



Town of Southampton

116 Hampton Road
Southampton, NY 11968

DEPARTMENT OF LAND MANAGEMENT

LONG RANGE PLANNING DIVISION

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Memorandum

To: Supervisor Heaney
Members of the Town Board

From: Jefferson V. Murphree, AICP, Town Planning & Development Administrator

Date: August 28, 2006

Re: SEQRA Draft Scope- Serenity Estates Residential PDD

As you are aware, currently before the Town Board is a petition to change the zoning from Residential CR-40 to 'Residential Planned Development District (RPDD)' for a senior housing development proposal known as **Serenity Estates**. Please see the following procedural information related to the review of this zone change request:

Development Concept: Involves a 60 unit Senior Citizen Condominium complex with additional on-site amenities to include 12 Community Benefit (affordable) Units (CBU) representing 20% of the total units. The subject parcel encompasses approximately 15 acres, and is located on the West side of North Phillips Avenue, approximately 1,258 feet South of Old Country Road and approximately 1,900 feet North of Montauk Highway, in the Hamlet of Speonk, identified as Suffolk County Tax Map Parcel 900-350-3-85.1.

SEQRA: The application for the proposed action is a Type I Action pursuant to SEQRA and Section 330-246 of the Town Code. On June 13, 2006 the Town Board as Lead Agency adopted a Positive Declaration (determination that there may be significant environmental impacts related to the development action). Pursuant to SEQRA regulations §617.8 and by Resolution No. 2006-1023 dated July 25, 2006, the Town Board elected to have Scoping in connection with the preparation of a Draft Environmental Impact Statement (DEIS).

Public Scoping Session: On Friday, August 25, 2006, The Town Board held a Public Scoping Session. The scoping process has six objectives:

- focus the draft EIS on the potentially significant adverse environmental impacts;
- eliminate non-significant and non-relevant issues;
- identify the extent and quality of information needed;
- identify the range of reasonable alternatives to be discussed;
- provide an initial identification of mitigation measures; and
- provide the public with an opportunity to participate in the identification of impacts

Public Comment Period: In addition to the oral testimony received at the scoping session, the Town Board indicated there will be a 30 day written comment period as recommended by the Department of Land Management. All public comments should be submitted to the Town Board through the office of the Town Clerk. All written comments must be received no later than FRIDAY SEPTEMBER 22, 2006.

Final Written Scope: A draft scope was received by the applicant on August 7, 2006. Pursuant to § 617.8, a final written scope will be issued by the Lead Agency within 60 days of its receipt of a draft scope. The Town Board should therefore consider adopting a final written scope at their regular meeting on September 26, 2006.

Land Management Recommendations: The following is a list of recommendations for the extent and quality of information to be presented within the DEIS. This list was provided to the applicant in November of 2005. The applicant's draft scope submission of August 7, 2006 incorporates some of the information outlined herein. A complete integration of both the scoping documents, Town Council comments made at the August 25th scoping session, public commentary (oral and written) as well as involved and interested agency comments should be considered as the final written scope.

Should you require assistance or additional information, please do not hesitate to contact me.

ITEMS FOR DRAFT SCOPE- SERENITY ESTATES Residential PDD

Summary

- A. Brief Description of Proposed Action
- B. List of Involved Agencies and required approvals/permits
- C. Anticipated Impacts and proposed mitigation measures
- D. Project Alternatives
In addition to the alternative of the 13 lot subdivision and no build, the project sponsor should include an analysis of different design/layouts that incorporate open space, a reduced yield design, alternative layouts, etc. (this is indicated in the Alternatives section)

Description of Proposed Action

- A. Project Overview
- B. Approvals Necessary
- C. Site Description- to include a radius map of surrounding zoning
- D. Yield Map prepared in accordance with the existing zoning
 1. Pursuant to §330-246 A (2) (b), the number of Development Rights/Pine Barrens Credits that would be necessary to accomplish the proposed increase in density/yield over the 'as of right' density as determined from the yield map referenced above must be provided.
 2. In lieu of compliance with the findings of (b) above, justification for the proposed increase in density/coverage shall be demonstrated in a quantifiable manner as provided in §330-246 A (2) (c) and as it relates to the number of credits that would normally be required; note that the satisfaction of a public benefit requirement should be consistent with Town Law § 261(b). *Note: This discussion may be included under the general topic heading "Community Benefits" and placed in the Land Use and Zoning category.*
 3. Assessment of Suffolk County Department of Health Septic flow comparisons (as-of-right vs. proposed) and methodology for

substituting bedroom mix for multi-family projects shall be quantified and included in proposed density over the 'as of right' yield.

