East Quogue School District | 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) 653-5101 |
| SCWA | 4060 Sunrise Highway Oakdale, NY 11769 (631) 589-5200 |
| PSE&G | Customer Service Center 1774 Montauk Highway Bridgehampton, NY 11932 (800) 490-0025 |
| National Grid | 1650 Islip Avenue Brentwood, NY 11717 (718) 643-4050 |

10.0 COMMUNITY BENEFITS

First and foremost, it should be acknowledged that, as defined under Town Zoning Code Section 330-244 C(10), provision of Community Benefits is required for a proposed PDD due to the increase in yield (over that of as-of-right yield) typically being sought for such a proposal. However, the proposed project does not seek an increase in residential density over the yield that would be realized under its existing zoning. As can be seen in the **Yield Maps** for the project parcels (see **Section 4.0**), the existing CR-200 zonings would yield 118 residences, which is the same as that of the Hills at Southampton. Furthermore, the residential use that is proposed involves resort residences that are not occupied year-round and do not result in school-aged children or full-time occupancy, thereby reducing the intensity of use as compared with the as of right yield of 118 fully occupied homes. The proposed project does include a golf course use in addition to resort residences, thus providing a tax ratable amenity that is active open space. As a result, the project does not result in an increase in the intensity of use. Nevertheless, the proposed project includes an extensive (and costly) array of community benefits, which are discussed below.

The following is a listing of the Community Benefits as described in the PDD Pre-Application:

- 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.

Section 2.2 presents a list of the changes that were made to the proposed project in response to Town and public input on the PDD Pre-Application. The items listed in **Table 7** below represent the Community Benefits of the proposed project as described in this PDD Application. The table identifies the dollar value of benefits. As can be seen, the project plan for the PDD Application will provide a wider range of benefits to the community than would have been realized by the plan as described in the PDD Pre-Application document. These benefits reflect the range and extent of planning efforts and commitments to the community undertaken by the Applicant.

Table 7
COMMUNITY BENEFITS
Proposed Project

| Benefit | Description of Community Benefit | Dollar Value of Benefit (estimated) | |
|---|--|--|---------------------|
| | | One-Time | Annual |
| 1 | No children for East Quogue UFSD, ensured through restrictive covenant | - | \$4,387,200 |
| 2 | Sidewalk & crosswalk for school access; Spinney Road to Old Country Rd | \$330,000 | - |
| 3 | Use of the site for East Quogue UFSD educational programs | - | \$75,000 |
| 4 | Allow East Quogue UFSD golf teams to practice at the golf course | - | \$156,800 |
| 5 | Offer to dedicate 0.93 acres to East Quogue UFSD | \$250,000 | - |
| 6 | Charity outings for the Town/East Quogue/Quogue annually (5 annually) | - | \$360,000 |
| 7 | Fund improvements to EQ UFSD (play fields, playgrounds, study aids, etc.) | \$40,000 | - |
| 8 | Commitment to provide enhanced wastewater treatment where feasible | \$1,400,000 | - |
| 9 | Participate in research of high-tech septic systems for use in the Town | \$50,000 | - |
| 10 | Watershed improvements benefit Weesuck Creek/Western Shinnecock Bay | \$100,000 | - |
| 11 | Participate in providing additional parking for downtown East Quogue | \$500,000 | - |
| 12 | Dedicate 4 acres of land to SCWA for a new wellfield | \$220,000 | - |
| 13 | Restore habitat on Hills South Parcel, and the Kracke and Parlato Properties | \$501,200 | - |
| 14 | Habitat restoration research program for Shinnecock Bay | \$30,000 | - |
| 15 | Addition of 150± jobs in the area | - | \$5,100,000 |
| Total Dollar Value of Community Benefits | | \$3,421,200 | \$10,079,000 |

Benefit Number

1. Based on current estimate for annual school taxes.
2. Based on estimate of \$270,000 construction costs & \$60,000 “soft costs” (2 of the 5 events will benefit water quality and the EQ UFSD).
3. Based on direct value to EQ UFSD; includes transportation (\$25,000) and program value (\$50,000).
4. Based on 16 players twice weekly @ 28 week season, greens fee of \$175/player annually.
5. Based on previous EQ UFSD interest in purchase of property for similar use of similar size at similar price.
6. Based on estimate of \$72,000/event, 5 events annually; one event for water quality communal fund and one event for EQ UFSD.
7. Donation of funds.
8. Based on cost to install post-septic tank treatment for residences and clubhouse.
9. Donation of funds.
10. Donation of funds.
11. Donation of funds.
12. Based on estimate of current value of raw land of \$55,000/acre.
13. Based on estimate of cost of restoration of \$20,000/acre, for 25.06 acres of impacted land.
14. Donation of funds.
15. Based on review of specific jobs and salaries of similar facilities, per applicant.

Base line information supporting the method of determining the value of community benefits is provided in **Appendix J**. A benefit analysis spreadsheet was prepared to evaluate one-time benefit value, annual benefit value which is then illustrated over a fifty (50) year time period, as these benefits will recur annually and will accumulate over time. All long-term community benefits assume an industry-standard annual inflation factor of 3% for each of the 50 years under analysis. This factor was applied to each benefit to accurately project the long-term community benefits that will accrue from the annual operations of the proposed project.

Base line information in **Appendix J** is then used to summarize the benefit value in **Table 7**. This illustrates the significant value of the proposed community benefit package associated with The Hills at Southampton PDD.

Based on the above table and its accompanying notes, and the supporting analysis provided in **Appendix J**, the project will provide the following community benefit values:

- Single time benefits of: \$3,421,200±
- Annual benefits of: \$10,079,000±
- Compounded benefits over 50 years (on annual benefit) of: \$505,030,500±
- Compounded 50-year benefit with 3% percent per year inflation factor: \$1,139,317,166±

In addition to the Community Benefits noted above, a number of the features of the proposed project will generally benefit the neighborhood and public at large, and include:

- The proposed project will result in the dedication of a large area of open space that aligns with other contiguous publicly-owned lands and complements the open space continuum in East Quogue.
- The proposed project will permanently protect the Hills North Parcel and the Parlato Property from potential future development, and will incorporate their yield into the proposed project on the Hills South Parcel/Kracke Property, where development will be strictly controlled and used at less intensity than if these properties were developed individually.
- The project will result in the retirement of 22.70 PBCs from 141.90 acres of land in the CPA (The Hills North Parcel and part of the Parlato Property).
- The project will result in the offer of dedication of 189.72 acres of land to the Town (The Hills North Parcel of 87.81 acres plus the entire Parlato Property of 101.91 acres).
- The proposed project will be used at a lower intensity than 118 typical single-family homes, and at a limited expected average occupancy rate of approximately 60 days per year.
- The proposed project would establish uses on the site that, together, would have a significantly lower intensity of land use (based on water use, need for and cost of community services etc.) than would result if the site were to be developed under its existing CR-200 zoning. In this case, the community would be assured of a permanent site use that would not significantly contribute to any diminution of community character.
- The proposed residential component is intended for seasonal occupancy, so that its vehicle trip pattern would result in reduced traffic impacts than if the residences were primary residences.
- No new road will be created for the development; access will be taken from the existing mapped road for the Noble Farms subdivision.
- The lone vehicle access into the site has been relocated on Lewis Road from a point near Old Country Road and the LIRR, to a more suitable location along Lewis Road, so that minimal potential for adverse traffic and traffic-related impacts on residences will occur.
- The new vehicle access will be designed in a “country lane” motif, to mimic the rural character of frontages along Lewis Road, and the planned attended gatehouse will be placed farther up the roadway, where it will be hidden by retained buffering.
- The project’s conformance to the applicable recommendations of the various land use plans would benefit the community by reducing the ability of future applications in the area to justify development that does not conform to such controls – the proposed project would set a beneficial precedent. In this way, the community would be assured that its input and growth goals are realized.

