

**APPENDIX I**

**COMMUNITY SERVICES-RELATED  
CORRESPONDENCE**





**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620

September 26, 2014

East Quogue Union Free School District (UFSD)  
6 Central Avenue  
East Quogue, NY 11942  
attn.: Les Black, Superintendent

**Re: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Superintendent Black:

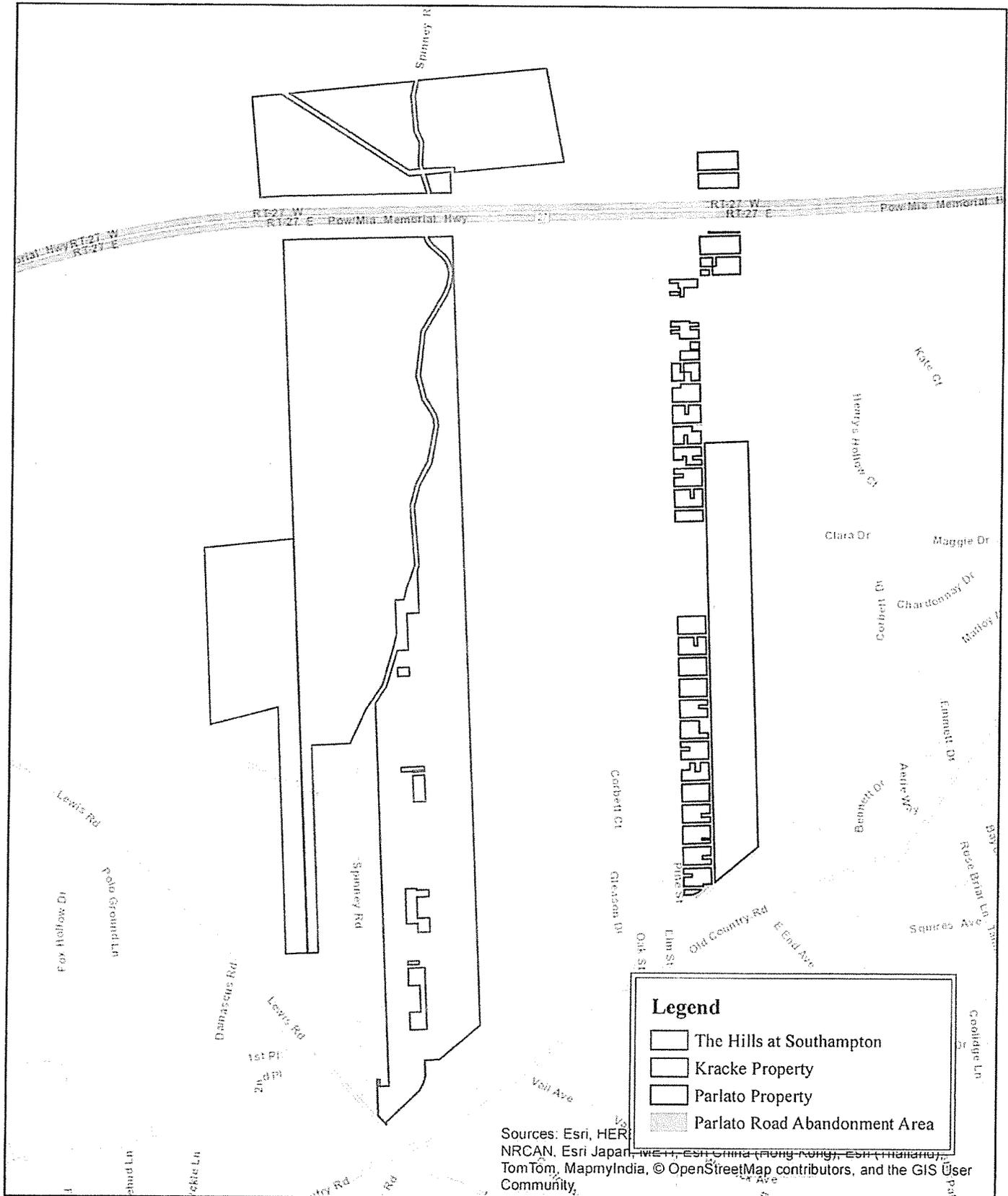
Nelson, Pope & Voorhis, LLC is preparing a PDD Application document for the above-referenced project, which involves a total of 592± acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (434± acres), the Parlato Property (94± acres), and the Kracke Property (64± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (89± acres), and the Hills South Parcel 345± acres). The proposed project will develop only the central and southern portions of the Hills South Parcel. The proposed project involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences. The entire Hills North Parcel and the entire Parlato Property, totaling 183± acres (30.9% of the overall property) will be offered to the Town as Open Space. Based on the applicant's experience with similar projects, occupancy of a typical unit is expected to occur on average about 60 days annually. The project will be owned, operated and maintained by a Homeowner's Association. The applicant will file C&Rs that will ensure the seasonal, resort-style use through occupancy restrictions such that no children will attend the local school district.

I am writing to obtain information in regard to East Quogue UFSD facilities and characteristics that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

- Current enrollments of each school in the East Quogue UFSD, broken into Special Education and non-Special Education students;
- If available, the current per-student estimate of annual school district expenditures for both Special Education and non-Special Education students; and
- Any information regarding enrollment, facility or fiscal conditions that are of concern to the East Quogue UFSD. If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
**NELSON, POPE AND VOORHIS, LLC**

Phil Malicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



Sources: Esri, HERE, NRCAN, Esri Japan, Esri China (Hong Kong), Esri (India), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### FIGURE 1 LOCATION MAP

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



The Hills  
at  
Southampton  
  
PDD Application



**East Quogue Union Free School District**  
6 Central Avenue  
East Quogue, NY 11942

*Les Black*  
Superintendent

(631) 653-5210  
fax (631) 653-9512

October 14, 2014

Mr. Phil Malicki  
Senior Environmental Planner  
Nelson, Pope & Voorhis, LLC  
572 Walt Whitman Road  
Melville, NY 11747

RECEIVED

P.M. OCT 15 2014

NELSON & POPE

Dear Mr. Malicki:

I am writing in response to your letter of September 26<sup>th</sup>. Specifically, you requested information pertaining to the East Quogue School District. The following complies with that request:

- Current Enrollment: 430 (an additional 420 attending Westhampton Beach in grades 7-12).
- Per Student Expenditures:
  - East Quogue Elementary:**
    - Regular Education: \$15,986
    - Special Education: \$82,359
  - Westhampton Beach Tuition:**
    - Regular Education: \$19,802
    - Special Education: \$59,283

Fiscal Concerns: Our fund balance 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.

If I can be of further service, please do not hesitate to contact me.

Yours truly,



Les Black  
Superintendent of Schools

LB/lr



**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 • 2188  
(631) 427-5665 FAX (631) 427-5620

December 17, 2014

Riverhead Central School District (CSD)  
700 Osborn Avenue  
Riverhead, NY 11901  
attn.: Nancy Carney, Superintendent

**Re: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Superintendent Carney:

Nelson, Pope & Voorhis, LLC is preparing a PDD Application document for the above-referenced project, which involves a total of 592± acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (434± acres), the Parlato Property (94± acres), and the Kracke Property (64± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (89± acres), and the Hills South Parcel 345± acres). Only the Hills North Parcel is within the Riverhead CSD; the majority of the site (including all areas to be developed) are in the East Quogue UFSD.

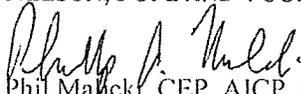
The proposed project involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences. The entire Hills North Parcel and the entire Parlato Property, totaling 183± acres (30.9% of the overall property) will be offered to the Town as Open Space, so that no development would occur within the Riverhead CSD. Based on the applicant's experience with similar projects, occupancy of a typical unit is expected to occur on average about 60 days annually. The applicant will file C&Rs that will ensure the seasonal, resort-style use through occupancy restrictions such that no children will attend either of the two the local school districts.