4. Pursuant to §330-246 A (2) (c), further discussion of how the project's additional density complies with the objective of transferring development rights or Pine Barrens Credits such that "there is no substantial increase in the number of dwelling units or population within the Town because development has been redirected in order to channel growth and preserve more ecologically sensitive lands".
- E. Surrounding Land Uses and Facilities (located on radius map)
- F. Detailed Description of Proposed Action
- G. Project Purpose, Needs and Benefits-
1. A comprehensive market analysis to determine the demand and rationale for the project to include cost comparisons of real estate tax contribution. Tax ratables for R40 vs. condominium complex shall include information on tax incentives granted under NYS law for this type of development.
 2. Include a discussion of similar proposed facilities in this area and in neighboring Westhampton (analysis to include Village Green -fka Remsen Crossing as it is no longer proposed as rental housing).
 3. To include a discussion of Public Benefit pursuant to Town Law §261-b, and include an elaboration on the stated relationship of affordable units as they relate to the density proposed (i.e. by letter dated September 16, 2005, the project sponsor indicates "so long as there are a total of 60 units, then 20% of the total number will be designated as moderate income units"). What would be the proposed community benefit if the density were decreased based on mitigation of impacts?
 4. The submitted scope indicates that there will be 2 units in each building, except that the moderate-income buildings will have 4 units per building. Floor plans should be submitted. The moderate-income units should be identified on the site plan and arranged so that they are not isolated from the market-rate units.
- H. Construction phasing and scheduling

Environmental Analyses (Existing Conditions, Potential Impacts and Mitigation Measures)

- A. Geology and Soils- to include actual test hole borings performed on site- locations to be depicted on site plan, cross section of results (soil types and depth to groundwater- high and low points)
1. Corrective measures necessary to overcome any soil limitations
 2. Discussion of known plume contamination in vicinity and any impacts associated with soils
- B. Topography and Slopes- Describe existing topography, variation in elevation and relationship to surrounding topography. Include a thorough analysis of cut and fill activities. Detailed data regarding the potential impact this action may have on the soil substrate, groundwater flow velocities and natural drainage should be submitted. Analysis to include:
1. Topographic contours at two-foot intervals in the United States Coast and Geodetic Survey datum of mean sea level.

2. Cross-sections of the proposed grading changes in relation to the existing elevations as well as any proposed retaining walls on the site should be submitted.
- C. Water Resources
1. Discussion of groundwater recharge areas and hydrological regime to include a watershed analysis. Describe provisions for groundwater recharge, water supply availability and provisions to address potential water quality impacts.
 2. *Suffolk County Department of Health Septic flow comparisons (as-of-right density vs. proposed) shall be analyzed to assess groundwater impacts and impacts to surrounding water bodies.*
 3. Surface Water Resources/Stormwater Drainage- The DEIS should address and demonstrate compliance with all applicable rules, regulations and policy guidelines found within the LI 208 Study, Suffolk County Sanitary Code, Long Island Groundwater Management Program, USEPA Phase II Rule, NURP Study and Nonpoint Source Management Handbook, NYSDEC SPDES regulations and local objectives to include Southampton Town Code requirements. Analyze potential for use of biofiltration or other alternatives to catch basins and leaching pools to handle Stormwater runoff.
 4. Indicate what arrangements will be made to ensure that Stormwater management facilities/infrastructure within the development are properly maintained.
- D. Ecology
1. Tree Clearing/Land Preservation plan that indicates the following:
 - (a) Vegetational communities should be shown on the actual site plan, showing tree types and size ranges.
 - (b) Indicate areas to be cleared and limits of clearing
 - (c) Indicate the location and size of any large trees to be preserved
 2. Impacts to habitat
 - (a) To the extent possible, species composition should be listed and species abundance estimated. Descriptions of communities should correspond to Resche's "Ecological Communities of New York State". Vegetational communities shall also be described in terms of their potential habitat quality to support likely species. The structure of all component communities should be described in sufficient detail to permit an objective means of evaluating the impacts associated with the loss of habitat.

Traffic and Transportation (note: traffic analysis is subject to review by outside consultants)

1. Complete projection of construction traffic, including volumes (number of trips), type and size of vehicles, hours of operation, duration, and trip routing- origin/destination of construction vehicles. Include

discussion of construction traffic for removal of excess fill from the subject site (if any).