- The Applicant proposes, where practicable, to recruit from the local labor pool for jobs, both for construction and post-construction operations.
- The Applicant proposes, where practicable, to preferentially source services from local vendors.
- The proposed project complements and enhances the land uses adjacent to the site and in the community at large.
- The proposed golf course will occupy previously-impacted parts of the site, represents a low-intensity land use, and is configured to retain maximum natural habitat.
- The proposed project will incorporate sustainable 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.
- The proposed project is expected to provide a significant increase in property 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.
- Cessation of farming on portions of the Kracke and Parlato Properties.
- The project will include “tip-up” curbs, to allow ease of movement for small animals.
- The project will include bird and bat boxes, for wildlife use.

In addition, there are a number of benefits that occur as a result of the assemblage of land holdings to incorporate into the PDD. These benefits would apply lands that are secured to be included as part of the proposed project. At this time, DLC has placed the Kracke and Parlato Properties in contract and incorporated them into the proposed project. Benefits associated with this action include the following:

1. With respect to Parlato, there would be no need to seek further access through The Pines or across the LIRR, etc.
2. The Parlato/Kracke density/units will be incorporated into our project, which will subject them to all of the attendant development restrictions, including environmental and sewage disposal restrictions and the restrictions on school aged children.
3. The transfer of the density to The Hills site will fulfill the East Quogue LUP, regional Western GEIS and Comprehensive Plan goals and objectives to transfer development to the subject property, which is recognized as a site for more intensive development and a transferred development rights (TDR) receiving site.
4. The dedication of the Parlato Property and The Hills North Parcel to the Town for open space allows more contiguous block of open space, which will have tremendous environmental benefits.
5. The dedication of the Parlato Property fulfills municipal open space preservation objectives and will likely promote further preservation of the parcels surrounding the Parlato Property particularly the old filed map parcels.

The Community Benefits and the public benefits identified above are the natural outgrowth of the PDD that is proposed as The Hills at Southampton 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.

11.0 IMPACT ASSESSMENT

The Environmental Assessment Form (EAF), EAF Part I is a screening tool to assist an agency in becoming familiar with a project, the environmental resources of a project site and to provide a preliminary assessment of impacts. The Part I is used as part of the SEQRA process, and is generally sent to involved agencies to assist in declaring a lead agency for review of a project under SEQRA. Based on the EAF Part I, the agencies completion of a Part II EAF which is a checklist to identify key impacts and their magnitude, the lead agency is responsible to classify the action as Unlisted or a Type I action, and issue a Determination of Significance; either a Negative Declaration which does not require a full EIS, or a Positive Declaration which involves a more detailed EIS review process. A Type I action is specifically listed in SEQRA Part 617, or local SEQRA regulations, and is more likely to require an EIS; an Unlisted action is not specifically listed and generally involves a smaller project; however, an EIS can still be required. Based on the size and nature of the proposed project, as well as the level of public interest in it, it is anticipated that the Town Board will determine the proposed project to be a Type I Action under SEQRA, so that the Applicant anticipates preparation of a DEIS. **Appendix K** contains the Part I EAF completed for the proposed project.

This PDD submission includes the Draft Scope for a DEIS to be prepared for the project (**Appendix I**). The Draft Scope outlines the components of the DEIS, including topics for discussion, level of analysis, approach to environmental assessment, and conforms to SEQRA guidance for a DEIS. Overall, the DEIS will include a description of the proposed project, discussion of existing environmental conditions, assessment of potential project impacts, identification of mitigation measures and evaluation of alternatives to the proposed project. The Draft Scope will be subject to review and issuance of a Final Scope by the Town of Southampton Town Board as lead agency, and the DEIS will be reviewed and modified as needed to form a document to be accepted by the Town Board.

12.0 APPROPRIATENESS AND COMPATIBILITY OF PROPOSED PROJECT

12.1 Relationship between Site, Adjoining Properties, and Surrounding Neighborhood

As discussed in more detail in **Section 12.3**, the proposed project was designed to complement the area's rural character. The project includes a mix of resort residential dwellings a golf course and a clubhouse and is designed to complement the architectural character of the area and maximize retention and regard for natural resources. The project does not propose any more residences than could be built on those properties under their existing CR-200 zoning and the dwellings will be occupied on a seasonal basis and not year-round. In this way (among others), the project would conform to the type of land use that would be built under its existing zoning, at a yield that would have been built under the existing zoning. The proposed project does include a golf course; however, the golf course and residential use will fit within the allowable clearing restrictions of the CPB CLUP and Overlay District, as well as the 15% limit on fertilizer dependent vegetation. The effect of the proposed project is to develop the overall density on the interior of the Hills South Parcel/Kracke Property and retain substantial surrounding open space such that deep naturally-vegetated buffers would be retained to present a natural setting from outside observation.

Additionally, the project's land use type conforms to those of its surroundings. Specifically, the project is low-density residential, which is a complementary type of land use compatible with the mix of vacant/wooded, open space and agricultural uses that characterize the immediate area.

12.2 Conformance to Land Use Plans

The following identifies the proposed project's conformance to relevant Land Use Plans:

Southampton Tomorrow, Comprehensive Plan Update (1999)

The following presents the individual Visions of the Plan Update, with brief discussions of whether and how the proposed project will conform to each.

I. The Town will protect its valuable natural historic and scenic resources.

- 1. The wealth of natural resources in Southampton Town today, from the Pine Barrens and its pristine aquifer, to the estuaries, wetlands, beaches, parks and open spaces, are integral to Southampton's unique quality of life enjoyed by both seasonal and year-round residents. As such, the ecological integrity of Southampton's natural resources must be maintained and protected.*

The proposed project will preserve and protect the natural resources that are present on the project parcels. The majority (426.38 acres or 72.72%) of the site will be retained in its naturally-vegetated conditions, to be permanently protected by land use restrictions and/or dedication to the Town of Southampton. This maximizes the retention of habitat area for wildlife, and simultaneously minimizes the impact to habitat area, while ensuring that this resource will be permanently protected in this function. An additional 25.06 acres of land will be revegetated back to a natural condition by the proposed project, and all of the areas impacted by past debris dumping will be investigated and remediated, as necessary. The character of the area will be protected by concentrating all development into the central and

southern portions of the Hills South Parcel/Kracke Property, and by retained deep, dense buffers of natural vegetation completely surrounding this area. The quality of groundwater will be protected by the project's conformance to SCSC Article 6. Finally, the low-density residential use proposed will conform to the land use type of the surrounding neighborhood.

2. *As with natural resources, the historic and cultural past of Southampton is integral to its sense of place, sense of community, and its attraction as a visitor destination and second home market. In order for these resources to be adequately protected, this historic identity must be recognized, preserved, and interwoven into the fabric of the Town.*

The proposed Hills at Southampton PDD will conform to and support this Vision, as it will retain a significant acreage of the type of naturally-vegetated land that contributes to the bucolic character of East Quogue while minimizing the potential for its developed area to be discerned by observers on nearby properties. Specifically, 189.72 of the overall 594.48-acre site will be offered to the Town for dedication as public open space (31.91%), another 236.28 acres will remain privately-owned, naturally-vegetated and undisturbed open spaces within the Hills South Parcel/Kracke Property. Overall, a total of 426.38 acres will be open space, and only 168.10 acres will be developed. The materials in **Appendices B** depict the types of building treatments in the East Quogue area that the Applicant proposes to use for the proposed project to support the traditional, historic character of the community. Through these measures, the project is expected to have the effect of reducing the potential for significant changes in the character of the community.

