APPENDIX B
CWSRF Engineering Report

N+P Engineering, Architecture & Land Surveying, PLLC
June 2023

NPV

RIVERSIDE REVITALIZATION

SEWAGE TREATMENT PLANT

CLEAN WATER STATE REVOLVING FUND (CWSRF)

ENGINEERING REPORT

TOWN OF SOUTHAMPTON
RIVERSIDE, SUFFOLK COUNTY, NEW YORK

PREPARED FOR:
TOWN OF SOUTHAMPTON
116 HAMPTON ROAD
SOUTHAPTON, NY 11968

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Section 1 Executive Summary

1.1 General

The Town of Southampton is looking to revitalize the hamlet of Riverside. The community has seen a lack of interest from developers in all sectors of development for years. Much of the usable land is vacant, abandoned or underdeveloped. The hamlet is within the US Census Bureau's Riverside Census Designated Place (CDP), which has been documented as the most economically distressed community in both Suffolk and Nassau counties. Many underutilized and vacant properties that exist presently contribute to the ongoing disinvestment and blight in the community. The lots' on-site conventional sewage disposal systems discharge effluent into the ground. The portion of the community located within the Central Pine Barrens has been found to be discharging effluent with nitrogen concentration nearly double the recommended maximum concentration level allowed by the Pine Barrens Guidelines (Guideline 5.3.3.1.3). This directly affects the Pine Barrens as it is an important resource that recharges the sole source aquifer utilized by Suffolk and Nassau Counties for their drinking water supply. .

For these reasons, the Town has entered into a Public-Private Partnership (PPP) with a master developer, Renaissance Downtowns (RD), to develop a plan to revitalize the community, while considering all of the potential challenges such a task may face for this particular community. In partnership with the Town and the community, RD developed the Riverside Revitalization Action Plan (RRAP)[1] which was then approved and adopted by the Town. The overall goals of the RRAP are to:

- Position Riverside as a Gateway of the Town, retain and attract a diverse and multicultural population that includes young professionals and members of the innovation and knowledge economies to promote the Town as a preeminent regional destination.
- Create a true sense of place, utilizing smart growth and sustainable development principles that meets the needs of current residents and attract future residents and businesses.
- Facilitate the creation of a mixed use and walkable Gateway Center to enhance the vibrancy of the Riverside Hamlet Center and create a diversity of uses (to live, work, shop, learn, and play).
- Complement Riverhead's downtown area and leverage the proximity of the Long Island Railroad station and availability of bus service.
- Reinforce a sense of community and neighborhood identity.
- Enhance the character and overall visual environment of the community.
- Promote housing choices with a broad range of housing types and price points including attainable and market-rate housing options.
- Expand the property tax base and provide additional employment opportunities.
- Incorporate municipally owned property located within the community to achieve an effective redevelopment strategy; and provide an avenue for private property owners to partner with the public sector and RD to foster the redevelopment of underutilized assets for the benefit of both themselves and the community.
- Leverage existing assets and proximity to maritime resources along the Peconic waterfront, natural assets, recreation areas, preserved open spaces of the Pine Barrens region, and proximity to Riverhead's downtown area.
- Attract business, residents and visitors to stimulate the local economy and position Riverside as a tourist destination with access to both the north and south forks and the many assets they possess.

[1] Referenced reports (e.g. RRAP, ROD, BOA, etc.) can be found at the Town of Southampton website at: http://www.southamptontownny.gov/960/Riverside-Revitalization-Action-Plan-RRA

It has been noted by several studies conducted for the hamlet, as well as the RRAP, that one of the key features required for the community to achieve these goals is a collection system ultimately discharging to a centrally located Sewage Treatment Plant (STP) which will help protect groundwater and public health.

This report will lay out in detail the various elements plaguing the community and its natural resources as well as a detailed description of the proposed method for wastewater conveyance and treatment from the community to spark redevelopment and begin the revitalization process.

There are two major aspects when considering the necessary infrastructure for conveyance of the proposed wastewater. The first aspect is a wastewater collection system throughout the entire community. The collection system will need to be extended to the farthest points of the community in order to serve all the properties within the community and allow the entire community to benefit from the proposed revitalization. Due to the size and topography of the community, the collection system will likely need to be broken into several sections and/or sub-sections. Each sub-section will be served by a gravity collection system and if necessary, a satellite pump station and force main to pump to one of the three main pump stations to be directly connected to the proposed STP. The locations of the collection system, pump station, and the force main for each sub-section will be selected strategically such that connecting a new sub-section to the main pump station can be done without interrupting the operation of the active pump station. The pumping stations and force main network will allow the wastewater collected by gravity pipes to be routed from the low point of each sub-section to a designated location, in this case the proposed treatment facility. Both the satellite pump stations and main pump stations will be designed with available capacity for future connections.