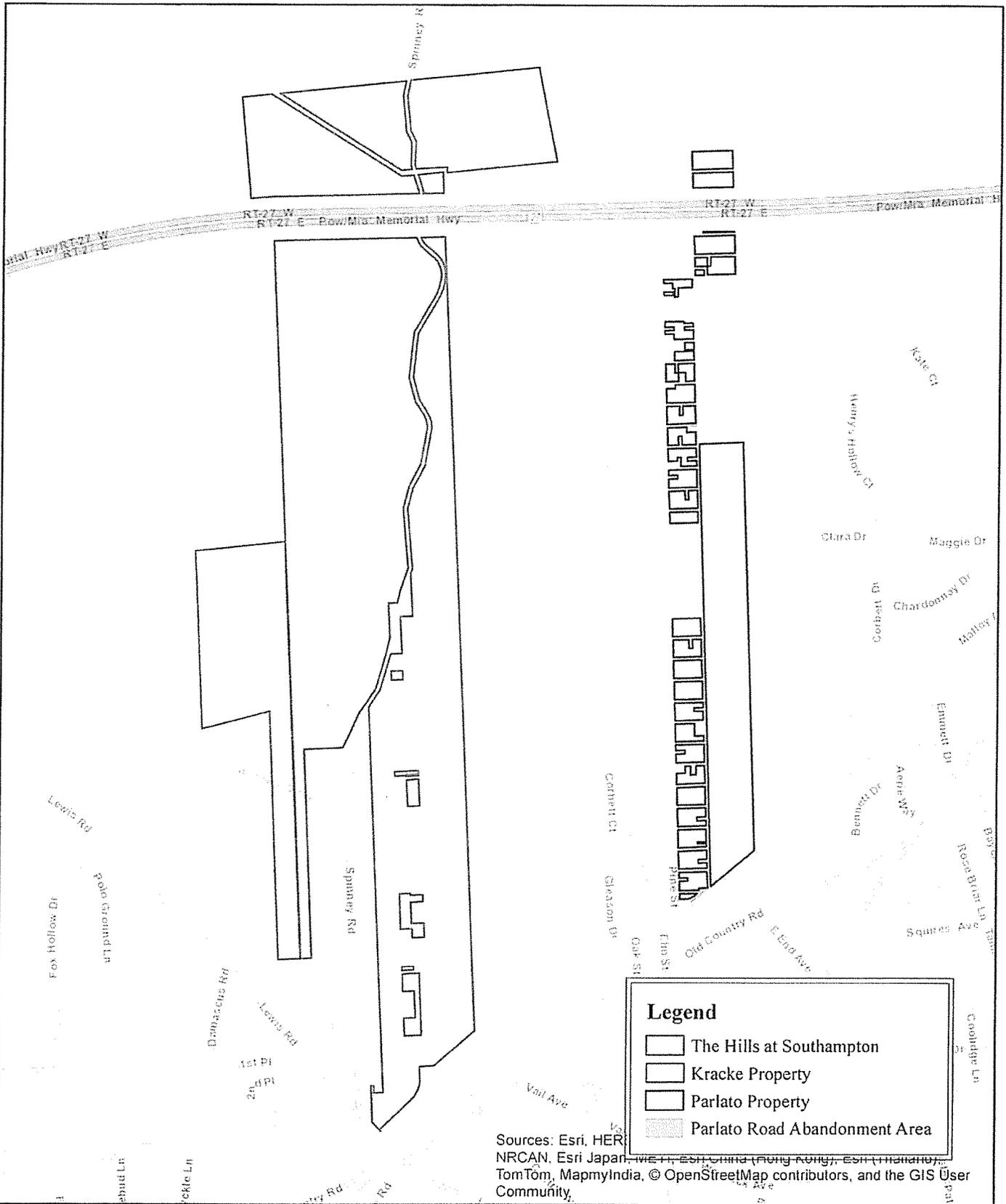
I am writing to obtain information in regard to Riverhead CSD facilities and conditions that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

- Current enrollments of each school in the Riverhead CSD, broken into Special Education and non-Special Education students;
- If available, the current per-student estimate of annual school district expenditures for both Special Education and non-Special Education students; and
- Any information regarding enrollment, facility or fiscal conditions that are of concern to the Riverhead CSD.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Phil Malick, CEP, AICP, LEED® AP  
Senior Environmental Planner



Sources: Esri, HER, NRCAN, Esri Japan, Esri China (Hong Kong), Esri (India), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community.



## FIGURE 1 LOCATION MAP

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



**The Hills  
at  
Southampton**

**PDD Application**



**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620

October 7, 2015

Riverhead Central School District (CSD)  
700 Osborn Avenue  
Riverhead, NY 11901  
attn.: Nancy Carney, Superintendent

**Re: The Hills at Southampton  
Planned Development District (PDD), DEIS  
NPV #05105**

Dear Superintendent Carney:

I have prepared this letter as a follow-up to my letter to you dated December 17, 2014, wherein information on district enrollment and per-student expenditures was solicited.

Nelson, Pope & Voorhis, LLC is preparing a Draft Environmental Impact Statement (DEIS) for the above-referenced project, which involves a total of 591.00 acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (428± acres), the Parlato Property (102± acres), and the Kracke Property (61± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (87± acres), and the Hills South Parcel 341± acres). Only the Hills North Parcel is within the Riverhead CSD; the majority of the site, including all areas to be developed, is in the East Quogue UFSD.

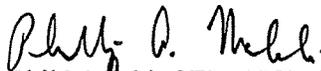
The proposed project involves 118 resort-style residences and a private 18-hole golf course and a clubhouse. The entire Hills North Parcel and the entire Parlato Property, totaling 189± acres will be offered to the Town as Open Space, so that no development will occur within the Riverhead CSD. Based on the applicant's experience with similar projects, occupancy of a unit is expected to be about 60 days annually. The applicant will file covenants with the Suffolk County Clerk that will ensure this seasonal use through occupancy restrictions, so that no children will attend either of the two local school districts.

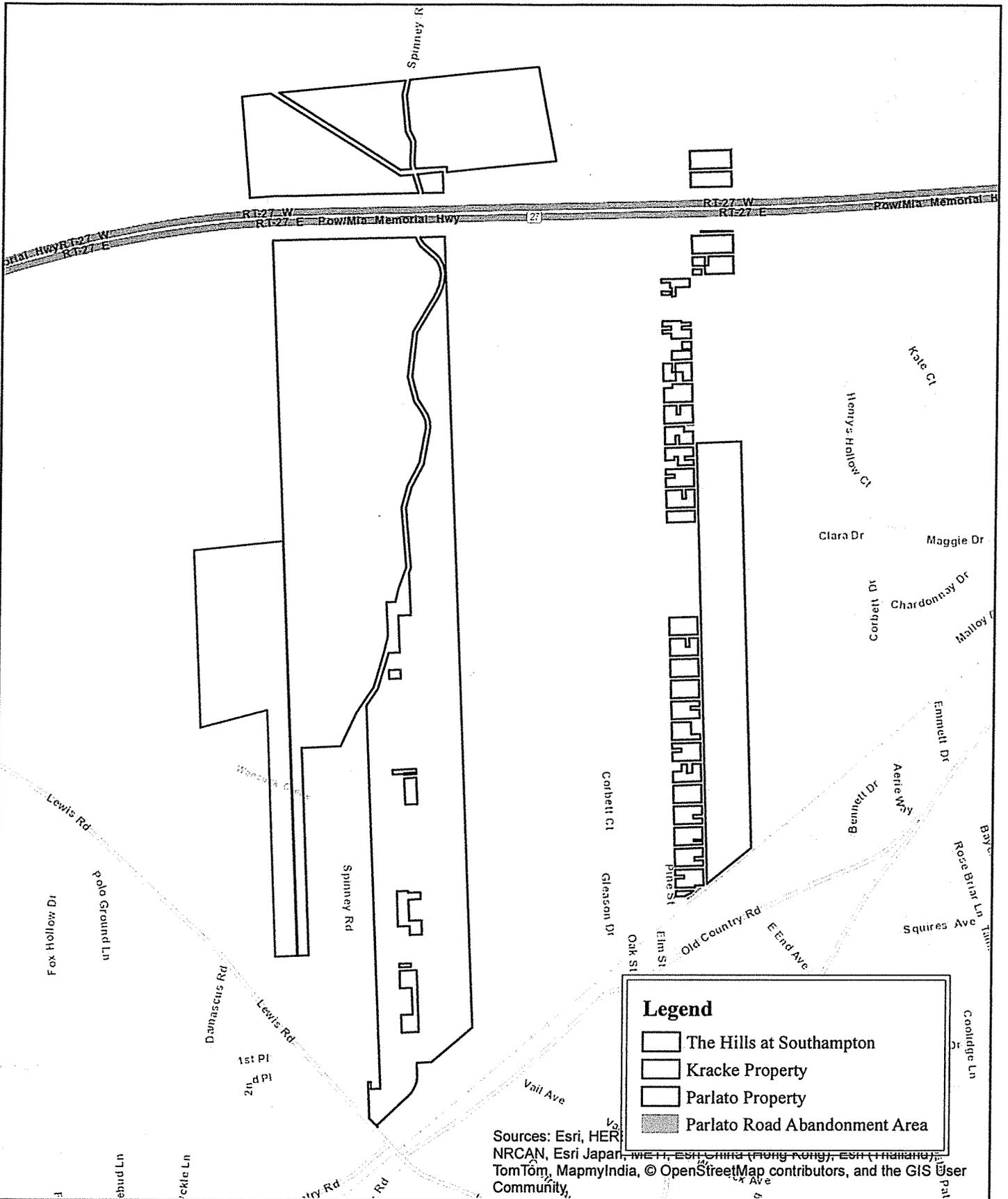
I am writing to obtain information in regard to Riverhead CSD facilities and conditions that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- Current enrollments of each school in the Riverhead CSD, for Special Education and for General Education students;
- The current per-student estimate of district expenditures for both Special Education and General Education students; and
- Any information regarding enrollment, facility or fiscal conditions of concern to the Riverhead CSD.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Phil Malicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



**FIGURE 1  
LOCATION MAP**

**The Hills  
at  
Southampton**



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



**PDD Application**



**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620

December 4, 2014

Town Southampton Police Department  
110 Old Riverhead Road  
Hampton Bays, NY 11946  
attn.: Robert Pearce, Chief of Police

**Re: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Sir:

Nelson, Pope & Voorhis, LLC is preparing a PDD Application document for the above-referenced project, which involves a total of 592± acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (434± acres), the Parlato Property (94± acres), and the Kracke Property (64± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (89± acres), and the Hills South Parcel 345± acres). The proposed project will develop only the central and southern portions of the Hills South Parcel. The proposed project involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences. The entire Hills North Parcel and the entire Parlato Property, totaling 183± acres (30.9% of the overall property) will be offered to the Town as Open Space. Based on the applicant's experience with similar projects, occupancy of a typical unit is expected to occur on average about 60 days annually. The project will be owned, operated and maintained by a Homeowner's Association. The applicant will file Covenants and Restrictions that will ensure the seasonal, resort-style use through occupancy restrictions such that no children will attend the local school district.