3. *Southampton's unique scenic quality and sense of place is derived from the interrelationship between rural farmlands, areas of undeveloped open space, water frontage (bay and ocean), and the hamlet centers. This rural character, graced with significant natural and historical resources is the quality that maintains its vitality as a resort, second home and visitor attraction, and an attractive place to live and work.*

The proposed project has been conceptualized to conform to and support the prevailing rural and open space character of this portion of East Quogue. This is evidenced by its design that minimizes the potential for adverse impacts on these characteristics: retention of the majority (71.72%) of the site in its natural state, and by concentrating its developed area into the central and southern portions of the Hills South Parcel/Kracke Property behind deep, dense buffers of natural area. In this way, the potential for adverse impacts to the neighbors are minimized.

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

1. *Establish a network of interconnected greenways which will in turn safeguard the visual and rural qualities of Southampton Town, provide both passive and active recreational opportunities, and provide opportunities for alternative modes of transportation within the Town.*

The proposed project will offer to dedicate a significant acreage of naturally-vegetated open space to the Town, in two (2) separate large blocks of land totaling 189.72 acres. This

dedication would create the greenway for the use of wildlife sought by this Vision, and enable the Town to establish the recreational opportunities mentioned for , public passive use and enjoyment. However, public access to any walking trails the Town may install in this greenway would not be available through the Hills South Parcel/Kracke Property, as no public parking would be provided, the property owner would not provide liability insurance for access, and the golf course could not readily be reconfigured to provide access.

Overall, 189.72 acres of the 594.48-acre site will be offered to the Town for dedication as public open space, and another 236.28 acres will remain privately-owned, naturally-vegetated and undisturbed open spaces within the Hills South Parcel/Kracke Property. Thus, a total of 426.38 acres will be permanently preserved as natural open space.

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

The nature and economics of the proposed Hills at Southampton PDD precludes the provision of an affordable housing component. Nevertheless, the proposed project will conform to the requirements of Section 216-9 of the Long Island Workforce Housing Act as implemented by the Town of Southampton.

3. *Community facilities should be expanded to meet evolving needs, yet should seek out collaborative and multiple uses so as to achieve economic and service delivery efficiencies. Facilities should be ideally sited in or near hamlet centers, both to be convenient and to contribute to each hamlet's sense of community.*

The nature of the proposed project is such that siting it within a hamlet center would defeat the purpose of the project, as well as render its ability to dedicate a large acreage of open space. The second-home nature of the project would eliminate the potential for its school-age occupants to attend local schools, which would eliminate potential adverse enrollment and expenditure costs to the East Quogue UFSD. In this way, the impacts on community services are reduced.

III. The Town will maintain the existing nature of the local economy, while working to enhance the diversity of the economy for the future, particularly in the areas of tourism and the second home industry, by protecting the Town's character and quality of place.

1. *Southampton should emphasize those types of economic development that capitalize upon but do not erode the Town's outstanding resource qualities. Indeed, as long as the second-home resident and visitor sectors remain a driving force in the local economy, the Town and others should seek to enhance the amenities and other qualities that give Southampton its unique, regional advantage. These include the Town's rural and historic scenery, beach and recreational amenities, and cultural and specialty retail amenities.*

The proposed project specifically conforms to this Vision, as it is based on only second-home units, takes advantage of and sustains the rural character of East Quogue, and matches the as-of-right residential yield of the component parcels.

2. *The traditional resource-based economic sector of farming must be preserved and protected to ensure that the scenic, historic, cultural and economic identities of the Town are protected.*

The proposed project will complement the surrounding agricultural uses in the area, by permanently retaining the majority of its acreage in its existing naturally-vegetated state. This preservation would foreclose the possibility of future development (particularly residential development) on large acreages of vacant land, which would help protect the existing agricultural uses from economic pressure for re-development. Further, this protection of agricultural character would reinforce the rural character of the area, which helps attract tourism to the region and hereby promotes continued agricultural use, in a positive feedback relationship.

3. *As both a traditional economic sector and a mainstay of the visitor and second-home industry, fisheries must be preserved and protected from the pressure for growth and development throughout the Town.*

The site of the proposed project is well inland and does not involve a maritime use. The project will however provide second-homes and will result in patrons for the recreational fishing industry in the Town which is exactly what is contemplated in this Town planning goal. Conformance to SCSC Article 6 requirements would tend to minimize the impacts of any increased amount of nitrogen reaching the marine environment through groundwater outflow, to minimize the potential for adverse impact to the surface water resources of Weesuck Creek and, through it, to the quality of marine waters. This protection would thereby tend to protect the quality of the Shinnecock Bay fisheries and, through it, of the local fishery industry. No adverse impacts to fisheries or fishing are expected other than to meet this goal.

4. *Promote business centers that not only meet consumer needs, but also enable small business retention and attraction, and bolster the hamlet and village centers that are essential to Southampton's economy, "town and country" image and quality of life.*

The Hills at Southampton PDD is a resort residential community with on-site amenities that will seek to integrate the owners within the development with the surrounding community as patrons and consumers for local businesses. This synergy will strengthen the hamlet and support downtown East Quogue.

East Quogue GEIS

- *Recommendation Areas 5, 6 and 7 would be developed as part of a PDD. These areas would be upzoned from a mix of CR-80, CR-120 and CR-200 to all CR-200. These recommendation areas (5, 6 and 7) are consistent with the objectives of the Central Pine Barrens Comprehensive Land Use Plan (CLUP) in that they promote community benefits (including providing high quality drinking water, protecting natural habitats and providing open space and public recreation and trails) while preserving contiguous open space, providing a recreation/resort use, utilizing previously cleared areas for active recreations/resort use, and accommodating Pine Barrens Credits from within the study area as well as lands north of the study area under common ownership. The Town recognizes the benefits of providing the resort/recreational properties within the study area and intends to take a regional approach in ensuring compliance with the*

CLUP clearing and fertilizer dependent vegetation requirements to achieve the overall goals for the study area. Therefore, similar to transfer of development rights between parcels within the study area, flexibility in the clearing standards can be allocated for individual parcels meeting the resort/recreational goals of the Recommended Plan. However, conformance to the CLUP requirements should be balanced over the entirety of the study area.

The proposed project is precisely the type of development that is sought by this Recommendation: it is a PDD, it conforms to the CPB CLUP, it promotes numerous public and community benefits, protects drinking water (it enhances the public water supply system, conforms to SCSC Article 6 and includes a septic system at the clubhouse), protects natural habitats, provides open space, is a recreational/resort-style use, utilizes previously-cleared areas, and does not seek any increase in residential yield.

An analysis of the project's conformance to the requirements of the CPB CLUP, as given in the Town's CPB Overlay District, is provided below. The analysis shows that Town's upzoning to CR-200 reduced the potential yield to 118 units, so that this number of units (with the sensitive design of the golf course), would not result in any adverse impacts to the natural environment. In this way, the project is required to conform to a higher (i.e., more restrictive) set of thresholds than would have applied if the Town did not upzone the site. This assures that the proposed PDD is in full compliance with the goals of the East Quogue GEIS.

