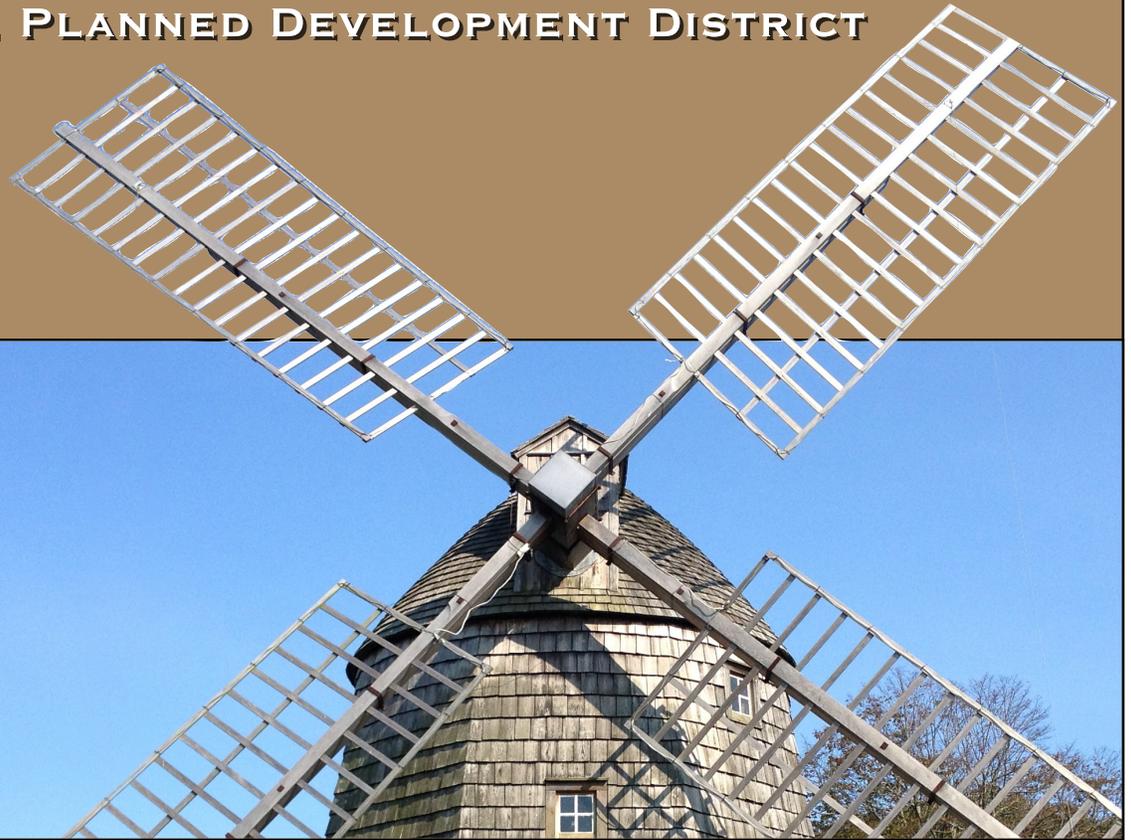


Water Mill

VILLAGE TOWNHOUSES

RESIDENTIAL PLANNED DEVELOPMENT DISTRICT



PREAPPLICATION REPORT

Pursuant to §330-244B
of the Southampton Town Code

Application Prepared for:
Southampton Town Board

Date Prepared: November 2014

PROPERTIES SITUATE CORNER OF MONTAUK HIGHWAY & NOWEDONAH AVENUE WATER MILL,
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY NEW YORK • SCTM NO. 900-114-1-46, 48.1 & 51

Water Mill Village Townhouses Residential Planned Development District

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Water Mill Village Townhouses Residential Planned Development District

PROJECT TEAM CONTACT LIST

project sponsor & owner: **Water Village Associates, Inc.**
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3750 Express Drive South
Suite 202
Islandia, NY 11749
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info@grch.us.com

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Westhampton Beach, NY 11978
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38 Nugent Street - Suite B
Southampton, NY 11968
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P.O. Box 11946
Southampton, NY 11968
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Bourke, Flanagan and Asato
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300 Wheeler Road, Suite 302
Hauppauge, NY 11788
(631) 434-3300



The project sponsor is requesting the consideration of the Town Board for the merger of three single and separate parcels, all located within a Hamlet Office (HO) zoning district (refer to **Appendix 1** for aerial photograph of the subject property). The proposed merger would create one (1) 6.45 acre site, on which the project sponsor wishes to develop a 48 unit townhouse complex. The proposed development includes thirteen (13) residential buildings, representing an intermixing of two (2) and three (3) bedroom units of various layouts and sizes (with one and two car garages), a swimming pool area, and a recreational facility. Ingress/egress to/from the proposed complex is proposed to be located along the easterly property line and Nowedonah Avenue. The complex shall utilize an ITT Sanitaire sewage treatment facility, which is proposed to be located in the southwest corner of the project site. Said facility shall service all onsite buildings (residential and recreational). The infrastructure of the proposed complex shall also incorporate on-site parking, an open-space ("Green") area of approximately 22,000 sq. ft. (0.5 acres) situated along the southerly property line (fronting along Montauk Highway), additional landscaping, compliant lighting, a bus shelter along Montauk Highway, on-site walkways, and public (street-side) walkways. Vehicular access to and from the property to the north (Water Mill Station) is being proposed. Pedestrian access to and from the property to the west (Water Mill Shoppes) is also being proposed.

