

**FINAL GENERIC ENVIRONMENTAL IMPACT
STATEMENT (FGEIS)**

Riverside Urban Renewal Plan
Town of Southampton, Suffolk County, New York

Lead Agency:

Town of Southampton Town Board
Honorable Linda Kabot, Town Supervisor
Town of Southampton, NY
116 Hampton Road
Southampton, NY 11968
Contact: Diane Neill
Telephone: (631) 287-5707

Applicant/Project Sponsor:

Town of Southampton
Department of Land Management
116 Hampton Road
Southampton, NY 11968
Contact: Jefferson Murphree, AICP
Town Planning and Development Administrator
Telephone: (631) 287-5707

SACCARDI & SCHIFF, INC.

Date Submitted: April 24, 2009
Revised: May 19, 2009
Date Accepted: _____, 2009

FGEIS Prepared by:
Saccardi & Schiff, Inc.
445 Hamilton Avenue, Suite 404
White Plains, New York 10601
Contact: David Schiff, AICP, Principal
Patrick Hewes, AICP
Phone: (914) 761-3582

INVOLVED AND INTERESTED AGENCIES

Involved Agencies:

1. Town of Southampton Town Board
Town of Southampton, NY
116 Hampton Road
Southampton, NY 11968
(631) 287-5707

2. Town of Southampton Planning Board
Town of Southampton, NY
116 Hampton Road
Southampton, NY 11968
(631) 287-5707

3. New York State Department of Environmental Conservation,
Region I
Peter Scully, Director
SUNY Building 40
Stony Brook, NY 11790
(631) 444-0345

4. New York State Department of Transportation
Region 10 Office
Subimal Shakraborti, P.E., Regional Director
250 Veteran's Highway
Hauppauge, NY 11788
(631) 952-6632

5. Suffolk County Department of Health Services
c/o Kimberly Shaw, Office of Ecology
360 Yaphank Avenue Suite 2 B
Yaphank NY 11980
(631) 852-5808

6. Suffolk County Planning Commission
c/o Thomas A. Isles, AICP, Director of Planning
P.O. Box 6100
Hauppauge NY 11788-0099
(631) 853-5191

Interested Agencies:

1. Suffolk County Water Authority
c/o Kimberly Kennedy, Assistant to the General Counsel
4060 Sunrise Highway
Oakdale NY 11769
(631) 589-5200
2. Town of Southampton Police Department
110 Old Riverhead Road
Hampton Bays NY 11946
(631) 728-5000
3. Town of Southampton Highway Department
William H. Masterson, Jr.
Superintendent of Highways
20 Jackson Ave.
Hampton Bays, NY 11946
(631) 728 - 3600
4. Suffolk County Department of Public Works
Gilbert Anderson, Commissioner
Highway Planning and Permits
335 Yaphank Avenue
Yaphank NY 11980
(631) 852-4010
4. Riverhead Fire District
24 East Second Street
Riverhead, NY 11901
(631) 727-2751
5. Flanders Northampton Volunteer Ambulance
641 Flanders Road
Riverhead, NY 11901
(631)369-2750
6. Flanders Riverside Northampton Community Association (FRNCA)
Ida Crohan, Chair
1499 Flanders Road
Riverhead NY 11901

APPENDIX

Appendix A

Written Comments:

Adopted Resolution Town Board Referral, Town of Southampton Planning Board March 26, 2009, agenda item #20

Two letters dated April 14, 2009 and one letter dated April 15, 2009, from Thomas A. Isles, AICP, Director of Planning, and Andrew P. Freleng, Chief Planner, County of Suffolk Department of Planning, to Town of Southampton

Letter dated April 14, 2009, from Andrew P. Freleng, Chief Planner, County of Suffolk Department of Planning, to Town of Southampton

Letter dated April 20, 2009 from William Hillman, P.E., Chief Engineer, County of Suffolk Department of Public Works, to Town of Southampton, Attention Jefferson Murphree

Appendix B

Public Hearing Transcripts:

April 14, 2009

April 28, 2009

FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
For The
Riverside Urban Renewal Plan

I. Zoning

Comment I-1:

The trend in rezoning of gateway areas has been toward Hamlet Office and Hamlet Commercial Zoning. The recommended Office Business District Zoning for the “diner site” is not in keeping with this trend.