The recommended upzoning has occurred; the project parcels are currently zoned CR-200. It should be noted that the recommendation to upzone was meant specifically to reduce impacts to groundwater quality, by establishing a maximum allowed nitrogen concentration in recharge of 3 milligrams per liter (mg/l), as recommended in the Cornell University Study "*Land Use and Ground-Water Quality in the Pine Barrens of Southampton.*" This study also recommended that, land devoted to turf shall be limited to a maximum of 18% of the site. It is noted that the proposed project would limit the acreage of fertilized landscaping (both golf course related and residential) to 89.07 acres, or 14.98% of the overall property.

- *Recommendation Area 5 [see **Figure 17**]: Approximately 4 acres of land would be allocated to the Suffolk County Water Authority (SCWA). SCWA would utilize the area to install a new well field that would provide high quality drinking water from the Pine Barrens and meet the future water demands of the area. As shown on the plan, the proposed well field would be located on the Hills property (however, this site could also be located on the Links property). This would be a new SCWA well field in addition to the existing Spinney Road well field in the study area.*

The proposed project seeks to conform to this recommendation. The Applicant is in discussion with the SCWA regarding a transfer of land within the Hills South Parcel/Kracke Property for the SCWA to install a new wellfield to support growth in the area. The concept plan identifies a core area for the well field and surrounding lands can be incorporated into the dedication area through coordination with SCWA.

- *Recommendation Area 6: To potentially create a more diverse tax base and mix of uses in the hamlet, a portion of the Hills of Southampton property (about 10-15 acres) could be dedicated to resort/recreational uses that would provide additional ratables with little or no demand on local municipal services. This "Resort/Recreation" zone would be flexible in both its size and location on the Hills property (see Recommendation Area 7A). Planning for this "flex" zone would be*

accommodated through a PDD process. The proposed uses may include, but not be limited to, the following: conference center, banquet facility, health and wellness facility, spa, equestrian center, or other recreational and sport-related activities and uses.

The proposed project addresses this goal of providing “resort/recreational” uses. The proposed private community, recreational golf course and clubhouse facilities are consistent with the use elements outlined in this recommendation. The project’s preliminary fiscal analysis demonstrates that the significant increase in the assessed value of the property will increase taxes generated by the project site, so that the goal of this recommendation is achieved, without compromise to the community’s peace and tranquility by the inclusion of a public resort/recreational use.

The amenities associated with the clubhouse include below-grade parking, a kid’s activity room, a winetasting room, a mezzanine, golf bag storage, a snack bar, basketball court, a bowling alley, theater, and a squash court (an equestrian center is not proposed).

- *Recommendation Subarea 7A: This recommendation assumes the Hills of Southampton property could accommodate a mix of uses in a PDD as follows: a clustered residential use comprised of a mix of housing types built around a theme of resort/recreational uses (for the purposes of this plan and the GEIS impact evaluation, 85 to 90 units were assumed for Recommendation Area 7 as a whole with a housing type that would have a mix of traditional seasonal and year-round housing consistent with the current housing profile for the area); a private golf club and golf course that would be constructed on approximately 200 acres of land that is situated on both the Hills property and a portion of the Town land without disturbing any of the Central Pine Barrens Core Preservation Area. It is estimated that up to approximately 100 acres of the private golf course could be dedicated to managed turf with the remainder of the land that is associated with golf, devoted to course edges, transition areas, buffers and general out-of-play open space that will be preserved as part of the low-impact design of the course. It is noted that a substantial portion of Subarea 7A represents disturbed areas that could be integrated to the recommended development program. For this reason, as well as the site’s overall size and dimension, the Hills property is compatible for private golf development. Because this recommendation area is located north of the LIRR track, it would also be upzoned to CR-200. The private golf course would provide the opportunity of staging a limited amount of public events and charitable functions during the year as a public benefit. An additional public benefit to the plan is the development of a trail system that provides public access for walking, jogging or cross-counter skiing, for example.*

As noted above, the proposed project represents the type of development sought by this Recommendation: it is a PDD, it conforms to the CPB CLUP, it promotes numerous public and community benefits, it protects drinking water, it protects natural habitats, it provides open space, it is a recreational/resort-style use, and it preferentially utilizes previously-cleared areas. It is acknowledged that the proposal does not use PBCs, but this is because the project does not need PBCs – it does not request any increase in yield over that of the as-of-right yield. Contrary to the 200-acre estimate for a golf course in the Recommendation, the proposed project’s golf course would occupy only 92.13 acres, not counting undisturbed areas along and between fairways and “playover” areas. Finally, the project does not provide a public trail system, but it does dedicate a substantial acreage of naturally-vegetated land as public open space, on which the Town may establish a trail system. It is noted that the greatest cost of such an amenity would be land acquisition, which the project will provide.

The proposed project provides a mix of residential types centered on a substantial, albeit private, recreational amenity. Specifically, the project will be a cluster configuration, having a yield that meets the existing yields of the project's component parcels. No disturbance of the CPA will occur, as recommended. In regard to potential impacts on groundwater quality from golf course turf management practices, the proposed project will comply with Town requirements that seek to keep overall nitrate levels in recharge to less than 3 mg/l.

Town CPB Overlay District

The Town's CPB Overlay District was adopted pursuant to Article 57 of the NYS ECL and consistent with the CPB CLUP. The District is contained within Chapter 330 Zoning; Article XXIV; Sections 330-215 to 221. Standards for development within the CGA would apply to The Hills at Southampton PDD. The relevant standards and project compliance are outlined below:

Sections 330-220 Development within compatible growth area.

A. To ensure consistency with the Central Pine Barrens Comprehensive Land Use Plan, all development in the compatible growth area shall comply with the following standards:

(1) All development subject to Article 6 of the Suffolk County Sanitary Code shall meet the applicable requirements of the Suffolk County Department of Health Services.

All wastewater generated will be treated and recharged to groundwater through facilities conforming to SCSC Article 6 requirements. Appropriate County approvals and permits will be obtained. The proposed project will not exceed SCSC Article 6 allowable flow and will in fact be much less than the allowable flow. The applicant also commits to exploring other wastewater treatment methods to reduce nitrogen load, where feasible.

(2) Where deemed practical by the county or state, sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens.

The proposed project will conform to SCSC Article 6 requirements, so that no STP will be necessary. It is acknowledged that the project's effluent will be recharged within the CGA. However, the project will operate under the jurisdiction of the SCDHS and in conformance with SCSC Article 6, thereby assuring that no impact to underlying groundwater quality will occur.

(3) To protect the water quality in the vicinity of surface waters or wetlands, projects within 200 feet of such features should be designed to minimize nitrate-nitrogen loading to the groundwater with the goal of achieving less than 2.5 parts per million nitrate-nitrogen.

Based on the measures incorporated into the project that would tend to minimize potential nitrogen impacts to groundwater (i.e., conformance to SCSC Article 6, use of a septic system at the clubhouse, minimization of fertilization for the golf course), the project is expected to generate an overall nitrogen concentration in recharge of less than 2.5 mg/l.

(4) All development shall comply with the provisions of Articles 7 and 12 of the Suffolk County Sanitary Code.

These regulations concern water pollution control and storage of hazardous or toxic materials. The proposed project is consistent with SCSC Article 7 in that it will not involve an industrial process, or store or use hazardous or toxic materials in excess of the quantities allowed under Article 7 of the SCSC. SCSC Article 12 (which regulates toxic and/or hazardous materials storage and handling facilities) is not expected to be applicable. Should any storage of such substances occur, it will conform to Articles 7 & 12.

(5) All development involving significant discharges to groundwater in close proximity to public water supply wells shall include adequate mitigation measures to protect the water quality as required under Article 17 of the New York State Environmental Conservation Law.