The project sponsor and his representatives have met with the Water Mill Citizens Advisory Committee on several occasions over many years in a coordinated effort in the design and planning of this project. The Water Mill CAC has expressed support of the 48 unit multi-family/townhouse development project proposed for this site.

This project has been designed to maintain the spirit, intent and long-term goals of the Planned Development District legislation. A proposed sizable contribution by project sponsor to the Southampton Town Community Benefit Housing Fund (intended for development of offsite affordable housing opportunities in the local communities), as well as the proposed onsite market rate units will offer housing to meet the social and economic needs of the financially prosperous and income-restricted Town residents. The project design includes residentially scaled architectural design compatible with the current (historical) character prevalent throughout the hamlet of Water Mill.

The following information has been prepared to address the Planned Development District preapplication requirements outlined in 330-244B of the Southampton Town Zoning Code, which notes:

Prior to the submission of a formal PDD change of zone application, the applicant shall submit the following documents." (330-244A.2.)

(a) The name and address of the owner of record.

Owners/project sponsors: Water Mill Village Associates, LLC
c/o Philip Young
P.O. Box 964
Wainscott, NY 11975

Nowedonah Associates, LLC
c/o Philip Young
P.O. Box 964
Wainscott, NY 11975

(b) The location and owners of all adjoining lands, as shown on the latest tax records.

The following table represents all properties adjoining the three parcels (SCTM #: 900-114-1-46, 900-114-1-48.1, 900-114-1-51), which make up the cumulative Water Mill Village RPDD site. Refer to **Appendix 2** for an overlay of Suffolk County Tax Map property boundaries onto aerial photograph.

Physical Address	SCTM No.	Property Owner
36 Nowedonah Avenue	900-114-1-39.1	Water Mill Community Club Inc. Water Mill, NY 11976
828 Montauk Highway	900-114-1-40	Suffolk County National Bank (THE) Accounts Payable Dept. P.O. Box 9000 Riverhead, NY 11901
760 Montauk Highway	900-114-1-45	Water Mill Shoppes, LLC c/o RD Management, LLC 810 Seventh Avenue, 10 th Floor New York, NY 10019
44 Nowedonah Avenue	900-114-1-49	Arthur C. Muller 44 Nowedonah Ave Water Mill, NY 11976
54 Nowedonah Avenue	900-114-1-50	Catherine Alnwick 54 Nowedonah Ave Water Mill, NY 11976
50 Station Road	900-114-1-52	Bridgehampton Partners LLC 54 Main Street Southampton, NY 11968

This information was taken from the Town of Southampton Geographical Information System.

(c) The proposed concept plan, at a minimum scale of 1 inch equals 40 feet, to be prepared by an architect, landscape architect, civil engineer, of surveyor, to include the date prepared; North arrow; written and graphic scale; the name and address of the person, firm or organization preparing the concept plan, sealed with the applicable New York State license and signature.

The design work for the proposed development of the subject property has been a cumulative effort of architectural, site engineering, sanitary engineering and landscape design firms. The proposed Water Mill Village Townhouses RPDD project is a product of many years of design efforts. The following is a list of conceptual plans (and associated design professionals) that were submitted to the Southampton Town Board for the preapplication review process in 2008:

Proposed Plan	Firm	Last Revised	Appendix
Existing Conditions, Site Plan, Lighting, Landscaping, etc.	Araiys Design	March 17, 2014	3
Architectural Plans, Renderings	GRCH Architecture, P.C.	August 21, 2013	4
Sanitary System (ITT System) Plan	P.W. Grosser Consulting Engineer & Hydrogeologist, P.C.	November 8, 2013	5

(d) A complete outline of existing easements, deed restrictions or covenants applying to the property.

There are no known easements, deed restrictions or covenants applying to the subject property.

(e) A description of the land use(s), density and scale of the project proposed, addressing how it is compatible with the surrounding land use and community character. Said description shall include:

[1] The nature of the proposed PDD, comparing the existing and permitted land use(s), density, and dimensional regulations governing the site with those proposed for the PDD;