(Town of Southampton Planning Board, Planning Board Resolution, March 26, 2009)

Response I-1:

The diner site is a one-acre parcel that fronts on the traffic circle to the north; Riverleigh Avenue (County Road 104) to the east; and, Old East Moriches Road/Lake Avenue (County Road 63) to the west, and could be considered a gateway area of the Riverside community. The proposed rezoning of the site from the MTL to the OD district would permit office business uses, including a bank. A rezone from the MTL to the HO district would not, however, allow a bank use, which is one potential land use for the diner site that is consistent with community and Urban Renewal Plan Objectives.

Comment I-2:

Pursuant to the requirements of Sections A 14 14-23 of the Suffolk County Administrative Code, the above referenced application which has been submitted to the Suffolk County Planning Commission is considered to be a matter for local determination as there is no apparent significant county-wide or inter-community impact. A decision of local determination should not be construed as either approval or disapproval.

(two letters dated April 14, 2009 and one letter dated April 15, 2009, from Thomas A. Isles, AICP, Director of Planning, and Andrew P. Freleng, Chief Planner, County of Suffolk Department of Planning, to Town of Southampton)

Response I-2:

Comment noted.

II. Relationship to Other Planning Studies in the Immediate Area

Comment II-1:

Document how the Urban Renewal Plan is consistent with The Central Pine Barrens Comprehensive Plan.

(phone conversation and discussion on April 1, 2009 with Town staff on Central Pine Barrens Joint Planning and Policy Commission concerns)

FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
For The
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Response II-1:

A. Overview of Riverside Urban Renewal Plan's Potential Impacts to the Pine Barrens

The Central Pine Barrens Comprehensive Land Use Plan controls development activities in areas that include the Riverside Urban Renewal Area, specifically in the Pine Barren Plan's Compatible Growth Area.

Three elements of the Riverside Urban Renewal Plan could potentially result in impacts to the Pine Barrens:

1. Development potential of the Riverside Urban Renewal Plan under proposed changes to zoning;
2. Potential increased sewage flows that could be possible through any additional development potential identified above; and,
3. Potential impacts of the clearance of vegetation on undeveloped sites in the Riverside Urban Renewal Plan area.

1. Development Potential

Of the 195 parcels totaling approximately 93 acres that comprise the Riverside Urban Renewal Plan Area, zoning changes are proposed for 39 parcels totaling approximately 40 acres. The proposed zoning changes would lead to development at a scale similar to, or less than, that permitted under existing zoning. For example, approximately 3.0 acres are recommended for rezoning from the VB or HB districts to the R-15 district in the area. This is the predominant residential zoning district in Riverside, and would permit the construction of approximately 8-9 new single-family housing units (on a gross land area basis). Commercial rezonings of parcels in existing MTL, HB or VB zones to the proposed OD, HC or SCB zones would result in different commercial uses and configurations, but not in changes to the overall intensity or type (commercial, industrial, residential) of uses.

The potential for redeveloping the 39 parcels is also constrained by individual parcel location, size, shape, orientation to street frontage, or ease of assembly into larger units for redevelopment. The new zoning designations proposed would lead to development at a scale similar to, or less than, that permitted under existing zoning. Individual changes in zoning are summarized below.

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Summary of Increase in Development Potential		
Zoning Changes	Total Acres	Parcels
MTL to OD	1.00	1
VB to R15	2.95	9
VB to HC	3.64	10
HB to HC	1.18	5
HB to R15	0.30	1
HB to SCB	2.95	2
HB to R15/HC	0.15	1
VB to HC/R15	0.58	1
VB/R15 to R15	1.68	1
MTL/R15 to MUPDD	5.80	1
HB/R15 to SCB/R15	2.60	2
HB to SCB/R15	1.89	1
R15/HB to R15/HC	4.50	1
R15/HB to R15/HC/R40	10.00	1
R15 to R15/R40	1.02	1
All Rezones	40.24	39

In addition to these physical limits to redevelopment, the overall goal of the Riverside Urban Renewal Plan is to maintain the scale, density, and population of the community.

2. Potential Increased Sewage Flows

The lack of an overall increase in development potential identified above indicates that there would be no potential increase in sewage flows.

3. Potential Impacts of the Clearance of Vegetation

The Riverside Urban Renewal Plan Area comprises parcels that previously contained improvements but which are currently vacant; parcels that contain improvements; and a small number of undeveloped parcels which are adjacent to others containing improvements, or which previously contained improvements. Therefore, there is little natural vegetation on the parcels slated for redevelopment within the Riverside Urban Renewal Parcel Area.