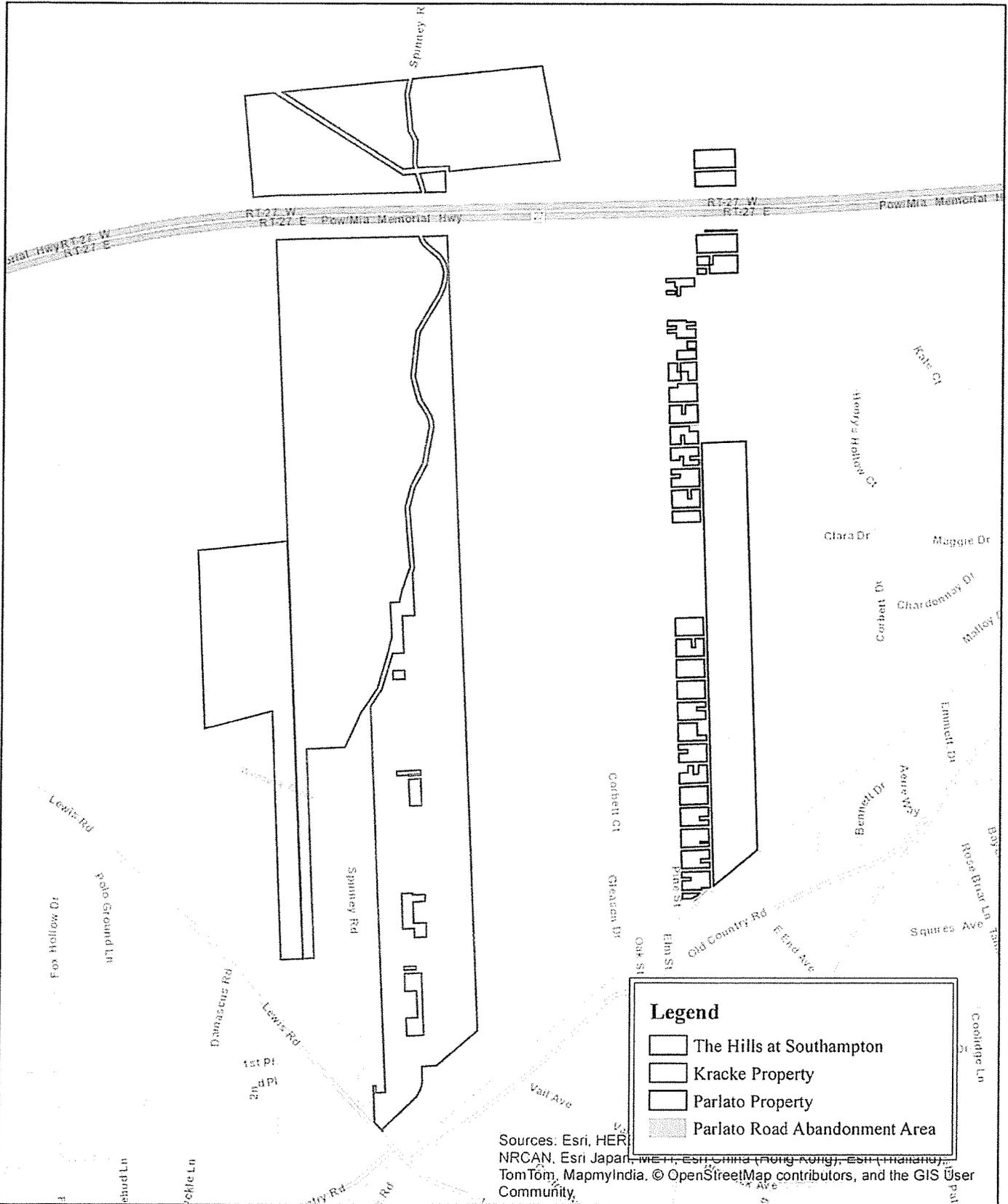
I am writing to obtain information on SCPD facilities, services, and capabilities that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

- Precinct in which the project site is located;
- Location of the stationhouse; and
- Patrol sector assigned to the site.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

Phillip A. Malicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



**FIGURE 1  
LOCATION MAP**

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



**The Hills  
at  
Southampton  
  
PDD Application**





**Robert Pearce**  
Chief of Police

**SOUTHAMPTON TOWN POLICE DEPARTMENT**  
**TOWN of SOUTHAMPTON**

110 Old Riverhead Road  
Hampton Bays, New York 11946

Emergency: 911  
Anonymous Tip Hotline: (631) 728-3451  
General Business: (631) 728-5000  
Police Reports: (631) 728-5007  
(631) 728-5008  
FAX: (631) 728-5440

*December 8, 2014*

*Nelson, Pope, and Voorhis, LLC*  
*572 Walt Whitman Road*  
*Melville, NY 11747*

*Attn: Mr. Phillip Malicki*

*Dear Sir,*

*I am in receipt of your letter dated December 4, 2014 regarding the proposed "Hills of Southamptton" development in the Hamlet of East Quogue. The proposed development is within the jurisdiction of the Southamptton Town Police Department. The Police Department's headquarters is located at 110 Old Riverhead Road, Hampton Bays, NY. The Southamptton Town Police Department operates as a single precinct. The designated sector that is responsible for the geographic area within proposed development is considered the "A22 Sector".*

*Should you have any further questions or concerns, feel free to contact my office.*

*Respectfully yours,*

*Robert Pearce,*  
*Chief of Police*



Accredited by:  
New York State Law Enforcement Accreditation Program





**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620

September 26, 2014

East Quogue Fire Department  
465 Montauk Highway  
East Quogue, New York 11942  
attn: William Potter III, Chief of Department

**Re: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Chief Potter:

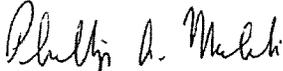
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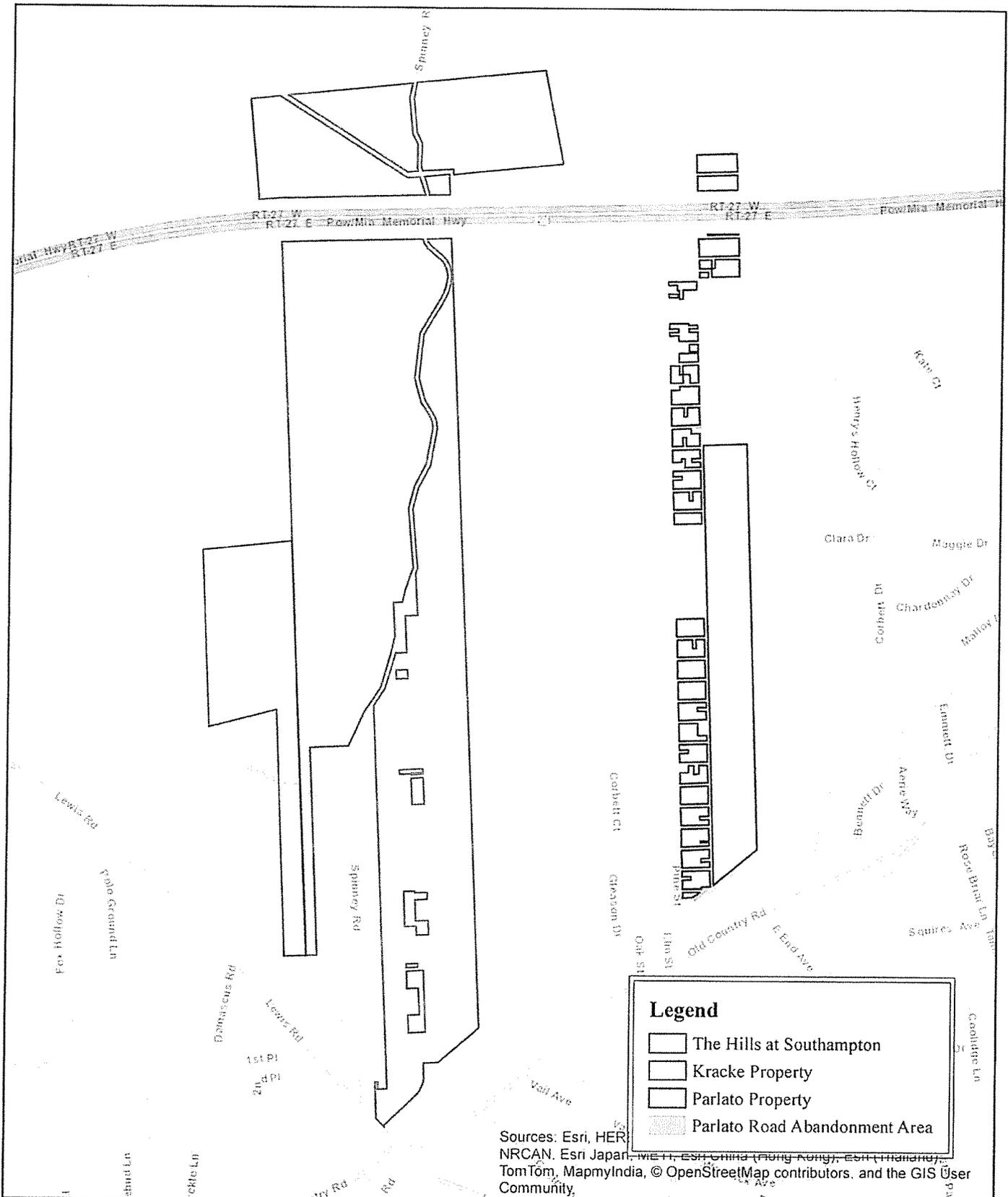
I am writing to obtain information on the facilities, services, and capabilities of the East Quogue Fire Department that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