- ❖ The project site, which was subject to zoning district changes adopted by the Town of Southampton in 2005, is currently located in a Hamlet Office (HO) Zoning District. A list of Permitted and Special Exception uses within an HO zoning district is included as **Appendix 6** of this report.
- ❖ The proposed development of the subject property includes thirteen (13) residential buildings (with 48 units ranging from 2,414 to 2,764 sq. ft., inclusive of garages), a 1,545 sq. ft. recreation building, a 2,842 sq. ft. swimming pool and a building to house the sewage treatment facility (refer to **Appendix 7** for a detailed analysis). Although the proposed number of buildings is similar to both yield plans, and the proposed buildings are larger than the conceptual buildings demonstrated in both yield plans, the project sponsor proposes to contribute monies to the Southampton Town Community Benefit Housing Fund in an amount equivalent to 25% of the proposed units. The contributed monies are intended to assist the Town's efforts in the development of affordable housing projects in the Water Mill, Bridgehampton and/or Southampton areas. The as-of-right commercial development of the project site would yield no affordable housing requirements by the Town.
- ❖ The proposed plan represents total lot coverage (including buildings, pavement, walkways etc.) of 53.2%, which is consistent with the lot coverage calculations demonstrated in both yield plans.
- ❖ The project proposes building coverage of 26.6%, which is greater than both yield plans suggest, however, as part of this RPDD application, the project sponsor is proposing to stimulate the Town's affordable housing initiatives.
- ❖ The proposed plan includes 167 parking spaces, which is significantly less than would be required as part of an as-of-right office or office/residential use of the subject property, as is demonstrated on both enclosed yield plans. Accordingly, one can anticipate that the number of potential peak time

vehicular trips generated from the proposed complex would be less than either of the peak time trips potentially generated from either yield plan.

- ❖ The proposed complex shall include interior landscaped areas and approximately 22,000 sq. ft. of open-space “naturalized” areas, which is significantly more than required as part of either yield plans.
- ❖ The proposed development includes a waste water treatment facility, in compliance with the Suffolk County Department of Health Services sanitary requirements, whereas the as-of-right yield development could be constructed with conventional onsite wastewater leaching systems without nitrogen reducing (and other environmental) benefits of a sewage treatment plant.

[2] How the project fulfills, or is consistent with, community goals for land use and development, environmental protection, environmental and fiscal sustainability, and transportation;

The proposed Water Mill Village Townhouses Residential Planned Development District (WMVTRPDD) has been designed in concurrence with all of the following Town organized documents:

- ❖ ***Article XXVI (Planned Development District)*** of Chapter 330 (Zoning) of the Southampton Town Code. The proposed project is consistent with the findings, purposes and long-term goals established by the Town Board for proposed Planned Development Districts.
- ❖ ***Town of Southampton Comprehensive Plan Update of 1999.*** The proposed project design addresses the implementation of the overall goals and recommendations identified through public comment and municipal recommendation for the potential development of the subject property.

The proposed Water Mill Townhouse proposal is consistent with the following comments noted in the Comprehensive Plan Update of 1999:

Comprehensive Plan Recommendation (p. 64) – *“The goal of the Planned Development District is to encourage compact development which preserves open space and natural resources, and directs development toward new or existing communities. In allowing the transfer of development rights out of critical resource areas such as the Pine Barrens and towards existing communities, the Article meets the objectives of the Comprehensive Plan in terms of resource preservation. It also promotes community enhancement and long term transportation goals”.*

The project sponsor is requesting the Southampton Town Board consider permitting the existing zoning of the subject properties be modified from Hamlet Office (HO) to a Residential Planned Development District. As the cumulative total of the subject properties is 6.45 acres, the proposed 48 unit Water Mill Townhouse condominium complex would constitute a density of approximately 7.5 units per acre. The subject property is conveniently located within a hamlet center and will be able to support all proposed sanitary waste produced via an on-site sewage treatment facility. The property location will likely enhance the immediate community without creating significant traffic impacts.

Comprehensive Plan Recommendation (p.155) – *“Increase the amount of homeowners and rental affordable housing in the Town, not only for low-moderate income households, but also for working middle-income households that are priced out of the market”.*

The project sponsor anticipates that his contribution of monies to the Southampton Town Community Housing Fund will be used by the Town for the development of affordable housing projects in the Water Mill, Bridgehampton and/or Southampton communities. The project sponsor’s representatives have met with the Southampton Town Authority, which has offered its support of the Water Mill Village Townhouses RPDD project and the associated contribution of monies to the Town’s affordable housing efforts.

Comprehensive Plan Recommendation (p.155) – *“Provide and equitably disperse affordable housing in all parts of town, focusing on hamlet centers where various uses and densities are to be encouraged”.*

The aforementioned contribution to the Southampton Town Community Benefit Housing Fund is intended to be the equivalent of 25% of the proposed 48 units in the Water Mill Village Townhouses project. It is anticipated that the Town will utilize the contributed monies from the Water Mill Villages Townhouses project for affordable housing projects within the local (Water Mill, Southampton, Bridgehampton) communities. The Southampton Town Housing Authority has provided a list of potential projects that could benefit from the project sponsor’s contribution to the Southampton Town Community Benefit Housing Fund (refer to **Appendix 8**)

Comprehensive Plan Recommendation – (p.155) *“Create affordable housing that is in keeping with the historic, architectural and natural qualities of Southampton, and does not stigmatize affordable housing tenants”.*