B. Overview of Impacts to the Pine Barrens Plan Goals and Standards and Guidelines

The Riverside Urban Renewal Plan's potential impacts to the Central Pine Barren Comprehensive Land Use Plan are analyzed below as to conformity to their *Goals* and their *Standards and Guidelines*.

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For The
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Goals of the Pine Barrens Plan

There are three sets of Goals for the Pine Barrens Statute: A) one set of five sub goals for the Central Pine Barrens which include the Riverside Urban Renewal Plan Area; B) one set of six sub goals for the Core Preservation Area which does not include the Riverside Study Area; and, C) one set of six goals for the Compatible Growth Area, which does include the Riverside Study Area. Many of these Goals address site-specific conditions and controls which are not directly applicable to the Riverside Urban Renewal Plan. However, in several cases, some of these Goals address area planning such as what is proposed in the Riverside Urban Renewal Plan. Responses to those Goals are provided below.

A) Central Pine Barrens

The first set of Pine Barrens Plan Goals for the overall Central Pine Barrens is found in Environmental Conservation Law Section 57-0121(2) as follows:

The land use plan for the Central Pine Barrens area shall be designed to:

(a) protect, preserve and enhance the functional integrity of the Pine Barrens ecosystem and the significant natural resources, including plant and animal populations and communities, thereof;

(b) protect the quality of surface water and groundwater;

The Riverside Urban Renewal Plan proposes to maintain the current density and general mix of uses in the community, with any new development constructed at approximately the same scale as current conditions, so there would be no direct potential adverse environmental impacts of the Riverside Urban Renewal Plan on the a) functional integrity of the Pine Barrens Plan ecosystem and the b) quality of surface water and ground water.

(c) discourage piecemeal development;

The Riverside Urban Renewal Plan would consolidate residential uses through zoning changes and would update and consolidate commercial uses through zoning changes to promote a coordinated redevelopment of commercial areas to avoid c) piecemeal development.

(d) promote active and passive recreational and environmental educational uses that are consistent with the land use plan; and

The Riverside Urban Renewal Plan's redevelopment activities would not inhibit the d) promotion of active and passive recreational and environmental educational uses that would be consistent with the Pine Barrens Land Use Plan.

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- (e) accommodate development, in a manner consistent with the long term integrity of the Pine Barrens ecosystem and to ensure that the pattern of development is compact, efficient and orderly.*

The Riverside Urban Renewal Plan calls for development that is comparable to existing development in scale and density to existing conditions. There would therefore be no additional development to be accommodated. The Riverside Urban Renewal Plan also consolidates residential uses and updates and consolidates commercial uses, which rationalizes and brings more order to the pattern of development.

B. Pine Barrens Core Preservation Area

The second set of Pine Barrens Plan Goals for the Core Preservation Area is found in Environmental Conservation Law Section 57-0121(3) as follows:

The land use plan with respect to the core preservation area shall be designed to protect and preserve the ecologic and hydrologic functions of the Pine Barrens by:

- (a) preserving the Pine Barrens area in their natural state thereby insuring the continuation of Pine Barrens environments which contain the unique and significant ecologic, hydrologic and other resources representative of such environments;*
- (b) promoting compatible agricultural, horticultural and open space recreational uses within the framework of maintaining a Pine Barrens environment and minimizing the impact of such activities thereon;*
- (c) prohibiting or redirecting new construction or development;*
- (d) accommodating specific Pine Barrens management practices, such as prescribed burning, necessary to maintain the special ecology of the preservation area;*
- (e) protecting and preserving the quality of surface and groundwaters;*
- (f) coordinating and providing for the acquisition of private land interests as appropriate and consistent with available funds.*

The second set of Pine Barrens Plan Goals is not directly applicable to the Riverside Urban Renewal Plan because the Riverside Urban Renewal Plan area is outside of the Pine Barrens Core Preservation area.

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C. Pine Barrens Compatible Growth Area

The third set of Pine Barrens Goals for the Compatible Growth Area is found in Environmental Conservation Law Section 57-0121(4) as follows:

The land use plan with respect to the compatible growth areas shall be designed to:

- (a) preserve and maintain the essential character of the existing Pine Barrens environment, including plant and animal species indigenous thereto and habitats therefor;*

The Riverside Urban Renewal Plan a) preserves and maintains the essential character of the existing Pine Barrens environment by redeveloping a previously developed area of the Town of Southampton in an orderly and systematic way through the consolidation of like-uses together at a scale and density that is equivalent to the current conditions. The Riverside Urban Renewal Plan Area contains parcels that are vacant but were previously developed, and parcels that are undeveloped but which are adjacent to developed parcels. In addition, because of these existing fragmented, developed physical conditions, the Riverside Urban Renewal Plan Area does not contain lands with indigenous plant and animal species or contiguous or extensive habitats.