- The location of the substation(s) which would serve the site;
- A listing of the major pieces of firefighting equipment at each facility;
- The number of firefighters assigned to each facility;
- Indicate any specialized firefighting capabilities of the District; and
- Indicate whether the firefighters are volunteers or full-time.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Phil Malicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



**FIGURE 1  
LOCATION MAP**

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



**The Hills  
at  
Southampton**  
**PDD Application**



## East Quogue Fire Department

Chief William A. Potter III 1<sup>st</sup> Asst. Scott W. Davonski 2<sup>nd</sup> Asst. David R. Kohler

---

Nelson, Pope, & Voorhis, LLC  
572 Walt Whitman Rd.  
Melville, N.Y. 11747  
Attn: Phil Malicki, Senior Environmental Planner

October 07, 2014  
**RECEIVED**

*P.M.* OCT 10 2014

**NELSON & POPE**

Dear Mr. Malicki:

As per your request; the East Quogue Fire Department has 2 firehouses. Headquarters is located at 465 Montauk Highway and Station II which is located on Head of Lots Road.

The fire department is comprised of 69 active volunteer members. We provide fire and EMS services. The Fire District provides 1 paid ALS provider from 6a.m. to 7 p.m.

We have 20 members assigned to Station II with the remainder assigned to Headquarters. All members are requested to respond to all alarms.

The apparatus assigned to Headquarters: 2- ALS Ambulances

2- Class A Pumpers

2- Fire Police Vehicles

1- Heavy Rescue Truck

1- First Responder Vehicle

1- 5 ton Brush truck

1- 17 foot inflatable Zodiac boat

The apparatus assigned to Station II

1- Class A Pumper

1- 75 foot Tower Ladder

I believe this information fulfills your request. If not please contact me at any time at 6318759400.

Sincerely,

A handwritten signature in black ink, appearing to read "William A. Potter III".

William A. Potter III

Chief East Quogue F.D.



NELSON, POPE & VOORHIS, LLC  
ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620

April 29, 2015

East Quogue Fire Department  
465 Montauk Highway  
East Quogue, New York 11942  
attn: William Potter III, Chief of Department

Re: **The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Chief Potter:

Nelson, Pope & Voorhis, LLC is preparing a PDD Application document for the above-referenced project, which involves a total of 592± acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (434± acres), the Parlato Property (94± acres), and the Kracke Property (64± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (89± acres), and the Hills South Parcel 345± acres). The proposed project will develop only the central and southern portions of the Hills South Parcel. The proposed project involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences. The entire Hills North Parcel and the entire Parlato Property, totaling 183± acres (30.9% of the overall property) will be offered to the Town as Open Space. Based on the applicant's experience with similar projects, occupancy of a typical unit is expected to occur on average about 60 days annually. The project will be owned, operated and maintained by a Homeowner's Association. The applicant will file C&Rs that will ensure the seasonal, resort-style use through occupancy restrictions such that no children will attend the local school district.

I am writing to obtain information on the public ambulance service facilities and capabilities that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

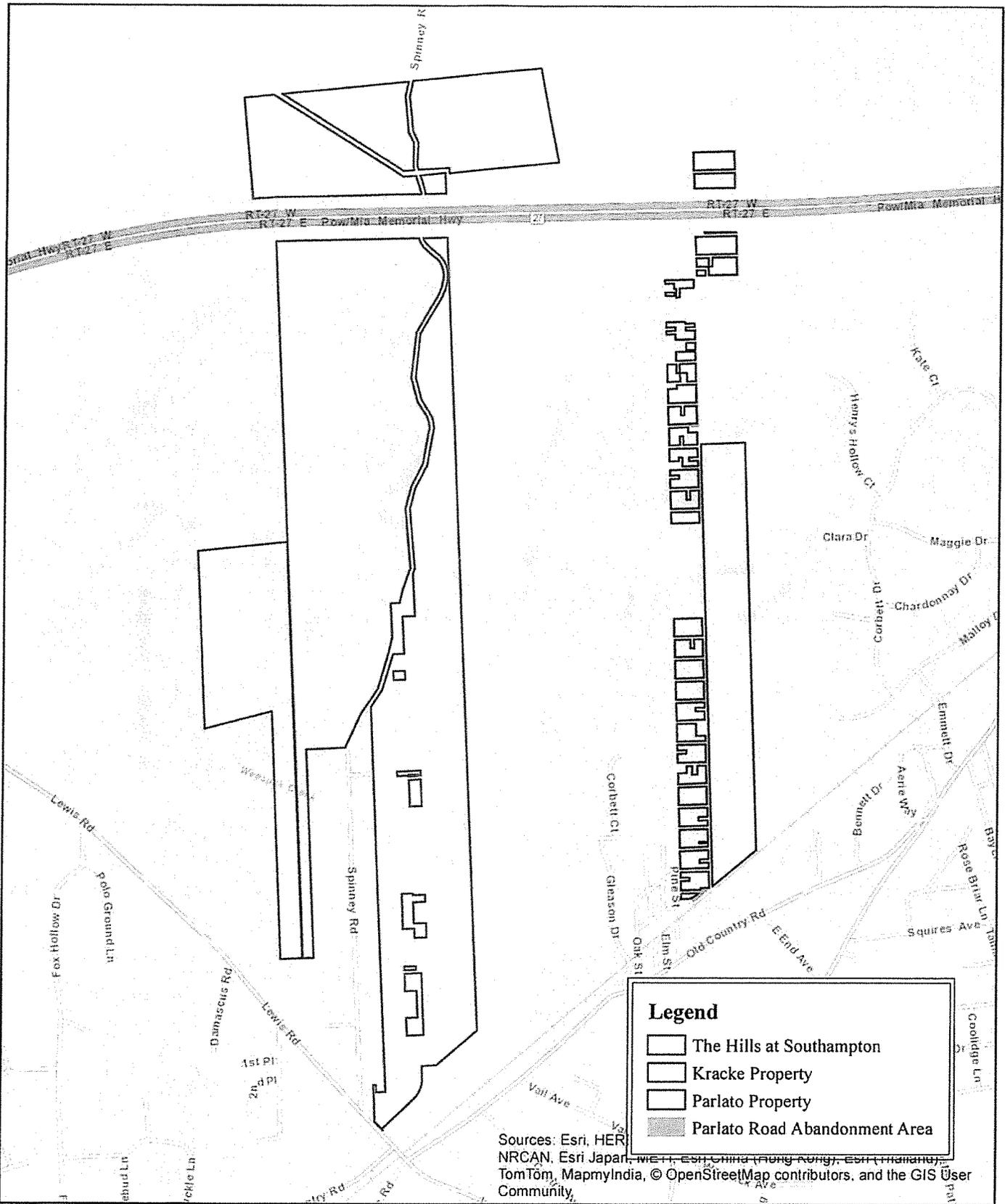
- The location of the ambulance substation(s) which would serve the site;
- The number of EMTs assigned to each facility;
- Indicate any specialized emergency medical capabilities; and
- Indicate whether the EMTs are volunteers or full-time.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

A handwritten signature in black ink, appearing to read 'Phil Malicki'.

Phil Malicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



**FIGURE 1  
LOCATION MAP**

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



**The Hills  
at  
Southampton**  
**PDD Application**





# East Quogue Fire Department

Chief William A. Potter III    1<sup>st</sup> Asst. David R. Kohler    2<sup>nd</sup> Asst. Scott Flynn

---

May 07, 2015

Nelson, Pope & Voorhis, LLC  
572 Walt Whitman Rd.  
Melville, N.Y. 11747  
Attn: Phil Malicki. Senior Environmental Planner

RECEIVED  
P.M. MAY 11 2015

NELSON & POPE

Dear Phil Malicki,

To answer your request:

The East Quogue Fire Department has 2 ALS equipped ambulances. They are both stationed at 465 Montauk Highway in East Quogue.

At this time the East Quogue Fire District Employs 1 full time paramedic and several per diem paramedics. Their hours are 0600-1900.

At this time the fire department (volunteer) has 1 Paramedic in training, 2 critical care EMT's, and 15 Basic EMT's, 3 additional members are awaiting their results from their final EMT written test.

If there are any additional questions I can be reached at the E-mail below or please call my cell phone 6318759400.