This standard restricts activities that could degrade the public water supply within a 200-foot radius of a public supply well. However, the location of the existing Spinney Road Wellfield, as well as the location of the proposed new wellfield, are well beyond 200 feet of any such activity, and the proposed project will not have a “significant discharge” such that it would have the potential to impact public water supply.

(6) All development involving significant discharges to groundwater in close proximity to private water supply wells shall comply to the Suffolk County Department of Health Services guidelines for wellhead protection.

The proposed project is in accordance with SCSC Articles 6 and 7, and all sanitary wastewater recharged will flow in a southeasterly direction. The existing Spinney Road Wellfield is located south of the majority of the project’s proposed development area, and the proposed new SCWA wellfield is located to the northwest of the developed area. As a result, sanitary recharge would flow in a direction away from these wellfields, so that no impact to either wellfield’s cone of depression would occur.

(7) Development proposals for sites containing or abutting wetlands shall be separated by a nondisturbance buffer area which shall be no less than that required under Chapter 325 of the Town Code and applicable state laws. Distances shall be measured horizontally from the wetland edge as defined in the applicable laws. Such buffer areas shall be delineated on the development plans, and adequate conditions shall be imposed to assure their preservation. Said conditions shall be set forth in a declaration of covenants, conservation easement or similar instrument.

As shown in **Figure 10**, there are two areas of suspected freshwater wetlands on The Hills North Parcel that total about 4.44 acres. However, because this parcel will not be disturbed or developed for the proposed project (this parcel will be dedicated for public open space preservation), no impacts to this resource are expected.

(8) All stormwater runoff originating from development on the property shall be retained on-site, unless surplus capacity exists in an off-site drainage system. Where practical, natural recharge areas and/or drainage systems that cause minimal disturbance of native vegetation may be required. Ponds may be created if they are designed to accommodate stormwater runoff and not solely for aesthetic purposes. Where practical, drainage designs shall incorporate the use of natural swales and

depressions, rather than excavated recharge basins. Adequate measures shall be taken to control soil erosion and stormwater runoff during construction.

This standard requires that adequate drainage capacity be provided for retention and recharge of stormwater runoff generated on-site. All stormwater runoff generated on developed project surfaces will be retained on-site and recharged to groundwater in a drainage system designed in conformance with Town requirements. While the drainage system has not been fully designed at the present stage of the project, it is expected that this system will utilize a combination of DRAs, bioswales, leaching catch basins and pond area. No runoff from developed surfaces will be allowed to exit the site, based on the stringent retention and design requirements of the Town. The project's drainage system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-10-001 for stormwater project notification and preparation of a SWPPP. The proposed stormwater design conforms to the intent of this standard.

The proposed project has been designed to minimize clearing of previously-undisturbed natural vegetation, including clearing for the proposed drainage system that has been accounted for within the overall allowable clearing for the site. As a result, the project will retain a total of 426.38 acres of existing natural vegetation on the site.

As described above, DRAs, bioswales, leaching catch basins and pond are anticipated as components of the project's drainage system, to provide stormwater retention and aesthetic enhancement. The pond(s) are located primarily in existing cleared areas and will be lined, to serve drainage, aesthetic and habitat functions. The proposed project conforms to the intent of this standard.

The areas proposed for the majority of development on the site are already disturbed. No natural topographic low points or swales are available to be utilized for stormwater runoff detention or recharge. The proposed project does not include the use of recharge basins. As a result, the proposed stormwater design conforms to the intent of this standard.

(9) Disturbance of natural vegetation shall comply with the minimum standards set forth under Article XIII, Aquifer Protection Overlay District, of this chapter. Development plans shall contain calculations for the amount of disturbance of natural vegetation and indicate the limits thereof. For the purposes of this section, the percentages of disturbance of the natural vegetation set forth in Article XIII shall include all areas previously disturbed.

As shown in **Table 3**, the subject parcels were zoned in a mix of districts in 1995, when the CPB CLUP (on which the Town's CPB Overlay District is modeled) was adopted. Figure 5-2 of the Pine Barrens Plan indicates that the overall maximum allowed site clearance established by these for the acreages shown is 28.29% (conversely, a minimum of 71.72% of the site would have to be preserved as natural). The proposed project will preferentially occupy the previously-cleared areas so that only 168.10 acres of development would occupy existing cleared areas with some limited removal of natural vegetation. As a result, 426.38 acres (71.72%) of natural vegetation would remain on the site, and the project will conform to this standard (see **Master Plan**).

(10) 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.

This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and, if possible, off-site property. The entire Hills North Parcel and the entire Parlato Property will be retained in a natural state and dedicated. These total 189.72 acres, or 31.91% of the site. Additionally, as the highest-quality undisturbed natural vegetation that remains on the Hills South Parcel/Kracke Property is primarily found in the north part of both properties, these areas will also be preserved as well. As a result, substantial areas of natural contiguous habitat will be retained; these areas will be contiguous to naturally-vegetated spaces adjacent to the north, east and west, thus forming an open space continuum as intended by this standard.

(11) Development projects shall place no more than 15% of the entire site in fertilized vegetation. The use of nonnative plant species shall be limited to the maximum extent practicable and development designs shall consider the nonnative and native planting suggestions contained in Figure 5-2 of the plan.

No more than 15% of a project site shall be established in fertilizer-dependent vegetation. For the Hills South Parcel/Kracke Property, this would be a maximum of about 89.17 acres. However, based on the **Master Plan**, a total of only 89.07 acres of landscaped areas will be subject to fertilizer usage, as private lawns, common areas and the golf course. This represents 14.98% of the site, which ensures compliance with this standard. Final site plans will ensure that <15% of the site is established in fertilizer-dependent vegetation.

Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the Pine Barrens Plan will be used as part of the final site plan landscape design plans. Typical landscape trees that are native to the area will be used for streetscapes and natural vegetation will be retained wherever possible as per the **Master Plan**.

(12) Where a development application may have a significant negative impact upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened or of special concern, or upon the communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3 or on any federally listed endangered or threatened species, appropriate mitigation measures shall be taken to protect these species.

The NYNHP was contacted to determine any known records of rare, threatened or endangered species or communities on or in the vicinity of the subject site. Correspondence from the NYNHP indicated the presence of one special concern moth, one threatened dragonfly/damselfly, three rare dragonflies/damselflies, two uncommon communities, two rare communities, one endangered plant and one threatened plant in the vicinity of the subject site. Two historical records of threatened plants were also noted within the vicinity of the site. The majority of the records listed by the NYNHP require wetland areas with open water, which are not present on the subject sites. Of the species identified, the moth, one rare community and one historical plant are upland species. The project is not expected to impact these species as outlined in **Section 3.2** of this PDD submission. In addition, prior field inspections and investigations conducted subsequent to receipt of this letter (dated December 28, 2007, May 11, 2009, September 8, 2009 and July 13, 2010) did not reveal the presence of any of these resources. Therefore, no endangered or threatened species are expected to be present in areas that would be disturbed on the subject site. As a result, no impacts are expected with respect to special species and/or ecological communities and the project conforms to this standard.

(13) Development projects shall minimize disturbance of the grade and/or natural vegetation where slopes exceed 10%. Construction in areas where slopes exceed 10% may be approved if the design incorporates adequate soil stabilization and erosion control measures so as to mitigate negative environmental impacts. Where applicable, clearing envelopes and/or nondisturbance buffers shall be placed on those portions of the development site where slopes exceed 10%. Development applications shall include a slope analysis depicting slopes in the ranges 0% to 10%, 11% to 15% and 15% and greater. Erosion and sediment control plans and, where applicable, details of retaining walls and erosion control structures shall be required for construction in areas where slopes exceed 15% and for roads and driveways traversing slopes of 10%.