The project sponsor supports the “offsite” affordable housing initiative of the

Water Mill Village Townhouses project, as the maintenance and common fees associated with the daily operations of the proposed uses would contradict the “affordable” nature of the Town’s affordable housing initiatives. It is anticipated that “onsite” affordable housing residents would not be able to meet the expenses required for the upkeep of this complex. In this manner, the Town’s Comprehensive Plans insinuation of “form over function” (suggesting that “historic, architectural and natural qualities of Southampton” is a factor in affordable housing considerations) should be considered irrelevant. The project sponsor’s contribution to the Town’s affordable housing fund will create opportunities for more efficient and sustainable local affordable housing projects within the Water Mill, Bridgehampton and /or Southampton areas. The Southampton Town Housing Authority has informed the project sponsor’s representatives that they are currently working on projects in these areas, and the financial assistance would benefit these projects. It is anticipated that the Southampton Town Housing Authority will be cognitive of the Town Comprehensive Plan’s recommendations for historic, architectural and natural features associated with their affordable housing projects.

Comprehensive Plan Recommendation – (p. 345) “Promote housing and mixed uses around this core area”.

The proposed RPDD will increase housing availability within the Water Mill hamlet center. The subject property is in close proximity (less than ¼ mile) to the core area of the Water Mill hamlet. A previous application for a retail center and grocery store (see Appendix 9) were abandoned due to public opposition to having such uses on the subject property.

Comprehensive Plan Recommendation - (p.155) “Leverage private sector financing resources to create affordable housing opportunities.”

The proposed development of the subject property shall be completely financed through private funding. The project sponsor also proposes to contribute a significant amount of money to the Southampton Town Community Benefit Housing Fund. This contribution is intended to assist the Town’s affordable housing development efforts (potentially within the Water Mill, Southampton, Bridgehampton communities) for Town residents who meet the reduced-rate (low, middle and/or moderate-income) requirements of Chapter 216 of the Town Code.

- ❖ Water Mill Hamlet Center Strategy - Final Report of January 2003. The intended uses are consistent with the Water Mill Hamlet Strategy study.

The Water Mill Hamlet Strategy study was prepared under the guidance of the Town of Southampton as an update to the previous findings and determinations of the Town of Southampton Comprehensive Plan Update of 1999. The Hamlet Center Strategy more specifically defines the Town's objectives and opportunities for growth and land management more consistent with the character of Water Mill. The Hamlet study also represents a specific area-wide analysis of existing conditions, uses and land use patterns which provides recommendations and guidelines for the future development of the Hamlet.

The strategy study identifies the subject property as 'Water Mill Village' throughout the Hamlet report and specifically (on page 26) as being:

Adjacent to Water Mill Shops, a large vacant parcel proposed for development as 'Water Mill Village'. Originally proposed for a large supermarket and associated retail, uses opposed by the community and the Town, the site has remained undeveloped. It's future use is a major issue in the current study.

The Water Mill Hamlet Strategy describes the previous development proposal (refer to **Appendix 9**) for the subject property as follows:

On the 'Water Mill Village' development parcel (which could be potentially expanded by acquisition of adjacent individual parcels to the east and north), development proposals to date have been for a 30,000 sq. ft. grocery store and approximately 30,000 sq. ft. of associated ancillary retail shops and storage. However, this proposal is not only contrary to the current zoning but contrary to the previously described comprehensive plan policy in terms of type of use (the plan explicitly restricts large supermarket from hamlet areas such as Water Mill and recommends office business use for the site area). Discussions with the project advisory committee emphasizes that due to traffic and community character impacts it is opposed to additional retail and would prefer another option be found.

In conformance with the Hamlet Strategy classification listing, the subject property is identified as a suitable site for a higher density residential Planned Development District. As such, the applicant is proposing the construction of a 48 unit townhouse complex for the subject property. The subject property is suitable for a higher density residential development due to its size (6.45 acres) and location (i.e. adjacent to community facilities, and pedestrian access

to various retail and restaurant destinations) within the hamlet center. The proposed development is consistent to the increased density zoning noted on the “Proposed New Zoning Districts/Mixed-Use Planned Development District” map on page 68 of the Water Mill Hamlet Study (Appendix 10).

Specifically, the proposed development conforms to the following issues as identified on page 29-30 of the Hamlet Strategy:

A. Casual pedestrian character – The proposed development includes a casual pedestrian feel consistent with the Water Mill hamlet center. Public (street-side) walkways will be installed along Montauk Highway and Nowedonah Avenue, and a public Bus Shelter will be built in front of the subject property. Whereas, currently, only a small, inconsistent, mostly grass and dirt path exists along Montauk Highway in front of the subject property. There is no existing path or walkway along Nowedonah Avenue.

B. Traffic circulation patterns – The development proposal includes access to/from Nowedonah Avenue (to the east) and the Water Mill Station property to the north. Additionally, according to the Traffic Impact Study prepared by Dunn Engineering (a copy of the traffic study will be submitted with the Formal Application report for the WMVT RPDD), the following should be recognized:

Our study and traffic engineering analysis have led us to conclude that the development of the proposed Water Mill Village Townhouses will not have a significant detrimental effect on traffic operations on the surrounding roadway system in the vicinity of the site. The proposed development will not significantly disrupt the traffic flow on the adjacent roadway network and will not create undue traffic congestion.