Sincerely,

William A. Potter III  
Chief East Quogue FD



**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620

September 26, 2014

Suffolk County Water Authority  
FOIL Request  
PO Box 38  
Oakdale, NY 11769  
attn.: Kim Kennedy

**Re: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Ms. Kennedy:

Nelson, Pope & Voorhis, LLC is preparing a PDD Application document for the above-referenced project, which involves a total of 592± acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (434± acres), the Parlato Property (94± acres), and the Kracke Property (64± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (89± acres), and the Hills South Parcel 345± acres). The proposed project will develop only the central and southern portions of the Hills South Parcel. The proposed project involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences. The entire Hills North Parcel and the entire Parlato Property, totaling 183± acres (30.9% of the overall property) will be offered to the Town as Open Space. Based on the applicant's experience with similar projects, occupancy of a typical unit is expected to occur on average about 60 days annually. The project will be owned, operated and maintained by a Homeowner's Association. The applicant will file C&Rs that will ensure the seasonal, resort-style use through occupancy restrictions such that no children will attend the local school district. Assuming seasonal occupancy, it is expected that water consumption would be about 7,500 gallons daily (gpd); if the residences and clubhouse were fully occupied, it is anticipated that the project would consume 45,000 gpd; lawn and golf course irrigation would be provided by separate irrigation wells. The project includes dedication to the SCWA of about 4 acres of land on the Hills South Parcel, to establish a new public water supply wellfield to the north of the developed area.

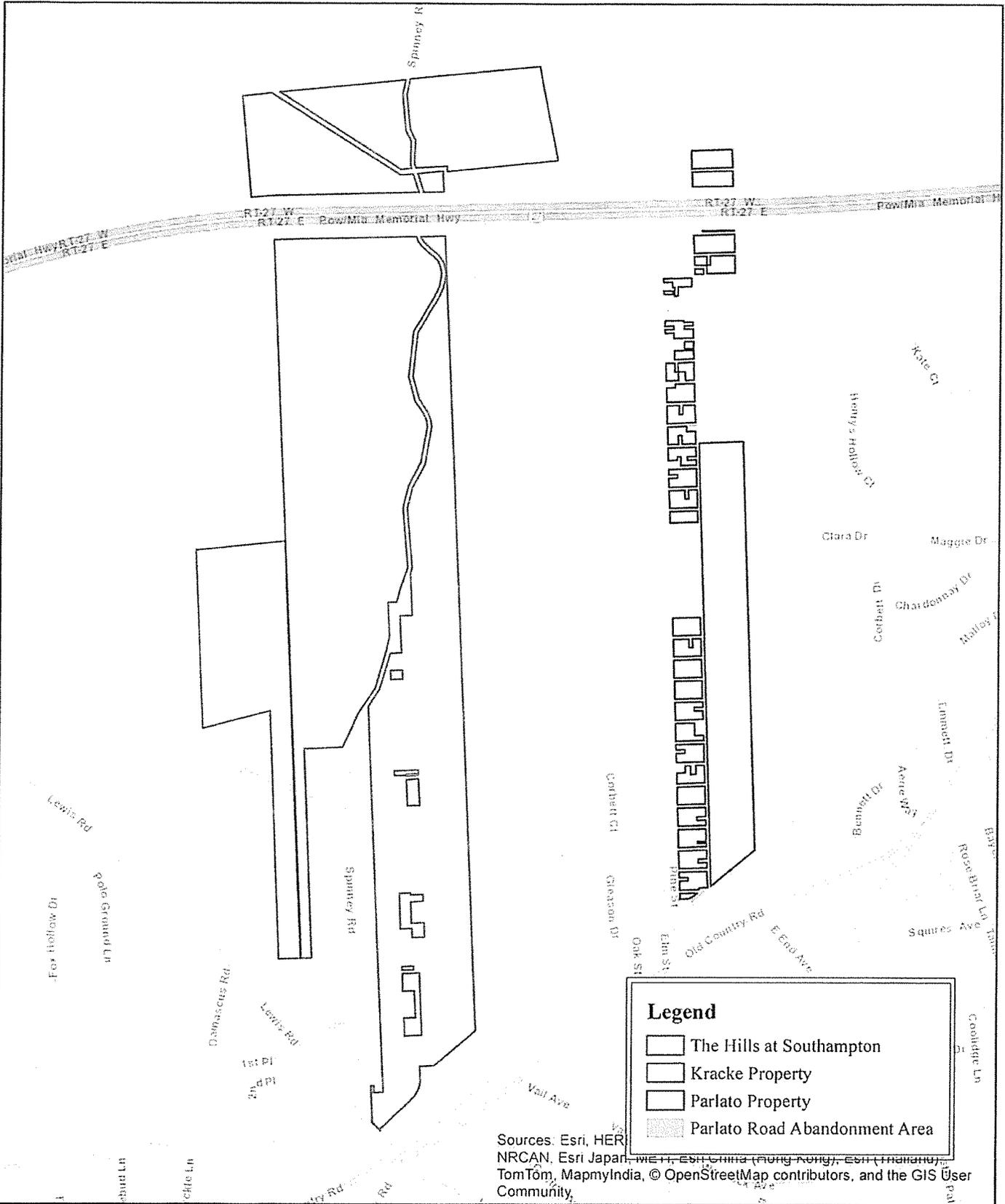
I am writing to obtain information on water supply facilities that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

- The locations of the wells nearest the subject site;
- The aquifer from which the above wells pump; and
- A Letter of Water Availability for the project.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Phil Mallicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



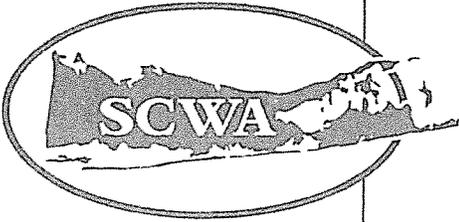
**FIGURE 1  
LOCATION MAP**

**The Hills  
at  
Southampton**

**PDD Application**

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





SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins  
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901  
(631) 563-0236  
Fax (631) 563-0370

October 20, 2014

RECEIVED

OCT 21 2014

NELSON & POPE

Phillip A. Malicki, CEP, AICP  
Nelson, Pope & Voorhis, LLC  
572 Walt Whitman Road  
Melville, NY 11747

RE: Request - The Hills at Southampton, Supply Wells Located Within 1/4 Mile

Dear Mr. Malicki:

Pursuant to your request, please be advised that SCWA's Spinney Road well field which contains 3 active wells are within 1/4 mile of the subject project.

Spinney Road Well Field & Pump Station is located at: 80 Spinney Road, East Quogue. Wells 1 and 2 are upper glacial wells; well 3 is a Magothy well.

SCWA's Malloy Drive well field which contains 2 active wells is .40 miles from the subject project.

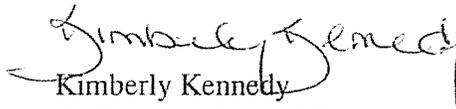
Malloy Drive Well Field, Pump Station and Booster Station is located at: 153,155,157 Malloy Drive, East Quogue. Wells 1 and 2 are upper glacial wells.

Please include the Authority as a interested party in the SEQRA coordination process. Environmental Assessment Forms and Environmental Impact Statements along with site plans may be sent to the undersigned.

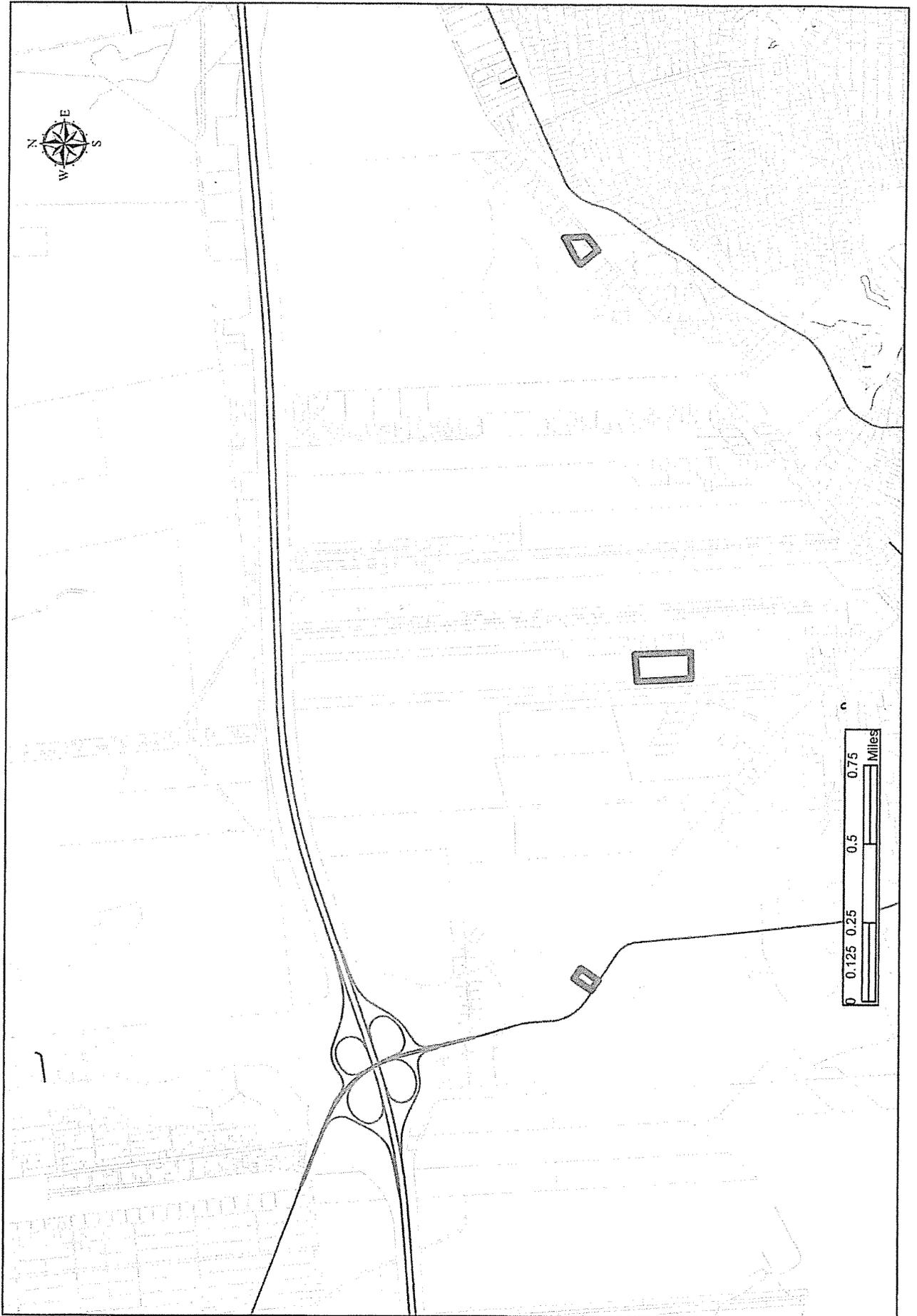
Letters of Water Availability are obtained through our New Service Department. They may be reached by calling 631-563-5672.

