

TOWN OF SOUTHAMPTON

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To: Anna Throne-Holst, Supervisor
Members of the Town Board

From: Kyle P. Collins, AICP Town Planning & Development Administrator

Cc: Tiffany Scarlatto, Town Attorney
Sundy Schermeyer, Town Clerk
Kathleen Murray, Deputy Town Attorney

Date: July 1, 2015

Re: Water Mill Village Townhouse Residential Planned Development

The above-named change of zone proposal is scheduled for a pre-submission hearing on July 14, 2015. As provided in §330-244 B (3), this memo is intended to provide a preliminary report that summarizes the subject zone change proposal.

Please note that within 60 days of the close of the public hearing on the pre-application, the Department of Land Management is required to issue a summary report with additional details as provided in §330-244 B(4).

I. Existing & Proposed Conditions



A. The Subject Property

The largest parcel of the subject site is located at 794 Montauk Highway in the Hamlet of Water Mill. The project includes two additional parcels and leaves two outparcels that are developed with existing single family dwellings along Nowedonah Avenue. The project site is directly adjacent to the “Water Mill Shoppes” site plan to the west with the “Water Mill Station” site plan adjacent to the north.

B. Current Zoning & Land Use

The subject parcels are presently zoned Hamlet Office/Residential (HO). Of these:

Tax Map #: 900-114-1-46 is a 5.50 acre vacant parcel

Tax Map #: 900-114-1-48.1 is a 0.65 acre parcel used for automobile repair

Tax Map #: 900-114-1-51 is a 0.30 acre vacant parcel at the northwest corner of Nowedonah Avenue and the entrance to the Water Mill Station site.



Pictometry View of site and surroundings

C. Proposed Zoning & Land Use

Water Mill Village Associates, Inc. is seeking a change of zone from Hamlet Office/Residential (HO) district to Residential Planned Development District (RPDD). The requested zone change involves the three separate referenced above that would be merged to create one 6.45 acre site, on which the project sponsor is requesting to develop a 48 unit townhouse complex (equating to a density of approximately 7.4 units per acre).

The development plan submitted proposes:

- Forty-eight (48) units within thirteen (13) residential buildings, each individual unit ranging in size from 2,414 sq. ft. to 2,764 sq. ft. and having three (3) bedrooms with varying layouts (one- and two-car garages) [Total floor area range: 115,872 sq. ft. - 132,672 sq. ft.]
- Recreational building and swimming pool
- 167 parking spaces
- Wastewater Treatment Facility (“ITT Sanitaire”)

D. Comparison: Existing vs. Proposed Zoning & Land Uses

A comparison of development allowed as-of-right under the existing Hamlet Office/Residential (HO) zoning with what would be allowed under the proposed RPDD zoning involves a look at several development factors including Use, Yield, Massing and Lot Coverage.

The applicant has submitted two alternative yield plans for HO zoning depicting the following:

Yield Plan Analysis (A): Total floor area indicated: 37,000 sq. ft.

- (1) One story building with 2,500 sq. ft. footprint
- (11) Two story buildings with 3,000 sq. ft. floor area (1,500 sq. ft. footprint)
- (6) One story buildings with 3,000 sq. ft. footprint
- 301 parking spaces

Yield Plan Analysis (B): Total floor area indicated: 60,000 sq. ft.

- (10) Two story buildings with 8,000 sq. ft. (4,000 sq. ft. footprint)- this plan increases the maximum building size to accommodate twenty (20) apartments (depicted as 2,000 sq. ft. each).
- 266 parking spaces

Response: The yield plans do not indicate compliant lots for the HO district (10,000 sq. ft. each). Although the plans display technical conformance to the HO requirements, they are lacking in terms of the fact that the layouts of the buildings and large expanse of parking depicted would not be considered compatible with Town Planning objectives and not likely approved in this form by the Planning Board. As such they do not really provide a realistic depiction of what a commercial HO plan would look like on this parcel, and if there are proposed retail uses occupying 30,000 sq. ft. or more such a plan would require Special Exception approval for a Hamlet Retail Center. Typically Special Exception uses are not considered in ‘as of right’ yield plans unless all SE standards are shown to be met (e.g. a written petition given). For Analysis B, the amount of buildings (10) increased in size to add apartments may or may not be granted such SE approval. In addition, §330-162.18 [B] only allows up to a maximum total building size of 4,000 sq. ft.