Although the proposed development will add traffic to the adjacent roadway network, the traffic impact will be at a minimum. The proposed site development will provide a safe traffic operation for the residents and guests of the Water Mill Village Townhouses. The following points should be recognized:

- 1. Although the site will generate additional traffic, this traffic can be adequately handled by the existing highway network, the proposed access locations, and the internal parking layout.*
- 2. The points of access to the proposed development have been designed to be well-separated to provide well-distributed access points which help to split up the flow of traffic and, in turn, minimize the overall traffic impact.*

6. *Intersection capacity analyses revealed that the existing highway and street network will be able to handle the increase in traffic flow attributed to the proposed development without significant increases in delay. It is noted that the site generated traffic anticipated represents a maximum of just over 1% (1.2% max) of the background traffic passing the site on Montauk Highway during the peak hours. These percentages are less than what would be seen in normal daily variation and would not be perceptible to motorists on Montauk Highway.*

10. *The current HO zoning of the property allows for commercial as-of-right development of the site. Yield maps were prepared for the site's development under current zoning. These consisted of a hamlet office development (Alternate A) and a mixed office and apartment development (Alternate B).*

Based on ITE, the presently proposed residential Townhouses can be expected to generate significantly less traffic than the two other permitted uses during both the weekday A.M. and P.M. peak time periods. During the Saturday midday peak hour, both the proposed development and the other Alternate A permitted use are expected to generate about the same amount of traffic, while the proposed development will generate slightly less than the Alternate B permitted use.

As a result, the proposed use has less of a traffic impact than either of these other two permitted uses.

As a result, based upon traffic engineering considerations, it is recommended that the proposed development be approved.

C. Hamlet Center Visual Environment – The proposed residential townhouse units have been designed to incorporate elements of the historic character of the Water Mill hamlet. Regarding siting and building design, the Hamlet Strategy identifies that they:

Should include particular emphasis on maintenance of the historical character and environmental ambiance of the Water Mill Hamlet Center.

The proposed development seeks to include various elements and design features to incorporate the recommendations of the Water Mill Hamlet Strategy including placement of buildings, maintenance of existing natural features and creating a positive relationship with the adjacent improved properties.

D. Relationship to natural context – The Hamlet Strategy identifies that building design should preserve and enhance the existing natural features. The proposed development of the subject property includes a substantial area with stands of large trees to remain as natural vegetation along Montauk Highway.

Currently, the subject property contains significant areas of vegetation representative of disturbed areas. The vegetation is mainly comprised of non-native plant species which, if left unattended and un-maintained, may eventually out-compete the limited numbers of native vegetation on the project site. Particularly the areas of the property fronting on Montauk Highway and the areas at the northern end of Nowedonah Avenue could be further enhanced by landscaping materials and careful design. Such landscape design activities would also be utilized to offer buffering and lessen the visual impacts of the proposed residential buildings. Refer to landscape plan in Appendix 4.

E. Relationship to built context – The buildings have been cited as to create a positive relationship with the surrounding structures and adjacent roadways. The proposed residential buildings situated adjacent to Montauk Highway have been sited such that they are generally north and south (as Montauk Highway traverses generally east and west). This arrangement reduces the visual impact of the residential buildings and presents a narrowing corridor of building exposure from Montauk Highway. The proposed arrangement of the residential buildings adjacent to Montauk Highway has been carefully situated in order to reduce the perceived size of each building unit. The Montauk Highway view-shed shall also include an area of natural vegetation to provide additional “green” space adjacent to Montauk Highway. The separation distance from the proposed pedestrian walkway and the proposed open vegetated space shall offer a rural landscape of natural vegetation and attractive landscaped areas. Such design seeks to maintain the natural context of the site in combination with architectural components maintaining the historic character of the hamlet of Water Mill.

The siting of the residential buildings along Nowedonah Avenue is intended to remain in character with the two residential structures currently situated along the west side of Nowedonah Avenue.

[3] How the project is consistent with, or will improve upon, the community character of the neighborhood surrounding the site of the proposed project;

One of the project site parcels is currently developed as a nonconforming automobile repair shop, and is cluttered with old automobile and automobile parts. Also, portions of the remainder of the project site are currently being impacted by illegal dumping. With the implementation of the proposed project,

the buildings and debris associated with the automobile use will be removed from the site and all illegally dumped landscaping debris will be cleaned up and properly disposed.

This project also proposes to include as public benefits the: (1) extension of public water to the Water Mill Community House; (2) installation of public walkways along Montauk Highway and Nowedonah Avenue to extend pedestrian access to/from the Water Mill hamlet center; (3) construction of a covered bus shelter; and, (3) contribution of monies to the Southampton Town Community Benefit Fund for development of affordable housing in the community.

The architecture of the proposed townhouses and outbuildings is intended to be consistent with the spirit of the Water Mill community history. Furthermore, front porches and private walkways have been incorporated into the project design to enhance the curb appeal and give the complex a sense of community.