This Guideline refers to establishment of clearing envelopes for individual lots within a subdivision; as the proposed project does not include a subdivision, this guideline does not strictly apply. Nevertheless, the project will avoid grading of natural slopes that are in excess of 10%. As discussed earlier in this document, the majority of the development site was previously cleared and developed, so that the project will be developed on these surfaces, allowing the remaining natural steep slopes to be preserved.

An Erosion & Sediment Control Plan will be prepared as part of the Site Plan for the project. Erosion prevention measures to be taken during construction may include: groundcovers (vegetative or artificial), drainage diversions, soil traps, minimizing the area of soil exposed to erosive elements at one time, and minimizing the time span that soil is exposed to erosive elements. Soil removed during grading and excavation will be used as backfill (if it displays acceptable bearing capacity and leaching characteristics) to produce acceptable slopes for construction. The proposed stormwater design conforms to the intent of this standard.

Erosion control measures such as staked hay bales, silt fences, groundcovers (vegetative or artificial), drainage diversions, minimizing the area of soil exposed to erosive elements at one time, and minimizing the time span that soil is exposed to erosive elements, will be utilized to minimize loss of soil during construction, particularly in locations where erosion and sedimentation could adversely impact adjoining properties and streets. Applicable Town of Southampton standards and construction practices specified by the appropriate Town agencies will be followed. Conformance to the Town Code and to the requirements of NYSDEC SPDES review of stormwater control measures is necessary, to be consistent with Phase II stormwater permitting requirements for construction sites in excess of 1-acre (the SPDES GP-0-10-001 permit; hereafter, the General Permit). Under this program, a site-specific SWPPP must be prepared and submitted to the Town for review and approval prior to final site plan approval. Once the SWPPP has been prepared and approved by the Town, the Applicant will need to file a Notice of Intent with the NYSDEC to obtain coverage under the General Permit. Additionally, the General Permit requires that inspections of the construction site be performed under the supervision of a qualified professional to ensure that erosion controls are properly maintained during the construction period. As long as erosion is controlled during grading and construction, the potential for sediment transport will be minimal, and no significant loss of soils is expected and the project conforms to this standard.

A map has been prepared depicting slope intervals of 0-10%, 10-15% and greater than 15%. As shown in the Slope Analysis (see **Figure 13**), there are 70.62 acres of steep slopes (defined as >15%) on the subject site. It should be noted that 72.65% of the site has slopes of less than 15%. **Table 8** below provides a slope analysis of all of the parcels that are part of the site. Natural steep slopes are found in the central and northern parts of the site. For the proposed project, regrading of this area is not expected to produce slopes in excess of 1:3.

Table 8
SLOPE ANALYSIS
Proposed Project Site

| Property | Slope Area (acres) | | | Totals |
|--------------------------|--------------------|--------------|--------------|---------------|
| | 0% - 10% | 10% - 15% | >15% | |
| Hills North Parcel | 39.51 | 25.37 | 22.93 | 87.81 |
| Hills South Parcel | 256.01 | 60.99 | 36.50 | 343.50 |
| Kracke Property | 59.73 | 0.81 | 0.72 | 61.26 |
| Parlato Property | 70.04 | 13.23 | 9.30 | 92.57 |
| Parlato Road Abandonment | 6.61 | 1.56 | 1.17 | 9.34 |
| Totals | 431.90 | 91.96 | 70.62 | 594.48 |

The potential for erosion to occur during construction or after construction is completed will be controlled by implementing a SWPPP, which will include engineered Erosion Control Plans within the Site Plan review (see also **G 5.3.3.8.2** and **G 5.3.3.8.3** above).

The proposed project has been designed such that the majority of new and replaced development will occupy previously graded areas, so that no naturally-steep slopes will be impacted and little if any need for cut or fill for roadways is expected.

In consideration of the preliminary nature of the **Master Plan**, the need for retaining walls cannot be determined at this time. Short sections of retaining walls may be needed along the internal access roadway and/or within the golf course area.

(14) Applications for development projects proposing open space and/or similar reserve areas shall specify the conditions of ownership and use of such lands, and such conditions shall be set forth in the deed of dedication, declaration of covenants, conservation/open space easement or similar instrument.

The Applicant anticipates that the entire Hills North Parcel (87.81 acres) and the entire Parlato Property (101.91 acres), totaling 189.72 acres, will be offered to the Town of Southampton. The additional 236.28 acres of open space within the Hills South Parcel/Kracke Property outside of the residential lots and golf course play area and common spaces will remain privately-owned, protected from disturbance by binding covenant.

The Applicant will participate in the preparation of covenants to permanently protect the open spaces dedicated to the Town as well as privately maintained open space.

(15) Where applicable, the use of a planned residential development or clustering pursuant to the provisions of Article I of Chapter 247 of the Town Code shall be encouraged to preserve open spaces. Where applicable, the use of a planned industrial park pursuant to the provisions of Section 330-36 of this chapter shall be encouraged to preserve open spaces.

Clustering of the project is a central tenet of the proposed project, to allow for retention of substantial buffers of natural vegetation around the entire developed area. This principle also enables the Applicant to locate the developed area preferentially on previously-cleared areas, which mitigates the loss of valuable natural vegetation.

(16) Where applicable, any new activity or any change or expansion to an activity involving agriculture or horticulture shall incorporate "best management practices" as set forth in Controlling Agricultural Nonpoint Source Water Pollution in New York State, Bureau of Technical Services and Research, Division of Water, New York State Department of Environmental Conservation 1991, as same may be amended from time to time.

The project is residential in nature, and no new or expanded agricultural or horticultural uses are included. The project will close the existing farming activity on the Parlato Property (15.98 acres) and the Kracke Property (1.64 acres), which would eliminate any use of agricultural chemicals, which would tend to improve groundwater quality.

(17) Where applicable, development plans shall indicate established recreational and educational trails and trail corridors; active recreation sites; scenic corridors, including the Sunrise Highway; sites of historical or cultural significance; and sensitive archaeological areas, within 500 feet of the project site, and shall provide adequate measures to protect such cultural resources. The use of existing natural buffers or the restoration of degraded buffer areas, the use of signs or other man-made structures, consistent in style and scale with the community character, or other similar measures shall be taken to protect roadside areas and scenic and recreational resources.

There are no authorized public recreational trails or corridors on the subject site. The existing trails are the result of past unauthorized ATV usage; these trails will be revegetated as part of the project. The project includes open space that will be dedicated to the Town for public use. Scenic corridors are associated with the northern part of The Hills South Parcel, specifically the CPA that extends 1,000 feet south of Sunrise Highway. Substantial natural or landscaped buffers separate the historic district from proposed use areas on the subject site such that these resources are not impacted. Specifically, a vegetated buffer (landscaped and/or natural) will be provided along the site perimeter to ensure that the neighboring uses will not be impacted. There are no cultural resources on the subject site that could be impacted by the proposed project, based on on-site archaeological studies. As shown in **Figure 15**, there are no sites of cultural significance on the Hills South Parcel/Kracke Property, so there would be no impacts to cultural resources. This will be confirmed by the NY State Historic Preservation Office (SHPO) for the DEIS.

As described above, project design will retain substantial natural vegetation buffers along the Hills South Parcel/Kracke Property boundaries, public open spaces and the homes located on Spinney Road. This buffer may be supplemented with plantings of appropriate landscape species to protect and enhance the natural aesthetics of this corridor. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses, while remaining at an intensity below any impact threshold.