If you have any questions on this matter, I may be reached at 631-563-0375.

Very truly yours,

  
Kimberly Kennedy

Assistant to General Counsel





## SUFFOLK COUNTY WATER AUTHORITY

Paul J. Kuzman  
Acting Director of  
Construction- Maintenance  
[pkuzman@scwa.com](mailto:pkuzman@scwa.com)

4060 Sunrise Hwy., Oakdale, New York 11769  
(631) 563-0339

September 30, 2015

Gary Becker, P.E.  
Nelson & Pope,  
572 Walt Whitman Rd.  
Melville, NY 11747-2188

Re: Water Availability – “The Hills at Southampton” N&P Project # 05105

Dear Mr. Becker:

We have reviewed the potential water demand for the proposed “Hills at Southampton” development – peak domestic demand of 120 gpm and fire flow demand of 1500 gpm, 1620 combined. Currently the existing SCWA system in this area does not have the capacity to provide service at the proper pressure for either domestic supply or fire flow. As discussed in our meeting in early September improvements are needed in our Quogue Intermediate zone to enable service to this development.

They are as follows:

- 1) An extension of the existing 12” water main east on Lewis Rd onto the proposed entrance road and into our Spinney Rd. well field property - approximately 5500’.
- 2) An upgrade of the pumping capacity at the Quogue - Riverhead Rd. booster.
- 3) Construction of an additional booster at Spinney Rd.

Service into the development would be in the vicinity of Spinney Rd well field.

Provided these improvements are made we are confident we can meet your water supply requirements. As the project moves forward and the scope is further refined we will work together to develop the plan and determine the appropriate arrangement for sharing costs. The developer then would have to execute a contract with SCWA and fund their portion of the construction.

If you have any additional questions or concerns, you can contact me at the number above or Lisa Cetta, New Construction Manager at (631) 563-5672, email [lisa.cetta@scwa.com](mailto:lisa.cetta@scwa.com).

Very truly yours,

Paul J. Kuzman  
Acting Director of  
Construction-Maintenance

cc: Joseph Pokorny P.E.  
Lisa Cetta



**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620

September 26, 2014

Town of Southampton  
Department of Municipal Works  
116 Hampton Road  
Southampton, NY 11968  
attn.: Christine Fetten, Director

**Re: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Director Fetten:

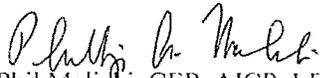
Nelson, Pope & Voorhis, LLC is preparing a PDD Application document for the above-referenced project, which involves a total of 592± acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (434± acres), the Parlato Property (94± acres), and the Kracke Property (64± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (89± acres), and the Hills South Parcel 345± acres). The proposed project will develop only the central and southern portions of the Hills South Parcel. The proposed project involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences. The entire Hills North Parcel and the entire Parlato Property, totaling 183± acres (30.9% of the overall property) will be offered to the Town as Open Space. Based on the applicant's experience with similar projects, occupancy of a typical unit is expected to occur on average about 60 days annually. The project will be owned, operated and maintained by a Homeowner's Association. The applicant will file C&Rs that will ensure the seasonal, resort-style use through occupancy restrictions such that no children will attend the local school district. Assuming seasonal occupancy, it is expected that solid waste generation would be about 169 pounds daily (lbs/day); if the residences and clubhouse were fully occupied, it is anticipated that the project would generate 1,011 lbs/day, to be removed by private carter.

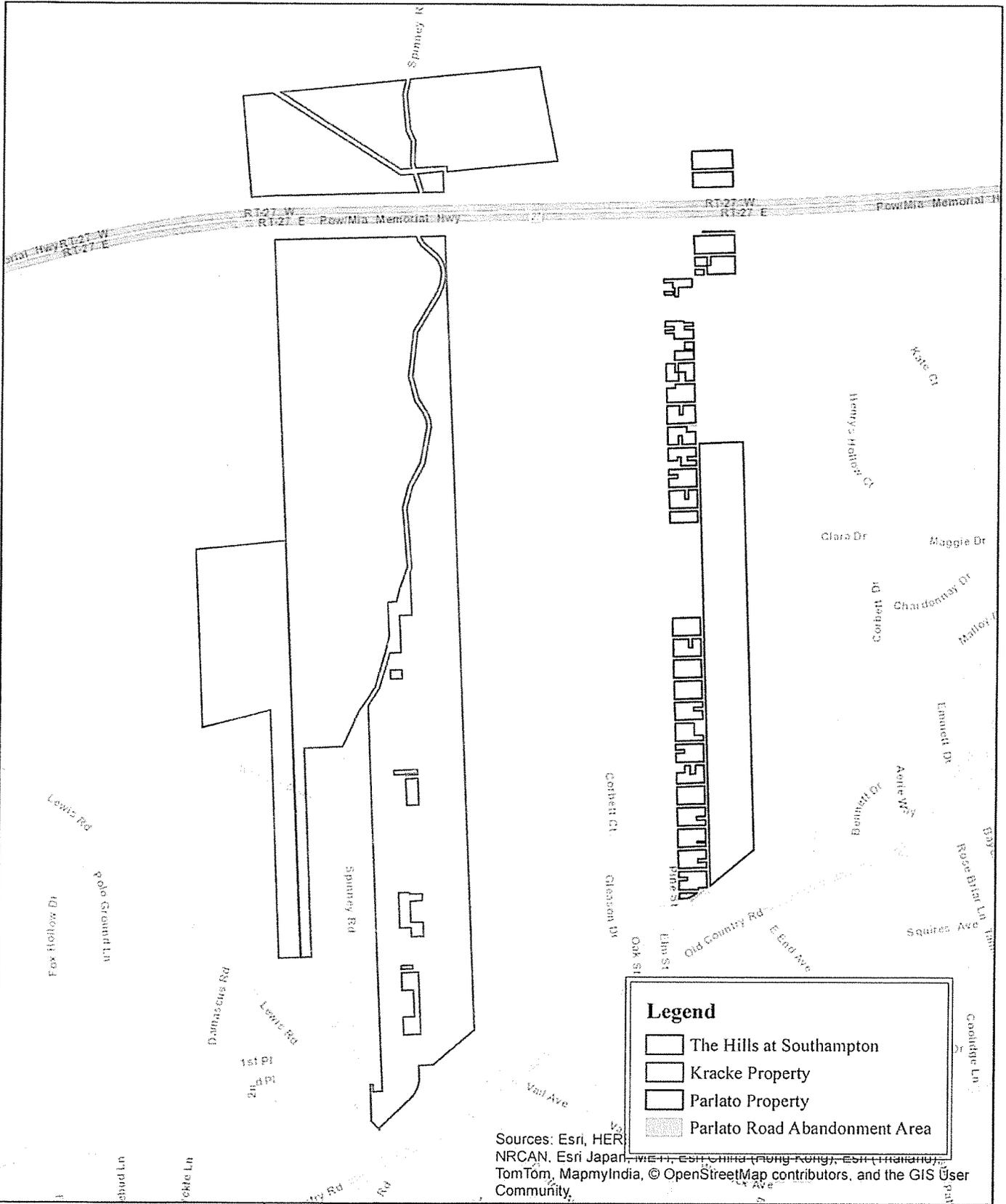
I am writing to obtain information in regard to Town solid waste removal and disposal facilities and characteristics that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