Recommendation: The Yield Plan should show as of right uses, which is the standard practice with PDD’s. The HO district allows residential uses. Therefore an additional yield

plan should be required that depicts a standard subdivision of the parcel into complaint lots pursuant to the zoning requirements of HO and Chapter 292 of the Town Code. Building envelopes with dimensions should be depicted based on applicable setbacks. A density incentive plan could also be provided to allow for a better sense of what is the permissible as of right residential density and associated massing. In addition, a table should be provided that indicates a comparison of HO setbacks and other dimensional requirements to those proposed within the PDD.

E. Surrounding Uses & Neighborhood Character

The immediately surrounding area is predominantly commercial, with single family residential along Nowedonah Avenue and the Water Mill Community Center directly across Nowedonah. A brief history of the Hamlet Center from the adopted Water Mill Hamlet Strategy Plan is as follows:

Following a pattern found in many early farming communities, Water Mill's business district was directly linked to its mills. James Corwith built a general store across from his windmill in 1840 and the Benedicts built one across from their water mill. Around Corwith's store, the post office and additional businesses were established. The arrival of the railroad in 1870 led to commercial development around Deerfield Road, along which some of the old produce warehouses have been converted into tradesmen's buildings. The Water Mill Railroad station, an historic 'Italian villa' style, was built in 1903 and its form is basically intact. The Water Mill cemetery was created by the Town in 1729 and the adjacent Community House was built in 1897, originally as a non-denominational chapel. The old stagecoach tavern, built in the mid 1800s, today serves as a restaurant. The hamlet center has been commercial for several hundred years and a variety of building types, ages and styles reflect its history

Community institutions have grown up to preserve and sustain these historic treasures—the Water Mill Community Club, for instance, not only maintains important open space for recreational activity, but oversees the Community House. The Water Mill Village Improvement Association maintains the Village Green and 1800 Corwith Windmill, and another community organization maintains and keeps in good repair the water-powered grist mill that named the hamlet and is now the Water Mill Museum. Water Mill Watch, a volunteer organization, and the Water Mill Citizens Advisory Committee (CAC) act as watchdogs regarding larger scale planning and development issues.

Directly adjacent to the west of the subject parcels is the Water Mill Shoppes which now contains various retail uses including West Elm furniture, Soul Cycle fitness, and food establishments (see photo below).



To the north of the subject parcel is the site plan entitled Water Mill Station, which consists of mostly office space with some retail permitted. This site plan (sample building shown below) won a Smart growth award for its innovation and context-sensitive architectural design.



II. Consistency with Community Planning Goals

Community planning goals are expressed both at the Town level in its Master Plan and at the community level through hamlet planning initiatives, both of which are discussed below. Community goals may also be expressed by constituent groups such as CACs and civic associations. These are not addressed here; the purpose of the pre-submission hearing is for such groups to communicate with the Board directly.

1. Consistency with the 1999 Comprehensive Plan Update

Several sections of the 1999 Comprehensive Plan Update have bearing on the proposed rezoning.

- At the Town-wide level the 1999 Plan established vision goals for Southampton's economy. These emphasize commercial development that enhances the Town's