[4] How the project may affect, be affected by, or otherwise relate to or interact with any anticipated changes to the surrounding area, such as the development of vacant or underutilized properties, other potential zone changes, or pending development or public works projects

The project site is currently surrounded by developed lands. Larger tracks of undeveloped farm land exist on the south side of Montauk Highway, to the South and West of the project site; residential and commercial development is prohibited from most of these areas, as they are agriculturally preserved areas controlled by Southampton Town, or have been dedicated as Southampton Town or Suffolk County development rights parcels.

The developed properties that surround the project site are mostly commercial. Land use changes of these properties (i.e from commercial to residential) are unlikely. The proposed multi-family development of the project site will enhance the commercial business, as the new residential occupants will have immediate pedestrian access to the hamlet center and commercial establishments surrounding the Water Mill community.

[5] Whether the subject property is located in a school district that contains Central Pine Barrens Core Preservation Land and, if so, the number of remaining (i.e., unredeemed) Central Pine Barrens credits in the district, whether such

unredeemed credits have been registered for sale with the Pine Barrens Credit Clearinghouse, or not;

The project site is located within the Southampton Union Free School District. There are no Central Pine Barrens Core Preservation Areas within this school district. As such, the project sponsor would not be able to transfer Pine Barren Credits from a sending parcel within the Southampton Union Free School District to the project site.

[6] Compatibility with adjoining land uses

The project site is surrounded by a mix of commercial, residential and recreational land uses:

- ❖ Water Mill Shoppes hamlet retail center is located directly to the west;
- ❖ Water Mill Station office complex is located directly to the north;
- ❖ Warren's nursery/garden center and Green Thumb Farm Stand are located to the south, on south side of Montauk Highway
- ❖ Water Mill Community Club grounds, fields, tennis courts and recreation buildings to the east, on the east side of Nowedonah Avenue; and
- ❖ Residential community on the north side of Long Island Railroad.

Also, the Water Mill Community House and hamlet center is within a few hundred feet to the west of the project site. The nearby recreational, commercial, social and cultural facilities surrounding the project site will benefit from the newly localized residents. The residents will enjoy the local stores, shops and eateries without adverse vehicular trip generation. Residents will be able to take access to and from the project site and Water Mill hamlet center and other local commercial establishments on foot. Water Mill businesses will likely benefit from the new clientele with immediate pedestrian access to their establishments.

[7] As part of the application, the applicant shall be required to provide to the Town Board the name and address of the applicable Fire Department, ambulance/emergency medical services agency, and other municipal agencies or districts with jurisdiction over the subject property and the school district in which the proposed project lies.

Fire Department: Southampton Town Fire Department
P.O. Box 1435
Southampton, NY 11969
Phone: (631) 283-0072

Ambulance: Southampton Village Ambulance Services
PO Box 832
Southampton, NY 11969
Phone: (631) 287-0558
email: info@VillageEMS.org

Police Department: Southampton Town Police Department
110 Old Riverhead Road
Hampton Bays, NY 11946
Phone: (631) 728-5000

School District: Southampton Union Free School District
70 Leland Lane
Southampton, NY 11968
Phone: (631) 591-4500

- (f) *An aerial map of the project site, showing the surrounding neighborhood for 1/2 mile and existing zoning both of the project site and the surrounding neighborhood.*

A Radius Map prepared by Inter-Science Research Associates, Inc. is included with this report as **Appendix 2.**

- (g) *A comparison of the allowable land uses and development yield under the existing zoning and under the proposed PDD*

Two (2) conceptual yield maps have been prepared by Inter-Science Research Associates, Inc. for the project site pursuant to the current HO zoning regulatory guidelines and restrictions. These yield plans (Yield A and Yield B) are included as **Appendix 11 and 12** of this document.

Yield Plan A

- ❖ Yield Plan A depicts eleven (11) two - story buildings with a 1,500 sq. ft. footprint, six (6) one - story buildings with 3,000 sq. ft. footprint each and one (1) one story building with a 2,500 sq. ft. footprint, which **conform** to the allowable building size (per building) in an HO district pursuant to 330-162.18

- ❖ Yield plan A represents a total lot coverage (including buildings, pavement, walkways etc.) of **58.42%**, which **conforms** to the maximum 60% allowed pursuant to Chapter 330-30(B)(6).
- ❖ Yield plan A proposes a building lot coverage of **13.1%**, which **conforms** to maximum lot coverage permitted for properties in an HO district pursuant to 330-34.
- ❖ Yield plan A proposes a total of 301 parking spaces, which is in **conformance** with the parking requirements outlined in 330-99.
- ❖ Yield plan A proposes to include “appropriate landscaping” associated with accessory off-street parking equaling 8,946 sq. ft. of interior landscaped areas, which is in **conformance** (7,925 sq. ft. of landscaped areas are required) with the requirements pursuant to 330-99 (j).
- ❖ Yield plan A assumes the installation of conventional sanitary systems to service the conceptual (as-of-right) non-medical office uses. Accordingly, the anticipated sanitary flow rate for this yield plan **conforms** to the Health Department sanitary requirements (3,420 gpd conceptually whereas 3,876 gpd is allowed).