- Confirmation that the Town would not provide solid waste removal service to this private project;
- Names and locations of Town disposal/handling facilities where the solid wastes could be taken;
- If available, the current rates of disposal/handling at each facility; and
- Information on any recycling facilities or programs offered by the Town.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Phil Malicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



**FIGURE 1  
LOCATION MAP**

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



**The Hills  
at  
Southampton**

**PDD Application**



Department of Municipal Works  
Waste Management Division  
1370 MAJORS PATH  
SOUTHAMPTON, NY 11968

Phone: (631) 283-5210  
Fax: (631) 283-3732

## TOWN OF SOUTHAMPTON



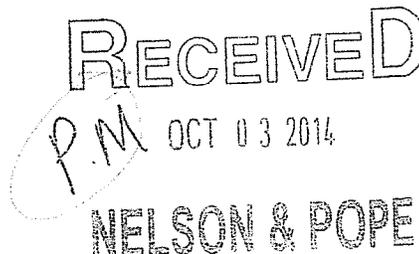
ANNA THRONE-HOLST  
TOWN SUPERVISOR

CHRISTINE FETTEN, P.E.  
DIRECTOR OF MUNICIPAL WORKS  
631-702-1750

EDWARD THOMPSON, JR.  
WASTE MANAGEMENT DIVISION HEAD  
631-283-5210

October 1, 2014

Mr. Phil Malicki, CEP, AICP, LEED AP  
Senior Environmental Planner  
Nelson, Pope & Voorhis, LLC  
572 Walt Whitman Road  
Melville, New York 11747-2188



Subject: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application, NPV #05105  
Response to NPV Ltr Dated 09/26/14

Dear Mr. Malicki:

I am in receipt of your letter dated September 26, 2014 regarding the above referenced project. The currently proposed project NP&V describes involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences.

NP&V has requested the following information, for which I have provided the responses shown in underlined text.

1. Confirmation that the Town would not provide solid waste removal service to this private project.
  - a. The Town does not currently conduct curbside pick up through districts. The Town operates four transfer stations within the Town of Southampton (Westhampton, Hampton Bays, Southampton and Sag Harbor). The Town transfer stations are available to Residential Self Haulers. If the residents of the proposed project wish to use the Town Transfer Stations to dispose of refuse and recyclables they may do so utilizing the Pay As You Throw bags that are locally sold at hardware stores and supermarkets.
2. Names and Locations of Town disposal/handling facilities where the solid wastes could be taken:
  - a. Town Transfer Stations may be utilized by residential self haulers only. The Town operates the following Transfer Stations:
    - i. Westhampton Transfer Station (WHTS) – 66 Old Country Road, Westhampton, NY 11977
    - ii. Hampton Bays Transfer Station (HBTS)– 30 Jackson Avenue, Hampton Bays, NY 11946
    - iii. North Sea Transfer Station (NSTS)– 1370 Majors Path, Southampton, NY 11968
    - iv. Sag Harbor Transfer Station (SHTS)– 1404 Bridgehampton Sag Harbor Turnpike, Sag Harbor NY 11963

3. If available, the current rates of disposal / handling at each facility
  - a. The Town collects all of this information and reports this to the NYSDEC on an annual basis. The 2013 data is listed below:
  - b. MSW: NSTS=3,423.8 Tons; HBTS= 1,011.10 Tons; SHTS = 866.72 Tons; WHTS = 588.76 Tons.
  - c. Comingled Containers: NSTS = 378.17 tons; HBTS = 355.19 tons; SHTS = 369.54 Tons; WHTS = 224.11 tons.
  - d. Cardboard: NSTS = 303.2 Tons; HBTS = 211.35 tons; SHTS = 183.70 tons; WHTS = 151.95 tons;
  - e. Paper: NSTS = 368.15 tons; HBTS = 349.20 tons; SHTS = 388.37 tons; WHTS = 256.34 tons;
  
4. Information on any recycling facilities or programs offered by the Town.
  - a. The Town of Southampton Transfer Stations are open and available to residential self haulers and Town Departments/Divisions for waste and recycling materials. The Town operates a Pay As You Throw Program (PAYT), a financial incentive to recycle for residential self haulers. Residents place MSW waste in a bag that residents can purchase at local supermarkets/hardware stores. The recyclables are kept separate and can be recycled for free. Recyclables include comingled containers.
  - b. E-Waste recycling is available at the NSTS and the HBTS at no charge.
  - c. Waste Oil recycling is available at all Town Transfer Stations
  - d. Thin Film Plastic recycling is available at all Town Transfer Stations
  - e. Charitable Clothing re-use bins are located at all Town Transfer Stations
  - f. Metal Recycling is available at NSTS and HBTS
  - g. The Town offers residents Household Hazardous disposal options at its annual scheduled Stop Throwing Out Pollutants (STOP) days, which are typically scheduled four times a year, one at each Transfer Station.

If you have any questions or require further documentation, please do not hesitate to contact me at 631-702-1750 or [cfetten@southamptontownny.gov](mailto:cfetten@southamptontownny.gov).

Very truly yours,



Christine Fetten, P.E.  
Town of Southampton  
Director of Municipal Works

cc: John LaRosa, Assistant Town Engineer  
Edward Thompson, Jr., Waste Management Division Head.



**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620

September 26, 2014

PSE&G Long Island  
Customer Order Fulfillment Department  
175 East Old Country Road  
Hicksville, NY 11801  
attn.: Carolyn Mackin, Manager

**Re: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Ms. Macklin:

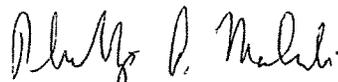
Nelson, Pope & Voorhis, LLC is preparing a PDD Application document for the above-referenced project, which involves a total of 592± acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (434± acres), the Parlato Property (94± acres), and the Kracke Property (64± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (89± acres), and the Hills South Parcel 345± acres). The proposed project will develop only the central and southern portions of the Hills South Parcel. The proposed project involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences. The entire Hills North Parcel and the entire Parlato Property, totaling 183± acres (30.9% of the overall property) will be offered to the Town as Open Space. Based on the applicant's experience with similar projects, occupancy of a typical unit is expected to occur on average about 60 days annually. The project will be owned, operated and maintained by a Homeowner's Association. The applicant will file C&Rs that will ensure the seasonal, resort-style use through occupancy restrictions such that no children will attend the local school district. The project is expected to use electricity; however, an estimate as to the amount of such usage is not presently available.

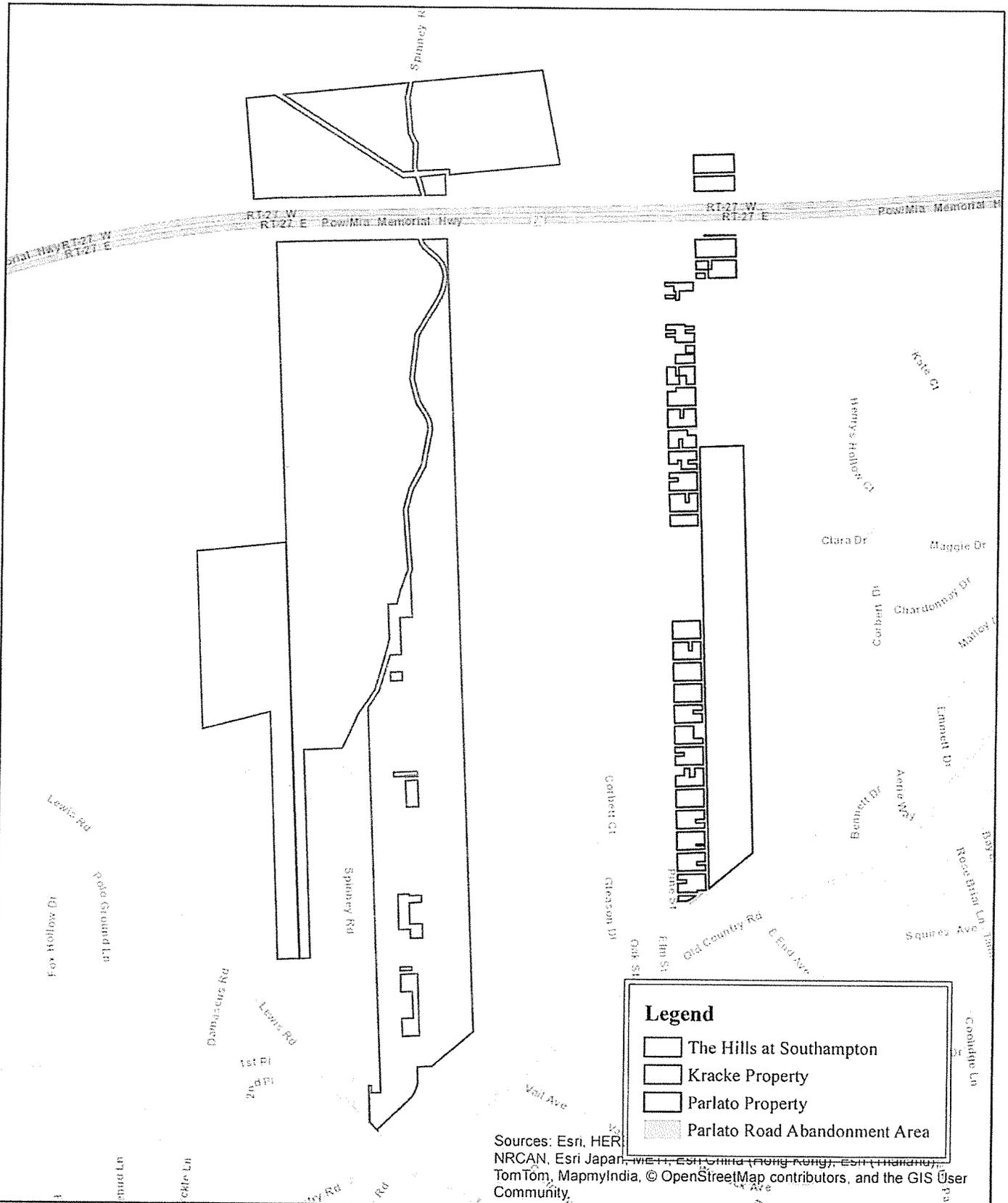
I am writing to obtain information on PSE&G electricity facilities, services, and capabilities that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