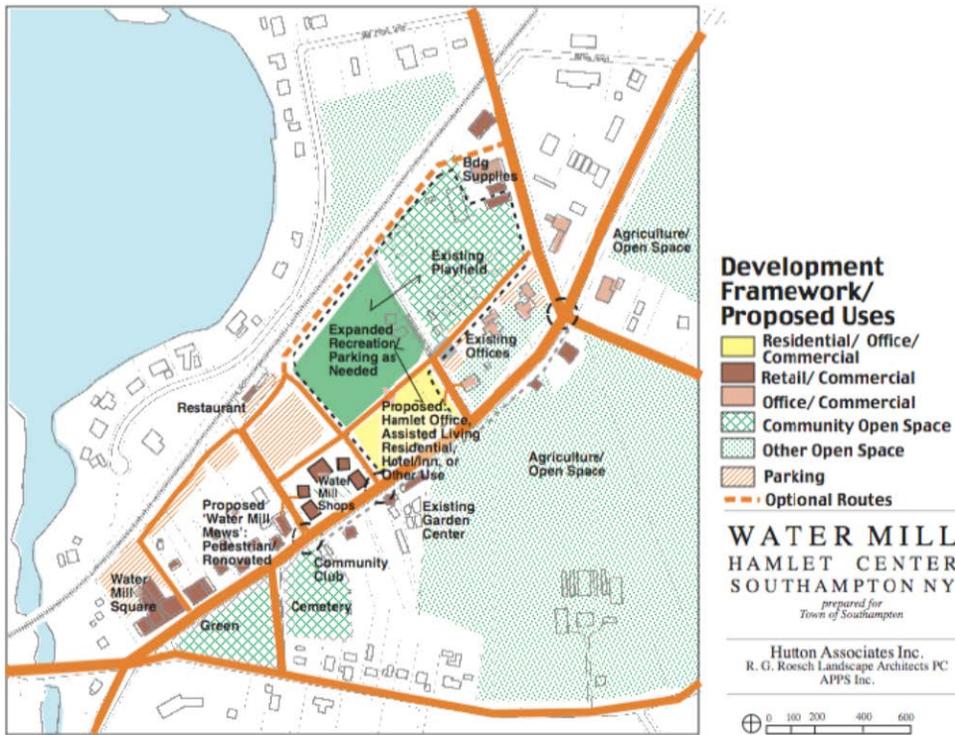
identity as a distinctive resort community, such as “specialty retail amenities,” “small businesses,” and supporting “the hamlet and village centers that are essential to Southampton’s economy, “town and country” image and quality of life.

Based on the recommendations of the 1999 Comprehensive Plan Update, the subject parcels were rezoned in 2005 to Hamlet Office/Residential. *HO zoning generally allow offices, housing, and low-traffic generating retail and service uses such as those now allowed in office districts (e.g., antique stores, galleries, restaurants but without liquor licenses). High traffic/impact uses would not be allowed (e.g., video stores, liquor stores, fast food establishments, laundromats, dry cleaners, and gas stations). In addition, HO zoning would entail performance standards, requiring that buildings appear to be residential (no front parking, rear or side parking), use residential style setbacks, reduced lot coverage (e.g., 20% - 25%), small footprints (e.g., up-to 3,000 square feet), residential style windows and entries, pitched roofs, and discrete signage.*

- A “hamlet green” theme for Water Mill, featuring strict historic preservation guidelines and highlighting existing open spaces and landmarks.
- Priority on preservation of historic and vernacular buildings at the center of East Quogue, Hampton Bays, Water Mill and Bridgehampton.
- Promotion of built forms that relate to the historically residential “approaches” to the hamlet centers,

a. Overall Concept:

An “historic hamlet center” featuring a compact and walkable business district, handsome landmarks, publicly-accessible open space, and views of private open space and agricultural lands—all in keeping with the existing character of the hamlet center.



III. Community Benefit

§330-185(C)(2)(e) of the Town Code concerning the pre-submission requirements for a change of zone provides that an applicant for a change of zone shall submit a *“statement setting forth the specific community benefits or amenities to be offered or incorporated in the project, and the specific zoning incentive or benefit sought.”*

According to §330-245B (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.

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

[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.

[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.

[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.

The project proposal offers the following public benefits:

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
4. Contribution of monies to the Southampton Town Community Benefit fund for development of affordable housing elsewhere in the community.

IV. Summary

The potential yield scenarios and public benefit calculations will be a large factor in determining the suitability of the proposal and merit of the change of zone as part of the pre-application process. The architecture and layout of the proposed townhouses and STP placement do not appear to be consistent with the Town's goals toward traditional neighborhood design and will likely need to be refined as the process continues. After the pre-application process closes, another report will be issued by Land Management that summarizes additional comments and concerns raised at the hearings and how these may be addressed by the applicant if the Town Board should elect to consider the proposal.

JS:kpc