Yield Plan B

- ❖ Yield Plan B depicts ten (10) two-story buildings, each with a 4,000 sq. ft. first floor office use and 2,000 sq. ft. of second floor apartments, which **conforms** to the allowable building size (per building) in an HO district pursuant to 330-162.18.
- ❖ Yield plan B represents a total lot coverage (including buildings, pavement, walkways etc.) of **55.7%**, which **conforms** to the maximum 60% allowed pursuant to Chapter 330-30(B)(6).
- ❖ Yield plan B proposes a building lot coverage of **14.2%**, which **conforms** to maximum lot coverage permitted for properties in an HO district pursuant to 330-34.
- ❖ Yield plan B proposes a total of 266 parking spaces, which is in **conformance** with the parking requirements outlined in 330-99.

- ❖ Yield Plan B assumes the installation of a sewage treatment facility to service the conceptual (as-of-right) non-medical office and apartment uses.

(h) A description of the potential community benefit(s) to be provided. Said description shall:

[1] Demonstrate that the proposed benefit(s) address planning goals of the Town of Southampton and the hamlet in which the project would be located.

- ❖ Increase income-eligible (affordable) housing opportunities within the Town of Southampton.

As part of the proposed complex, the project sponsor proposes to contribute to the Southampton Town Community Benefit Housing Fund to promote affordable housing development in the local community. The contribution, which is intended to be equivalent to 25% of the proposed 48 fair market units being proposed on the project site, will be consistent with Chapter 216, Southampton Town Income Eligible Housing, of the Southampton Town Code. The affordable housing figures discussed in Chapter 216 are based on median family income, in accordance with the U.S. Department of Housing and Urban Development current database. According to the HUD website, the median family income in Suffolk County, NY for fiscal year 2013 was \$105,900. Per Chapter 216, the Town can use the median family income to identify low-income, moderate-income and middle-income households.

By resolution 2013-531 (refer to **Appendix 13**), adopted May 14, 2013, the Southampton Town Board adjusted the Town's formula multipliers, maximum income levels and income-eligible household classifications pursuant to HUD's updated Income Limits and Fair Market Rent in 2013. Using HUD's the 2013 median family income designation of \$105,900, the income brackets for Suffolk County households would be as following:

Low-income household:	\$52,950 (50% of \$105,900)
Moderate-income household:	\$84,720 (80% of \$105,900)
Middle-income household:	\$127,080 (120% of \$105,900)

The 2013-531 resolution further acknowledges that the

...maximum sales price for a unit reserved for an income-eligible household to be three (3.0) times the gross annual household income for a family of four (4) based upon the income-eligibility level as stated as a percentage of median gross household income as stated here-in, and such sales price determination based upon this formula multiplier shall be both for single family dwelling units (detached) and multi-family dwelling units (attached) and is inclusive of the land upon which the unit exists.

Therefore, assuming a 25% affordable housing component associated with this project and an equal distribution of the aforementioned of affordable housing income brackets (i.e. 1/3 low-income, 1/3 moderate-income and 1/3 middle-income), the following would be applicable:

Low-income units:	$\$52,950 \times 3.0 = \$158,850$ (per unit) x 4 units =	\$635,400
Moderate-income units:	$\$84,700 \times 3.0 = \$254,100$ (per unit) x 4 units =	\$1,016,400
Middle-income units:	$\$127,080 \times 3.0 = \$381,300$ (per unit) x 4 units =	<u>\$1,525,200</u>
TOTAL:		\$3,177,000

It is therefore anticipated that the project sponsor could contribute approximately \$3M to the Southampton Town Community Benefit Housing Fund. It is anticipated that the project sponsor will work with the Town to determine the appropriate contribution pursuant to community need. It is further anticipated that all monies associated with the contribution will be allocated to affordable housing projects within the Water Mill, Bridgehampton and/or Southampton area communities. The Southampton Town Housing Authority has provided a list of potential (ongoing?) projects within these communities that would benefit from the Water Mill Village Townhouse RPDD project. A copy of said list is attached as **Appendix 8** of this report.

- ❖ Eliminate a pre-existing non-conforming use and associated public nuisances.

Pedestrians walking along the north side of Montauk Highway, within the area of the project site, are forced to utilize the shoulder of the highway to avoid the existing uses of the automobile repair shop. This pedestrian access inhibitor is a danger to the public safety and welfare of pedestrians attempting to travel east or west along the subject property. The proposed site plan will include a new pedestrian walkway along the subject property, connecting the existing walkway, which runs along the Water Mill Shops property, to Nowedonah Avenue. The walkway is also proposed to continue from the

intersection of Montauk Highway and Nowedonah Avenue to the southern side of the proposed ingress/egress point along Nowedonah Avenue. This sidewalk extension will enhance accessibility to the Water Mill Community Fields from all points south.

- ❖ Facilitate the use of public transportation, as the site is situated along a public bus route.