2. Provide estimate of number of trips and information on type and capacity of vehicles to be used, and trip routing of construction traffic
3. Evaluate impact of gatehouse installation and operation on areawide traffic circulation, including emergency service access; assess alternatives.
4. Internal access roads, driveways, internal parking, and turn-arounds for emergency vehicles
5. Curb cuts, sight distance, nearby parking, intersection capacity, traffic signals and unused capacity of nearby roadways. Factors to be considered in the transportation analysis to include:
 - (a) Data and traffic counts (vehicular assignments for the AM, PM and Saturday peak hours shall be provided) that appropriately address the volume on North Phillips Avenue and in relation to the Old Country Road Intersection at both weekends and weekdays during the height of the peak (summer) season (Memorial Day to Labor Day)
 - (b) Level of service and delay results for each intersection movement/lane group.
 - (c) Trip generation comparisons
 - (d) The ability of the nearby roads and intersections to absorb any additional traffic the project may generate
 - (e) The amount of parking required and provided
 - (f) Planned transportation improvements that might affect future traffic patterns in the area
 - (g) Timing of required roadway improvements and responsible entities
 - (h) Access to alternative means of transportation
 - (i) Alternative project entry point location(s), including but not limited to establishment of emergency-only access points

Land Use and Zoning

1. Describe existing land uses and zoning district designations on the subject site, within a ½ mile radius from the site boundaries (include radius map).
2. Discuss history of land use property and properties surrounding it, including a description of all easements, restrictive covenants and/or other conditions established over the years concerning the use and development of these properties to include recent development proposals and how this project relates to them.
3. Discuss all relevant land use plans, including but not limited to the 1970 Master Plan, the 1999 Comprehensive Plan Update, and the Eastport/Speonk/Remsenburg/Westhampton Strategy Study.

4. 'Community Benefits' discussion to include TDR analysis based on yield

Community Facilities and Services

A. Schools

1. Provide an estimate of the number of school children generated by the proposed Residential Planned Development, and evaluate the impact of such enrollment increases on the school district (facilities and budget)
2. Evaluate the need for expanded school bus service and/or new school bus stops to serve the subject site
3. For each of the above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site.

B. Open Space and Recreation

1. Identify any existing trails on or in the vicinity of the existing site and the potential for linkages (map); or, conversely, discuss the potential for loss of trails on the subject site and the linkages between mapped trail systems.
2. Discuss the potential loss in the amount of open space available on the subject site.
3. Discuss mitigation measures (e.g. conservation easements or trail connections) for the above impacts, if any.

C. Police, Ambulance & Fire Protection

1. Location of stations in relation to the subject site
2. Average response time to the subject site for service Providers
3. Increased demand for services and increased costs for service providers.

D. Water Supply

1. Describe quantity of water required for the proposed development for potable consumption, irrigation and fire-fighting purposes, based upon consideration of total average daily and maximum daily site population, peak usage on a daily basis and seasonal requirements.
2. Describe impacts on the public water supply, if any. Include cumulative impacts of other developments planned or proposed in the area.
3. Discuss impacts related to construction or extension of proposed infrastructure

E. Solid Waste

1. Estimate quantity of solid waste to be generated by the proposed development, and indicate how it will be disposed of. Discuss impacts of increased solid waste on capacity of existing processing facilities.

F. Other Utilities (Gas, Electric, Telephone, Cable, etc.)

1. Identify existing infrastructure locations and extension into site by each service provider.
2. Overall demand on existing utilities (especially energy) should be identified. The energy section should analyze which aspects of each building's energy requirements are the most significant, and next consider building attributes such as function, form, orientation, window/wall ratio, etc. to determine conservation and mitigation measures.

G. Historic, Archaeological and Cultural Resources

1. Submit Phase I and if warranted, Phase II assessments (as the project is located within an area of archaeological sensitivity as indicated by the 1990 New York State Archaeological Sensitivity Map).

H. Visual Resources

1. Color renderings of buildings- elevations to include proposed materials.
2. Criteria set forth in the SEQRA Visual EAF Addendum (6 NYCRR 617.20) should be included with the visual assessment in order to assist the impact evaluation. Buildings and their relationship to the viewshed from the road should be included in the analysis.
3. Lighting impacts

I. Noise

J. Air Quality

Reasonable Alternatives to be Considered:

A. Alternative Residential Development

- i. Preliminary Plat approval for 13 lots with 25% (3 acres) open space
- ii. Alternative density plans
- iii. Alternative design to incorporate open-space
- iv. Alternatives to gated-development
- v. Mixed-use development alternative

B. Alternative Plans for Eliminating Project Components

C. Alternative Internal Roadway layout

D. Alternative Building Designs

Should you have any questions regarding this matter, please do not hesitate to contact me.