- (b) protect the quality of surface and groundwaters;*

The Riverside Urban Renewal Plan seeks to redevelop an area at a scale and density that is comparable to existing conditions. The redevelopment of lands would therefore result in no additional sewage flows and protect the quality of surface and groundwaters of the Pine Barrens Compatible Area.

- (c) discourage piecemeal and scattered development;*

The Riverside Urban Renewal Plan enables and promotes the redevelopment of the community in a manner that focuses public and private investment in improvements that reintegrate the community's residential uses and upgrades commercial uses. This redevelopment is a comprehensive effort to encourage efficient and coordinated redevelopment which avoids piecemeal and scattered development.

- (d) encourage appropriate patterns of compatible residential, commercial, agricultural, and industrial development in order to accommodate regional growth influences in an orderly way while protecting the Pine Barrens environment from the individual and cumulative adverse impacts thereof;*

The Riverside Urban Renewal Plan encourages the redevelopment of the community in a clearer and more rational pattern of residential and commercial development that separates these two uses more distinctly without depriving the community and the

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For The Riverside Urban Renewal Plan

region as a whole of measured population growth. As a redevelopment that would replace and construct new development at a scale and density that is comparable to existing conditions, the Riverside Urban Renewal Plan would protect the Pine Barrens environment from adverse environmental impacts.

- (e) *accommodate a portion of development redirected from the preservation area. Such development may be redirected across municipal boundaries; and*

The Riverside Urban Renewal Plan seeks to redevelop properties at a scale and density comparable to existing conditions. No specific plans exist for the Riverside Urban Renewal Plan Area to receive redirected development whether from within the Town of Southampton or other Towns within the boundaries of the Pine Barrens Central Area.

- (f) *allow appropriate growth consistent with the natural resource goals pursuant to this article.*

The Riverside Urban Renewal Plan seeks to redevelop lands at a scale and density comparable to existing conditions. The consolidation of like residential uses and the upgrading and consolidation of commercial uses would permit the redevelopment of some parcels that have recently been vacant, but which have contained active uses in the past. Some growth, therefore, would occur as compared to the immediate past, when there have been vacant parcels and unoccupied buildings, but overall growth is not planned as a part of the Riverside Urban Renewal Plan. The Riverside Urban Renewal Plan would be consistent with the natural resource goals of the Pine Barrens Plan.

Standards and Guidelines of the Pine Barrens Plan

There are 12 specific standards and six Plan Goals for land use in the Compatible Growth Area. These Standards and Goals are divided into 12 categories, and each category contains at least one standard or one guideline. These categories and associated Standards and Goals are listed below and discussed following this table.

Pine Barrens Plan Compatible Growth Area Standards and Guidelines			
Citation	Category	Standard	Guideline
5.3.3.1	Nitrate-nitrogen	Suffolk County Sanitary Code Article 6 Compliance Sewage Treatment Plant discharge	Nitrate-nitrogen
5.3.3.2	Other Chemical contaminants of concern	Suffolk County Sanitary Code Article 7 and 12 Compliance	-
5.3.3.3	Wellhead Protection	Significant Discharges and public well locations	Private Well Protection

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For The
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Pine Barrens Plan Compatible Growth Area Standards and Guidelines			
Citation	Category	Standard	Guideline
5.3.3.4	Wetlands and surface waters	Nondisturbance buffers	Additional nondisturbance buffers
		Buffer delineations, covenants and conservations easements	
		Wild, Scenic and Recreational Rivers Act compliance	
5.3.3.5	Stormwater runoff	Stormwater recharge	Natural recharge and drainage
			Ponds
			Natural topography in lieu of recharge basins
			Soil erosion and Stormwater runoff control during construction
5.3.3.6	Natural vegetation and plant habitat	Vegetation Clearance Limits	-
		Unfragmented Open Space	
		Fertilizer-dependent vegetation limit	
		Native Plantings	
5.3.3.7	Species and communities of Special Concern	Special Species and ecological communities	-
5.3.3.8	Soils	Clearing Envelopes	-
		Stabilization and erosion control	
		Slope analyses	
		Erosion and sediment control plans	
		Placement of Roadways	
		Retaining walls and control structures	
5.3.3.9	Coordinated design for open space management	Receiving entity for open space dedications	Clustering
			Protection of dedicated open space
5.3.3.10	Agriculture and horticulture	-	Best Management Practices
5.3.3.11	Scenic, historic and cultural resources	-	Cultural resource consideration
			Inclusion of cultural resources in applications