The proposed complex shall include a Bus Shelter, consistent with the Town of Southampton architectural design requirements, in conjunction with the proposed walkway extension along Montauk Highway.

- ❖ Extend public water main to Water Mill community facility.

[2] Identify and align proposed community benefit(s) with the benefit to the applicant of the requested PDD. Such discussion may be generic.

The project sponsor benefits from an increased residential density of the project site for a financial profit on the investment of the subject properties, while the community will benefit from a sizable monetary contribution to the Southampton Town Community Benefit Housing Fund, which will ultimately increase affordable housing opportunities in the Bridgehampton, Water Mill and/or Southampton communities.

The community will benefit from the removal of the visually unpleasant automobile repair shop and associated uses and illegally dumped debris, and the overall beautification of the site with architecturally appropriate and significant improvements, while the project sponsor will benefit from the development of 48 multi-family residential units of adequate size with upscale amenities for the complexes residents.

The community will benefit from improvements to pedestrian and mass-transit access to the Water Mill retail and hamlet centers as well as other regional destinations, while the project sponsor will only need to construct vehicular access points to/from Nowedonah Avenue and the Water Mill Station property. No vehicular access to/from the commercial property to the west is necessary.

The project sponsor will benefit from increased sanitary density allowance, while the community will benefit from the proposed Sewage Treatment Plan, which

will decrease nitrogen loading to the groundwater (relative to conventional onsite leaching system), and the project sponsor's proposal to connection the Water Mill Community Club building to public water.

[3] Commit to offset the requested density increased, where applicable, with a community benefit or benefits that are a documented priority of the hamlet in which the project would be located.

The project sponsor will work with the Town of Southampton Department of Land Management to address, where possible, the community benefits documented by the Town for the hamlet of Water Mill.

[4] For projects in school districts containing unredeemed Pine Barrens certificates, address whether and how the community benefit will utilize Pine Barrens credits to offset, in whole or in part, any requested density increase.

The project site is located within the Southampton Union Free School District. There are no Pine Barren Credits available in the Southampton school district. As such, the project sponsor would not be able to transfer Pine Barren Credits from a sending parcel within the Southampton Union Free School District to the project site.

[5] For projects where the community benefit may include the preservation of open space not in the Pine Barrens Core preservation area, the likely method of preservation to be proposed in the application, such as the transfer or purchase of development rights, direct land acquisition, or cash-in-lieu.

No preservation of open space is proposed as part of the Water Mill Village Townhouses PDD application. Community benefits will be in the form of the aforementioned contributions to affordable housing, public water connection to Water Mill Community Club building, public walkways and public bus shelter along Montauk Highway.

ZONING INCENTIVES BEING SOUGHT

In conjunction with the proposed Water Mill Village Townhouses Residential Planned Development District (WMVTRPDD) application, the project sponsor is requesting the following zoning consideration:

- ❖ A slight increase in the 20% building coverage, as suggested under the Hamlet Office zoning regulations, to the proposed 26.6% building coverage. The proposed building coverage is inclusive of the areas of the buildings being proposed for sewage treatment, which is a community benefit in and of itself, as it shall reduce the nitrogen loading (impacts to groundwater) produced from conventional onsite sanitary disposal systems (i.e. septic tanks and leaching pools).
- ❖ Increased density (7.5 units per acre).
- ❖ Front and side yard reductions from those required under the current Hamlet Office Zoning District.

LIST OF APPENDICES

1. Aerial prepared by Inter-Science Research Associates, Inc. on November 1, 2013.
2. Radius Map prepared by Inter-Science Research Associates, Inc. on May 4, 2009.
3. Building Elevations and Floor Plans last updated by GRCH Architecture on August 21, 2013.
4. Plans by Araiys Design Landscape Architecture, last updated on March 17, 2014: (1) Colored Site Plan, (2) Existing Conditions Plan, (3) Erosion Control Plan, (4) Site Plan, (5) Grading Plan, (6) Planting Plan & (7) Lighting Plan.
5. Sanitary Plans last updated by P.W. Grosser Consulting on November 8, 2013.
6. List of Permitted and Special Exception uses taken from Chapter 330 of the Southampton Town Code
7. Detailed analysis of proposed Water Mill Village Townhouses complex prepared by Inter-Science Research Associates, Inc.
8. Southampton Town Housing Authority Memorandum of Pending Affordable Housing Projects, prepared by Curtis Smith on January 17, 2014.
9. Water Mill Village Site Plan for previously proposed Grocery, Retail, Warehouse improvements prepared by Samuels and Steelman, Architects in September 1987.
10. Proposed New Zoning Districts/Mixed-Use Planned Development District Map from Water Mill Hamlet Center Strategy Study – January 2003.
11. Yield Plan Analysis (A) Map prepared by Inter-Science Research Associates, Inc. on June 18, 2007.
12. Yield Plan Analysis (B) Map prepared by Inter-Science Research Associates, Inc. on May 7, 2008.
13. Southampton Town Board resolution 2013-531 adopted May 14, 2013.