- The location and capacity of the electric lines serving the site or area; and
- Confirmation that PSE&G can and would serve the project with electricity.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Phil Malicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



Sources: Esri, HERE, DeLorme, Mapbox, NRCAN, Esri Japan, Swisstopo, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**FIGURE 1  
LOCATION MAP**

**The Hills  
at  
Southamptom  
PDD Application**



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





*We make things work for you.*

175 E. Old Country Road, Hicksville, NY 11801  
Customer Order Fulfillment Department

January 5, 2015

Nelson, Pope & Voorhis, LLP.  
572 Walt Whitman Road  
Melville, NY 11747-2188

Attention: Mr. Phil Malicki, CEP, AICP, LEED AP

**Re: Letter of Availability –  
The Hills At Southampton  
Planned Development District (PDD)**

Dear Mr. Malicki:

As requested, please be advised that the PSEG will provide service to the above referenced project in accordance with our filed tariff and schedules in effect at the time service is required.

Please contact the PSEG Long Island Customer Order Fulfillment Department's office at 516-545-4887 if you require any further information.

Very truly yours,

Carolyn Mackin  
Manager  
Customer Order Fulfillment

CM/am



**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 • 2188  
(631) 427-5665 FAX (631) 427-5620

September 26, 2014

National Grid  
8302-8624 Ditmas Avenue  
Building #31  
Brooklyn, NY 11236  
attn: Richard P. Petraglia, Lead Account Executive

**Re: The Hills at Southampton  
Planned Development District (PDD)  
PDD Application  
NPV #05105**

Dear Mr. Petraglia:

Nelson, Pope & Voorhis, LLC is preparing a PDD Application document for the above-referenced project, which involves a total of 592± acres of land in three non-contiguous properties in East Quogue, designated the Hills Property (434± acres), the Parlato Property (94± acres), and the Kracke Property (64± acres; see attached **Location Map**). Note that the Hills Property is composed of two parcels of land separated by NYS Route 27/Sunrise Highway; these are known as the Hills North Parcel (89± acres), and the Hills South Parcel 345± acres). The proposed project will develop only the central and southern portions of the Hills South Parcel. The proposed project involves a total of 118 resort residences, an 18-hole golf course and a clubhouse, the use of which shall be limited to the occupants of the residences. The entire Hills North Parcel and the entire Parlato Property, totaling 183± acres (30.9% of the overall property) will be offered to the Town as Open Space. Based on the applicant's experience with similar projects, occupancy of a typical unit is expected to occur on average about 60 days annually. The project will be owned, operated and maintained by a Homeowner's Association. The applicant will file C&Rs that will ensure the seasonal, resort-style use through occupancy restrictions such that no children will attend the local school district. The project may use natural gas as a heating source; however, it is premature to make such a decision at the present time, so that an estimate as to the amount of such usage is not presently available.

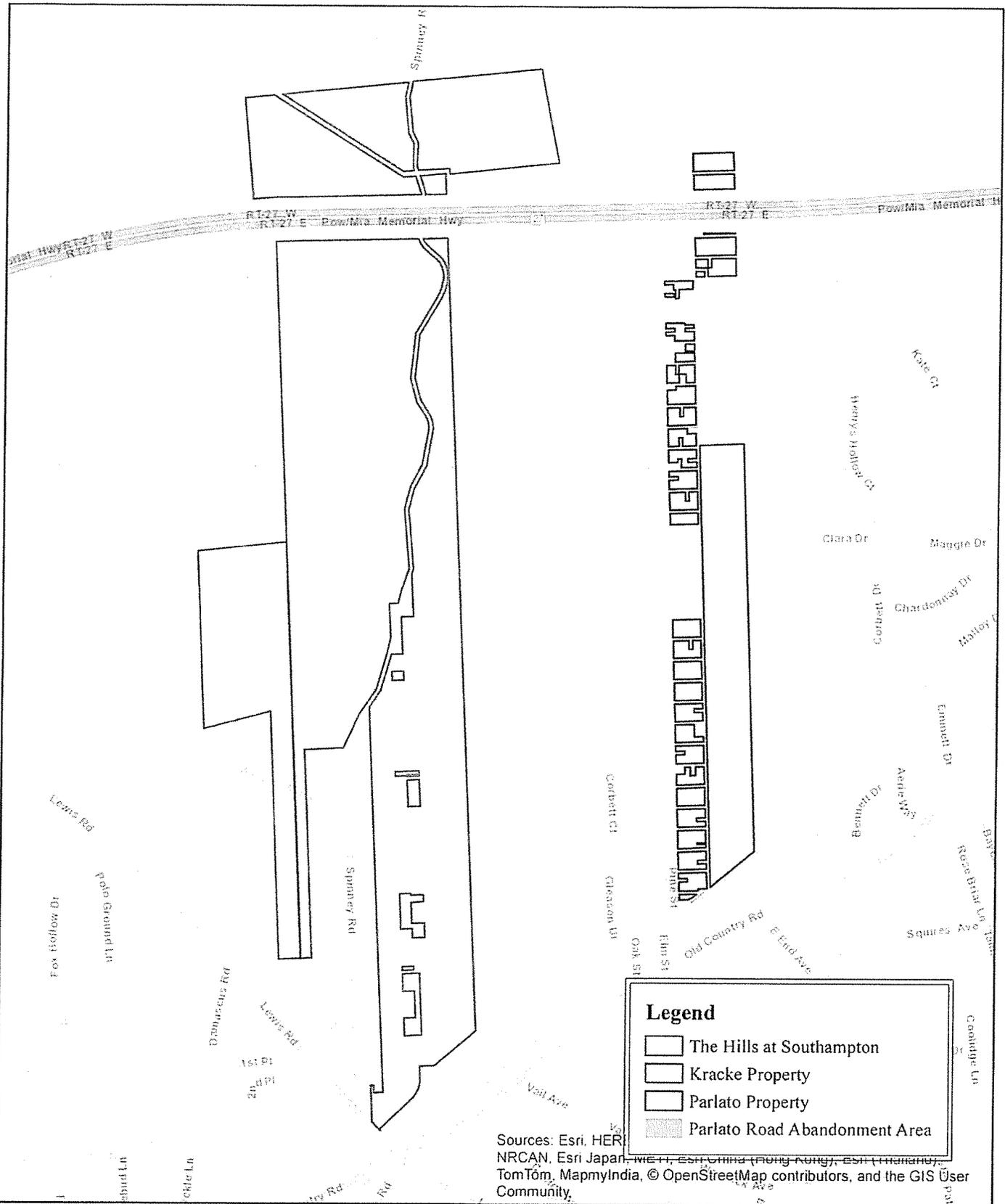
I am writing to obtain information on natural gas facilities, services, and capabilities that may be pertinent to the project, to be included in the PDD Application. Specifically, I am requesting the following:

- The location(s) and sizes of the nearest natural gas lines in the vicinity; and
- Please send a letter indicating that natural gas service can and would be provided to the project.

If you have any additional information or comments that would be pertinent, please include them. Finally, if you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,  
**NELSON, POPE AND VOORHIS, LLC**

Phil Malicki, CEP, AICP, LEED® AP  
Senior Environmental Planner



Sources: Esri, HERE, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community.

### FIGURE 1 LOCATION MAP

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



The Hills  
at  
Southampton  
  
PDD Application



# Nationalgrid

April 9, 2015

Nelson, Pope & Voorhis  
Environmental, Planning, Consulting  
572 Walt Whitman Rd  
Melville NY 11747  
Attn: Philip Malicki

RE: Request for gas availability at The Hills at Southampton planned development district (PPD) NPV #05105

Dear Mr. Malicki:

Thank you for considering natural gas for your new construction of residential properties. There is an existing high pressure 8 inch – 124 pound main located at the beginning of the north side of Lewis Ave, East Quogue, NY., Please be advised that Nationalgrid will require gas load information to determine the feasibility of supplying the project as well as any applicable connection fees associated with the installation of natural gas to the site in accordance with the New York State tariffs and schedules in effect at the time service is requested.

This commitment is valid for one year from the above date.

If you have any questions or require additional information, please contact me at 631-755-4837.

Sincerely,

*Lillie Manjarrez*

Lillie Manjarrez  
National Grid  
Gas Sales Support  
25 Hub Drive  
Melville, NY 11747