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Pine Barrens Plan Compatible Growth Area Standards and Guidelines			
Citation	Category	Standard	Guideline
			Protection of scenic and recreational resources
			Roadside design and management
5.3.3.12	Commercial and Industrial Development	Commercial and Industrial compliance with Suffolk County Sanitary Code	-

The above-listed Standards and Guidelines mostly refer to specific land uses, site development standards, protection of natural resources, and other limits to site development that would be applicable for site-specific development. Much of the Pine Barren Plan’s standards contemplate the protection of land that has not ever been developed or vacant lands. The Riverside Urban Renewal Plan Area contains properties that are developed, properties that are vacant but previously contained improvements, and individual parcels that are adjacent to developed or previously developed sites.

The Riverside Urban Renewal Area Plan presents generalized land uses by sub-area rather than site-specific development proposals, so the Pine Barren Plan Standards and Guidelines cannot be readily applied to potential impacts of the Riverside Urban Renewal Plan.

The Pine Barrens Plan states that a GEIS has been completed for the Pine Barrens Plan, but that a supplemental environmental impact statement may be required for individual projects if a significant environmental effect is identified that is outside the scope of the Standards and Guidelines of the Plan. The use of additional site specific environmental analysis will be required for site-specific projects within the Project Area to identify potential adverse environmental impacts.

Comment II-2:

Please be advised that our agency, the Suffolk County Planning Commission, has no objection to the Town of Southampton assuming Lead Agency status for the above referenced.

The Suffolk County Planning Commission reserves the right to comment on this proposed action in the future and wants to be kept informed of all actions taken pursuant to SEQRA and to be provided with copies of all EAF’s, DEIS’s and FEIS’s, etc. Please note that pursuant to NYS General Municipal Law Section 239 & the Suffolk County Administration Code Section A14, prior to final approval, this action should be referred to the Suffolk County Planning Commission for review

(letter dated April 14, 2009, from Andrew P. Freleng, Chief Planner, County of Suffolk
Department of Planning, to Town of Southampton).

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Response II-2:
Comment noted.

III. Traffic and Transportation

Comment III-1:

Traffic issues will be a major problem for this entire area and especially for the “diner site.” Some of the Restore New York rehabilitation monies should be spent on addressing this problem.

(Adopted Resolution Town Board Referral, Town of Southampton Planning Board March 26,
2009, agenda item #20)

The County is currently progressing a study regarding current issues and improvements to be made at the existing adjacent traffic circle. It should be noted and included in the adopted plan that the County is considering the removal of County Road 104 from the traffic circle and realigning the roadbed to intersect with State Route 24. In addition to its consideration in your adopted plan, we welcome any input the Town wishes to contribute.

(Item number 1 in a letter dated April 20, 2009 from William Hillman, P.E., Chief Engineer,
County of Suffolk Department of Public Works, to Town of Southampton, Attention Jefferson
Murphree)

A traffic study should be conducted and provided for review by this Department specifically outlining any and all impacts to County infrastructure in the surrounding area including the use of traffic data generated by the Town of Riverhead for their downtown renewal plan.

(Item number 2 in a letter dated April 20, 2009 from William Hillman, P.E., Chief Engineer,
County of Suffolk Department of Public Works, to Town of Southampton, Attention Jefferson
Murphree)

Response III-1:

The Riverside Urban Renewal Plan proposes to maintain the current density and general mix of uses in the community, with new development at approximately the same scale as current conditions. The DGEIS analyzed the potential adverse environmental impacts of such redevelopment, and found that impacts to the roadway network and small increases in traffic conditions would be mitigated by several road extensions and the single road re-alignment. In addition, any future development at specific sites within the Project Area would be analyzed for impacts to traffic and to the roadway network.

The Town has withdrawn its application for Restore New York Round III funding for the diner site and surrounding area.

FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
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The County's study of a potential realignment of the roadbed of Riverleigh Avenue (County Route 104) has been noted by this reference.