(18) All commercial or industrial development shall comply with the applicable provisions of the Suffolk County Sanitary Code and all other applicable federal, state or local laws.

N/A; the proposed project is residential in nature.

Town APOD

As noted in **Section 2.1**, the subject site is within the Town-designated APOD (see **Figure 3**). Town Zoning Code Article XIII, Sections 330-66 and 330-67 contain the regulations associated

with this law. The following presents the applicable standards, with a brief discussion of the project's conformance to each.

Section 330-66 Protection of natural vegetation.

A. *To ensure maximum water recharge and to minimize the potential for fertilized vegetation, natural vegetation located on a tract or a lot shall be preserved to the maximum extent possible, consistent with the following parameters:*

(4) *Residential lots and tracts.*

(a) *For residential lots, the amount of disturbance of natural vegetation shall not exceed the following percentages except on flagpole lots, where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted:*

| Lot Size (square feet) | Percentage of Site |
|-------------------------------|---------------------------|
| <i>1 to 15,000</i> | <i>75%</i> |
| <i>15,001 to 30,000</i> | <i>60%</i> |
| <i>30,001 to 60,000</i> | <i>50%</i> |
| <i>60,001 to 90,000</i> | <i>35%</i> |
| <i>90,001 to 140,000</i> | <i>25%</i> |
| <i>149,001 to 200,000</i> | <i>20%</i> |
| <i>200,001 or greater</i> | <i>15%</i> |

It is noted that the proposed project is based on a PDD and so does not involve a subdivision. As a result, the above clearing standards would not strictly apply. Nevertheless, in order to conform to the Town's goal as expressed by the APOD law, the average lot size of the 95 proposed lots is 58,125 SF, which corresponds to a maximum clearing of 50% in the above table. For the 594.48 acre project site, this means that, at most, 297.24 acres could be cleared. The proposed project will conform to this limit, and anticipates a total clearing of 168.10 acres, or 28.28% of the project site.

B. *Notwithstanding the provisions of the aforementioned subsections, lots or tracts upon which authorization is received from the Planning Board for a special exception use or authorization is received from the Town Board for the establishment of a PDD pursuant to Article XXVI of this chapter [emphasis added] may be allowed to disturb a greater amount of the natural vegetation, provided that said use is consistent with the intent and policies of the Aquifer Protection Overlay District and that a revegetation program which protects the aquifer is incorporated into the project design.*

The **Master Plan** shows that an estimated 168.10 acres of the Hills South Parcel/Kracke Property will be cleared to develop the proposed project (28.28 % of the project site). This conforms to the more stringent CPB CLUP and Overlay District.

Section 330-67 Restriction of fertilized vegetation.

To minimize the potential for groundwater contamination from fertilizers, pesticides, herbicides and other substances, fertilized vegetation shall not exceed 15% of the area of a lot within the overlay district. Fertilized vegetation on a tract shall not exceed 20,000 square feet, except if said fertilized vegetation is in accordance with a landscape plan approved by the Planning Board. Said landscape plan shall clearly indicate the proposed landscaping, as well as the anticipated amount (in pounds

per square foot) of fertilizer which shall be applied. Lands currently utilized or utilized within the past 20 years of the effective date of this chapter for the production of crops shall be excluded from the requirements of this provision.

This regulation appears to apply to an individual lot, and not for an overall property. Nevertheless, in order to conform to the Town's goal as expressed by the APOD law, the proposed project assumes that the overall amount of fertilized landscaping would not exceed 15% of the site, or 89.17 acres.

12.3 Availability and Adequacy of Community Services

Appropriateness and Compatibility of the Proposed Land Use(s), Density and Scale to the Availability and Adequacy of Community Facilities and Utilities

As noted in **Section 2.1**, the project parcels are within the service areas of the following community services providers:

- SCWA
- Riverhead CSD (Hills North Parcel)
- East Quogue UFSD (Hills South Parcel/Kracke Property and Parlato Property)
- Southampton Town Police Department
- East Quogue Fire Department
- Westhampton War Memorial Ambulance Association
- PSE&G (electricity)
- National Grid (natural gas)
- Town Department of Municipal Works

Figure 8 depicts water supply services in the area, **Figure 9** shows the locations of the public schools in the neighborhood, and **Figure 18** is a map depicting the location of public safety-related services.

For this application, letters were sent to each of the above community service providers, soliciting information on services available and currently provided, as well as provider input regarding concerns that the proposed project may adversely affect each service provider's ability to provide services, whether extensions of services would be necessary to provide services, and whether the ability to maintain existing service levels would be impaired. **Appendix L** contains these letters, with the service provider response letters, if received.

SCWA - The SCWA maintains water supply services in the vicinity; the Spinney Road Wellfield is the nearest supply facility and is located on the west side of Spinney Road just south of its terminus. This facility has three supply wells installed: Wells 1 and 2 are screened in the Upper Glacial Aquifer, and Well 3 is screened in the Magothy Aquifer. This wellfield is connected to a 12-inch supply line beneath Spinney Road that runs southward and connects to a 12-inch line beneath Lewis Road.

In addition to general information on the local water supply system, the applicant's letter also requested a Letter of Water Availability from the SCWA, to document that public water can and will be supplied to the project. The response letter indicated that such confirmation need be

obtained from the SCWA New Service Department, which is presently reviewing the communication and will determine whether to issue the requested letter. However, the SCWA is chartered to provide such service, plentiful amounts of high-quality groundwater are both present and available, and the SCWA's distribution network will be adequate to provide such service (particularly after the SCWA has installed a new wellfield on 4 acres donated to it by the applicant, as part of the proposed project). Thus, the applicant and public can reasonably expect that potable water can and will be provided to the proposed project without an adverse impact on the overall system.

Riverhead CSD (Hills North Parcel) - The Hills North Parcel is the only portion of the subject site that is located in the Riverhead CSD. As this site is presently undeveloped, it does not utilize any school district services.

Because the project will not increase enrollment for the Riverhead CSD, it will not necessitate any increased expenditures for the district. However, the Hills North Parcel will be dedicated as open space, so that it will be removed from the public tax rolls and will therefore no longer generate property tax revenues for the district. This incremental decrease in tax revenue would have a minor impact on Riverhead CSD fiscal conditions.

East Quogue UFSD (Hills South Parcel/Kracke Property and Parlato Property) - The Hills South Parcel/Kracke Property and the Parlato Property are located in the East Quogue UFSD. According to the district, there is one school that serves the East Quogue UFSD: the East Quogue School. This facility provides Kindergarten through Grade 6 classes, and currently has an enrollment of 430 students. Middle School and High School services are provided cooperatively at neighboring Westhampton Beach School District facilities, for 420 East Quogue students.

The superintendent's response letter indicates a concern regarding the district's fund balance, which "... has been dramatically reduced in order to stay below the 2% property tax cap. There is potential jeopardy to staff and programs in future years." As the proposed project will not generate any additional enrollment for the East Quogue UFSD, but will substantially increase the amount of property tax allocations to the district, the proposed project would represent a significant fiscal benefit to the East Quogue UFSD.

Southampton Town Police Department - In his response letter, the Chief of Police (Robert Pearce) confirms that the site and area are served by the Town of Southampton Police Department, whose headquarters is located at 110 Old Riverhead Road, in Hampton Bays. The subject parcels are located in Sector A22.

The response letter contained no information on potential impacts of the project on Town police department services. It is noted that the project will substantially increase property tax allocations to the department, which would help to offset at least a portion of any increased costs to provide protective services to the project site.