Comment III-2:

As individual developments with the renewal plan area are presented to the Town, they should also be referred to the County so that we may gauge the impacts, if any, that may stem from these developments.

(Item number 3 in a letter dated April 20, 2009 from William Hillman, P.E., Chief Engineer,
County of Suffolk Department of Public Works, to Town of Southampton, Attention Jefferson
Murphree)

Response III-2:

Comment noted.

Comment III-3:

Access management principles should be applied to this development(s).

(Item number 4 in a letter dated April 20, 2009 from William Hillman, P.E., Chief Engineer,
County of Suffolk Department of Public Works, to Town of Southampton, Attention Jefferson
Murphree)

Response III-3:

In reviewing specific development proposals within the Project Area, the Town will require access management principles (e.g., limitations to curb cuts) to be incorporated as appropriate.

Comment III-4:

Please verify County Road designations listed in the DGEIS.

(Item number 5 in a letter dated April 20, 2009 from William Hillman, P.E., Chief Engineer,
County of Suffolk Department of Public Works, to Town of Southampton, Attention Jefferson
Murphree)

Response III-4:

Text and graphics in the Riverside Urban Renewal Plan indicating County Road designations have been reviewed and revised where there was an error.

IV. Miscellaneous

Comment M-1:

Pursuant to the requirements of Sections A 14 14-23 of the Suffolk County Administrative Code, the above referenced application which has been submitted to the Suffolk County Planning Commission is considered to be a matter for local determination as there is no apparent

FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
For The
Riverside Urban Renewal Plan

significant county-wide or inter-community impact. A decision of local determination should not be construed as either approval or disapproval.

(two letters dated April 14, 2009 and one letter dated April 15, 2009, from Thomas A. Isles, AICP, Director of Planning, and Andrew P. Freleng, Chief Planner, County of Suffolk Department of Planning, to Town of Southampton)

Response M-1:
Comment noted.

**FINAL GENERIC ENVIRONMENTAL IMPACT
STATEMENT (FGEIS)**

Riverside Urban Renewal Plan
Town of Southampton, Suffolk County, New York

APPENDICES

Lead Agency:

Town of Southampton Town Board
Honorable Linda Kabot, Town Supervisor
Town of Southampton, NY
116 Hampton Road
Southampton, NY 11968

Contact: Diane Neill
Phone: (631) 287-5707

Applicant/Project Sponsor:

Town of Southampton
Department of Land Management
116 Hampton Road
Southampton, NY 11968
Contact: Jefferson Murphree, AICP
Town Planning and Development Administrator
Telephone: (631) 287-5707

SACCARDI & SCHIFF, INC.

Date Submitted: April 24, 2009
Revised: May 19, 2009
Date Accepted: _____ , 2009

APPENDIX A
Written Comments

Town of Southampton
Planning Board
March 26, 2009
Agenda Item # 20

ADOPTED RESOLUTION
TOWN BOARD REFERRAL

Riverside Urban Renewal Plan and Draft GEIS, the Restore New York Application for demolition and rehabilitation at the “diner site”, and the Change of Zone from Motel to Office Business District for the “diner site”

WHEREAS, studies conducted as part of the Riverside Hamlet Revitalization Plan indicated that the area proposed for designation as appropriate for urban renewal treatment exhibited blighting factors that include deteriorated buildings, vacant and underutilized lands and buildings, poorly maintained properties, illegal occupancies, criminal activities, and other factors that detracted from the area’s residential environment; and

WHEREAS, the Blight Study enabled the Town to consider designating all or a portion of the study area as appropriate for Urban Renewal, an important tool in implementing the Plan’s recommendations; and

WHEREAS, in order to protect and promote the health, safety, and welfare of the Town and to promote the sound growth and development of the Town, it is sometimes necessary to correct substandard, unsanitary, blighted, deteriorated, or deteriorating conditions by the re-planning, reconstruction, redevelopment, rehabilitation, or restoration of such areas through the undertaking of public and private improvement programs and the encouragement of participation in these programs by private enterprise; and

WHEREAS, pursuant to General Municipal Law §504, the Town Board of the Town of Southampton by Resolution No. 1222-2006, dated September 12, 2006, designated the area delineated on the map prepared by Saccardi & Schiff, dated September 8, 2006, and entitled, “Proposed Urban Renewal Area,” as appropriate for urban renewal; and

WHEREAS, on January 9, 2007, by Resolution 2007-74, the Town Board of the Town of Southampton authorized the consulting firm of Saccardi & Schiff to prepare and perform the required environmental review in connection with the Riverside Urban Renewal Plan for the designated Urban Renewal Area; and

WHEREAS, a Draft Riverside Urban Renewal Plan for the designated Urban Renewal Area was submitted to the Town Board of the Town of Southampton, along with a Draft Generic Environmental Impact Statement for the Riverside Urban Renewal Plan, in December 2008 from Saccardi & Schiff, Inc; and

WHEREAS, on March 10, 2009, pursuant to 6 NYCRR § 617.9, the Town Board accepted the Draft GEIS as adequate with respect to its scope and content for the purpose of commencing public review; and

WHEREAS, on March 12, 2009, the Town Clerk of the Town of Southampton forwarded copies of the Draft Urban Renewal Plan and the Draft GEIS to the Planning Board; and

WHEREAS, at their March 26, 2009 regular meeting, the Planning Board of the Town of Southampton reviewed the Draft Riverside Urban Renewal Plan and the Draft Generic Environmental Impact Statement, the Restore New York Application for demolition and rehabilitation of the “diner site” and the Change of Zone from Motel to Office Business District for the “diner site” and raised the following issues:

1. The trend in rezoning of gateway areas has been toward Hamlet Office and Hamlet Commercial Zoning. The recommended Office Business District Zoning for the “diner site” is not in keeping with this trend.
2. Traffic issues will be a major problem for this entire area and especially for the “diner site.” Some of the Restore New York rehabilitation monies should be spent on addressing this problem.

NOW THEREFORE BE IT RESOLVED, that the Planning Board recommends that the Draft Urban Renewal Plan and the Draft DGEIS on the Riverside Urban Renewal Plan be adopted by the Town Board; and

BE IT FURTHER RESOLVED, that Restore New York Application should proceed.

Town of Southampton Planning Board
Chairman: Dennis Finnerty
March 26, 2009

VOTE

Moved by: Toler

Second by: Skidmore

In favor: 7 In opposition:0 Absent:0

Should you have any question, please do not hesitate to contact Diane Neill, 702-1808, or via email: dneill@southamptowntownny.gov

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

April 14, 2009

Town of Southampton
116 Hampton Road
Southampton, New York 11968
Att: Ms. Sundy Schermeyer, Clerk

Applicant:	Town of Southampton
Zoning Action:	Amendment: Riverside Urban Renewal Plan
Municipal File No.:	Res-2009-346
S.C.P.D. File No.:	SH-09-05

Dear Ms. Schermeyer:

Pursuant to the requirements of Sections A 14 14-23 of the Suffolk County Administrative Code, the above referenced application which has been submitted to the Suffolk County Planning Commission is considered to be a matter for local determination as there is no apparent significant county-wide or inter-community impact. A decision of local determination should not be construed as either an approval or disapproval.

Very truly yours,

Thomas A. Isles, AICP
Director of Planning

AP
Andrew P. Freleg
Chief Planner

RECEIVED

2009 APR 16 PM 2:06

TOWN OF SOUTHAMPTON
TOWN CLERKS OFFICE

APF:ds

LOCATION
H. LEE DENNISON BLDG. - 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS
P. O. BOX 6100
HAUPPAUGE, NY 11788-0099

(631) 853-5191
TELECOPIER (631) 853-4044

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

April 14, 2009

Town of Southampton
116 Hampton Road
Southampton, New York 11958
Att: Sundy A. Schermeyer, Clerk

Re: Riverside Urban Renewal Plan
Local Resolution No.: 2009-346
S.C.P.C. No.: SH-09-05


Dear Ms. Schermeyer:

Your notification for SEQRA Coordination was received by our agency on March 13, 2009.

Please be advised that our agency, the Suffolk County Planning Commission, has no objection to the Town of Southampton assuming Lead Agency status for the above referenced.

The Suffolk County Planning Commission reserves the right to comment on this proposed action in the future and wants to be kept informed of all actions taken pursuant to SEQRA and to be provided with copies of all EAF's, DEIS's and FEIS's, etc. Please note that pursuant to NYS General Municipal Law Section 239 & the Suffolk County Administration Code Section A14, prior to final approval, this action should be referred to the Suffolk County Planning Commission for review.