East Quogue Fire Department (services) - The subject site is located in the East Quogue Fire District, which is served by two facilities: the Headquarters is located at 465 Montauk Highway,

approximately 1.4 road-miles south of the subject site, and Station II, which is at 29 Head of Lots Road, approximately 2.7 road-miles to the southeast. The department currently has 69 active volunteer members, and one paid ALS provider (from 6 AM to 7 PM). Twenty members are assigned to Station II, and 49 members are assigned to the headquarters. All members respond to all alarms.

The department's response did not indicate concerns regarding potential impacts on fire department services. It is noted that the project will substantially increase property tax allocations to the department, which would help to offset at least a portion of any increased costs to provide emergency/safety services to the project site.

Westhampton War Memorial Ambulance Association - Information on ambulance facilities and services has been requested, and will be presented in the DEIS.

PSE&G (electricity) - Electricity is provided by PSE&G, which has confirmed that electrical services will be provided to the proposed project (written confirmation is provided in **Appendix L**).

National Grid (natural gas) - Natural gas service is available from National Grid; confirmation that natural gas services can and will be provided to the proposed project has been requested and will be presented in the DEIS.

Town Department of Municipal Works - The Town response letter indicates that there are four Town-operated Transfer Stations at which solid wastes can be disposed of; the Westhampton Transfer Station is the closest to the project site, at 66 Old Country Road. The Town does not provide curbside solid waste pick-up services. Town residents can take their wastes to any of the four transfer stations, using Pay As You Throw (PAYT) bags purchased at local supermarkets and hardware stores. However, the applicant expects that the solid wastes generated on-site, including wastes from the golf course, residences and the clubhouse, will be taken by private carters (operating under contract with the HOA/COA for the site) to one or more of these Town Transfer Stations for disposal or further processing.

The department's response letter did not indicate that it has any concerns regarding potential impacts from the project's solid wastes on transfer station operations. It is expected that these Town facilities have adequate capacity to accept and process the project's wastes, and that the incremental increases in wastes provided would not significantly impact the operations at any of these facilities.

Safety and Capacity of the Street System in Relation to the Anticipated Traffic Generation

For the TIS prepared for the project, four intersections were evaluated: Lewis Road/CR 104, Lewis Road/Old Country Road, Lewis Road/Spinney Road, and Lewis Road Boxtree Road (Old Country Road). The following summarizes that study:

1. The proposed single family residential development is projected to generate 92 trips during the AM peak hour (23 entering, 69 exiting), 122 trips during the PM peak hour (77 entering, 45 exiting) and 114 trips during the Saturday Midday peak hour (61 entering, 53 exiting).

2. As depicted on the **Master Plan**, access to the site will be provided via one full movement driveway along the north side of Lewis Road between Spinney Road and Old Country Road.
3. After the completion of the project, the stop-controlled intersection of Quogue Riverhead Road and Lewis Road will continue to operate at No Build LOSs for all peak periods. Therefore, no impacts are created and no mitigation measures are proposed at this intersection.
4. After the completion of the project, the stop-controlled intersection of Spinney Road and Lewis Road will continue to operate at No Build LOSs for all peak periods. Therefore, no impacts are created and no mitigation measures are proposed at this intersection.
5. After the completion of the project, the stop-controlled intersection of Old Country Road and Lewis Road will continue to operate at No Build LOSs for all peak periods. Therefore, no impacts are created and no mitigation measures are proposed at this intersection.
6. After the completion of the project, the stop-controlled intersection of Old Country Road/Box Tree Road and Lewis Road will continue to operate at No Build LOSs for all peak periods. Therefore, no impacts are created and no mitigation measures are proposed at this intersection.
7. After the completion of the project, the southbound Site Driveway approach is anticipated to operate at LOS B during all peak periods. The eastbound Site Driveway approach is anticipated to operate at LOS A during all peak periods.

Based on our TIS, it is the professional opinion of Nelson & Pope that the construction of the proposed residential development will not create a significant adverse traffic impact on the adjacent street network.

The TIS will be included with the DEIS to be prepared for the proposed project. The DEIS will be subject to public and inter-agency review, and through this process, these parties will have the opportunity to review and comment on the TIS.

Availability of Alternative Transportation Modes

Figure 16 shows that there is one Suffolk County Transit bus route that serves the project site. It is Route 90, and operates between Moriches (on Montauk Highway) and Riverhead. Near the project site, it operates along Lewis Road and passes the main vehicle access for the project.

Proximity to Compatible Uses

Review of **Figure 19** indicates the presence of the following land uses in the area:

- to the north: vacant and wooded (abutting); vacant and wooded (more distant)
- to the east: public open space (Town-owned), vacant and wooded (abutting); vacant and wooded; public open space; multi-family residence (mobile home park); residential; utility (antenna) (more distant)
- to the south: agricultural; vacant and wooded (abutting); transportation (LIRR); residential; institutional; agricultural preserve; agriculture; vacant; neighborhood business (more distant)
- to the west: agriculture and agricultural preserve (Noble farms); industrial (sand mine); residential (along Spinney Road); utility (SCWA wellfield); cemetery; vacant and wooded (abutting); agriculture and agricultural preserve; residential; public open spaces (Town and NYSDEC); institutional; utility (more distant)

In response to community concerns, the Applicant designed the project to minimize its potential to adversely impact the area's rural character. In addition to the use of natural buffers (discussed below), the conformance of the project's land use type to those of its surroundings reflects the

Applicant's care in responding to the community's concerns. Specifically, the project is low-density residential, which is a complementary type of land use compatible with the mix of vacant/wooded, open space and agricultural uses that characterize the immediate area.

Impact On or Improvement To Area Visual Character

In response to expressed community desires to minimize the ability for impact on the area's rural character, the proposed project has been laid out so that deep and dense natural vegetation buffers would be retained along all site boundaries, to thoroughly screen the developed portion of the Hills South Parcel/Kracke Property from outside observation. In this way, the existing character of the community would be preserved. For observers within the developed area, the proposed residential and clubhouse structures (see **Appendices B-1 and B-2**) have been designed with architectural and landscape treatments that will conform to the rural character of the surroundings. As shown in **Appendix B-2**, it is not expected that the three-story clubhouse building will be higher than the treeline in the perimeter buffer, so that observers would experience these structures through and within their vegetated surroundings and not overpowering their surroundings.

How the Project will Resolve the Development Constraints and Potential Impacts Identified

The above analyses show that there are no significant constraints on development of the site from characteristics of the site itself, characteristics of the area, or from the regulatory environment, that cannot be addressed through proper design, maintenance and operation of the project, or would be severe enough to impair the proposed project. The community services available are plentiful and have sufficient capacity to serve the site without impairment of their ability to serve their other customers in the region. The proposed project will help expand the SCWA distribution system, as well as local public sanitary wastewater treatment capability. The project will not adversely impact the East Quogue UFSD (by forcing an increase in enrollment), but will, on the contrary, significantly increase the district's budget without causing a penny in increased school expenditures. In fact, all community services will experience increased tax revenues with minimal increased costs to provide those services.

The increase in traffic on local roadways is expected to be minimal due to the nature of the project and the anticipated seasonal occupancy of the units. Use of the public transit system may be incrementally increased (by employees).

The project will not adversely impact the pattern of land uses in the area, as the area has been planned for such a development and the low-density residential use is already present in the area.

Finally, the project has been designed to be as unobtrusive as practicable from its neighbors, as was requested by the community.

13.0 DISCLOSURE AFFIDAVIT

A disclosure affidavit is included using the Town of Southampton Open Government Disclosure Form. This form has been completed by the Applicant, is signed and presented herein in **Appendix M**.