Sincerely,


Andrew P. Freleng
Chief Planner

APF:ds

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

April 14, 2009

Town of Southampton
116 Hampton Road
Southampton, New York 11968
Att: Ms. Sundry Schermeyer, Clerk

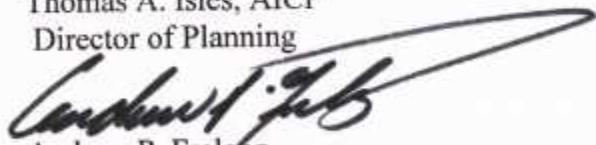
Applicant:	Town of Southampton
Zoning Action:	Change of Zone MTL to OD
S.C.T.M. No.:	0900-138-02-30
Public Hearing Date:	April 28, 2009
S.C.P.D. File No.:	SH-09-05

Dear Ms. Schermeyer:

Pursuant to the requirements of Sections A 14 14-23 of the Suffolk County Administrative Code, the above referenced application which has been submitted to the Suffolk County Planning Commission is considered to be a matter for local determination as there is no apparent significant county-wide or inter-community impact. A decision of local determination should not be construed as either an approval or disapproval.

Very truly yours,

Thomas A. Isles, AICP
Director of Planning



Andrew P. Freleing
Chief Planner

APF:ds

TOWN OF SOUTHAMPTON
TOWN CLERK'S OFFICE

2009 APR 20 PM 12:07

LOCATION
H. LEE DENNISON BLDG. - 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS
P. O. BOX 6100
HAUPPAUGE, NY 11788-0099

(631) 853-5191
TELECOPIER (631) 853-4044

RECEIVED

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

April 15, 2009

Town of Southampton
116 Hampton Road
Southampton, New York 11968
Att: Ms. Sundry Schermeyer, Clerk

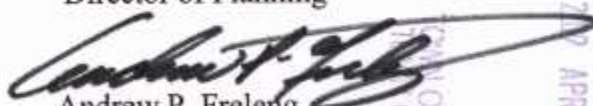
Applicant: Town of Southampton
Zoning Action: Amendment 330-244
(Applications; Review Procedure)
Public Hearing Date: April 28, 2009
S.C.P.D. File No.: SH-09-04

Dear Ms. Schermeyer:

Pursuant to the requirements of Sections A 14 14-23 of the Suffolk County Administrative Code, the above referenced application which has been submitted to the Suffolk County Planning Commission is considered to be a matter for local determination as there is no apparent significant county-wide or inter-community impact. A decision of local determination should not be construed as either an approval or disapproval.

Very truly yours,

Thomas A. Isles, AICP
Director of Planning


Andrew P. Freleing
Chief Planner

707 APR 20 PM 12: 07
TOWN OF SOUTHAMPTON
CLERKS OFFICE

RECEIVED

APF:ds

APPENDIX B
Public Hearing Transcripts

Public Hearing on Draft Riverside Urban Renewal Plan and Draft Generic Environmental Impact Statement

Status Closed
Origin Document 2009-346
Target Meeting 4/28/2009 6:00:00 PM

April 14, 2009 1:00 PM Adjourned To 4/28/2009 6:00 PM

1. Town Planning & Development Admin. Jeff Murphree spoke and discussed the recommendations of the Hamlet Center Revitalization Plan. They are working closely with Saccardi & Schiff, John White and Freda Eisenberg. He further discussed blight, deteriorating buildings and lack of neighborhood services. The Town hired Saccardi & Schiff to prepare the DGEIS.
2. Director of Housing John White spoke and thanked the members of the Ad Hoc Committee and FRNCA. The community has suffered while dealing with these issues.
3. Jeff Murphree spoke and discussed the Urban Renewal Plan and the DGEIS.
4. David Schiff spoke and stated it was a positive process and recommended closing the hearing.
5. Patrick Hewes of Saccardi & Schiff spoke and discussed Old Quogue Road and also that the community is suffering from blight and under-utilization. He further discussed Vail Avenue and changes to the zoning code and public improvements that would support private development. He further discussed an increased level of safety and the overall goals of the Urban Renewal Plan to eliminate blight, enable rehabilitation of properties, both aesthetic and structural. He further stated that public improvements will allow better services, public safety and access for the residents.
6. Councilwoman Graboski spoke and discussed zoning at the former diner site.
7. Jeff Murphree spoke and discussed providing economic stimulus to the area through banks, franchises, etc.

April 28, 2009 6:00 PM Closed

Public Hearing No. 1 was closed with a ten-day written comment period.

1. Jeff Murphree spoke and discussed the Riverside Urban Renewal planning study. He suggested closing the hearing with a ten-day written comment period.