The proposed pumping stations will need to be located in dedicated areas that will be owned and controlled by the Town. It is estimated that each pump station will require approximately 1,225 square feet of area for all equipment, controls and accessories. Four Pump Stations and associated force main systems will need to be constructed to relay the sanitary flow to the proposed treatment facility. There will be two pump stations directly connected to the proposed STP, each of which will serve individual sub-sections. The third pump station will be connected directly to the STP. The fourth pump station will be a satellite station of the third pump station and will serve the remaining sub-sections. The Pump Stations will be located on the lots designated as Suffolk County Tax Map (SCTM) Numbers 0900-138-02-29.1, 0900-118.1-1-4, 0900-139-02-70.1, and 0900-140-02-57.1. Since these lots are not currently owned by the Town, the required areas will need to be assessed for taking.

The proposed wastewater treatment facility, hereinafter referenced as the Riverside STP, is proposed to be designed to accept flow from the entire community via the collection and pump station systems. After treatment, the flow will be conveyed and discharged into a leaching pool system for ground discharge. The total sanitary flow used is the anticipated average total of 800,000 GPD from the project area. The proposed STP will be located on a dedicated area consisting of seven lots totaling 10.82 acres and designated as the Suffolk County Tax Map (SCTM) Numbers 0900-141-01-9.14, 9.17, 9.25, 9.29, 9.30, 9.31 & 9.32. The lots are currently undeveloped and unimproved. Descriptions of the system and locations will be described later in this report.

The Town of Southampton and RD have worked together to collaborate on a vision that complements the community's vision as well as the Town's goals while meeting the strict regulatory standards subjected to the project. Regulatory standards limit the amount of sewage generation of new developments per parcel to be served by conventional system(s). While the regulatory restrictions are intended to protect the community's health and natural resources, it deter redevelopment of the area. For this reason, the ROD was created and adopted by the Town to entice development. Since the hamlet of Riverside currently does not have infrastructure in place for wastewater collection and large-scale treatment of sewage flow, the existing developed areas are forced to utilize conventional on-site sewage disposal systems such as cesspools and/or septic tank and leaching pool systems. This limits the size of new developments per lot, which also deters redevelopment in this area.

It has been determined, as was mentioned earlier and will be discussed in greater detail later in this report, that the existing nitrogen levels being introduced to the pine barrens/aquifer exceed maximum allowable quantities. This is due in large part to the conventional on-site sewage disposal systems currently installed throughout the community. The ability to reduce or reverse the existing negative impact on the County's

aquifer would be significantly more attainable with the construction of a STP system capable of treating the flow for the entire community with a nitrogen reduction program in the treatment process.

Over the years several evaluations for the community have been developed to guide the Town in the revitalization process. Two of the most recent evaluations include the RRAP, which is the Town's adopted Action Plan, prepared by RD and the Riverside Brownfield Opportunity Area Study (BOA) prepared by Nelson, Pope, & Voorhis (NP&V), an environmental planning and land use consulting firm. The RRAP directly resulted in the creation and Town's adoption of the ROD. Performed in congruence with the ROD was the GEIS by NP&V which describes relevant conditions, impacts, mitigations and findings the outlined actions may have on the environment.

Below is a list of the numerous public policy planning documents that were commissioned by the Town with other agencies, to identify the various challenges the hamlet is facing and suggested means by which to address them. Each of the previously conducted studies have indicated infrastructure as a barrier preventing redevelopment of the community. Specifically, the lack of a sanitary collection system and a centralized STP was indicated as a primary barrier. These planning studies include but are not limited to:

- The Town of Southampton 1999 Comprehensive Plan Update
- The 2004 Flanders/ Riverside/ Northampton Revitalization Study
- The 2006 Blight Study; the 2008 Riverside Hamlet Plan
- The 2008 Draft GEIS for the Riverside Hamlet Plan
- The 2009 Riverside Urban Renewal Plan
- The 2013 Flanders Riverside Corridor Sewer Feasibility Study
- A Suffolk County Department of Public Works traffic circle assessment and redesign study.

The overall goal of these studies has been to revitalize the community with uses that would restore the character and functionality of the hamlet, promote economic development, provide housing and employment opportunities, and ensure adequate capital infrastructure, in order to revitalize the hamlet center.

The 2013 Flanders-Riverside Corridor Sewer Feasibility Study addressed sewage collection, treatment and effluent discharge requirements, associated capital and operational costs, as well as the economic and environmental benefits associated with sewering the Flanders-Riverside Corridor. The Study also concluded that there was not an existing STP within a mile of the Community that had the additional capacity to serve the Hamlet and instead suggested that a new facility with advanced nitrogen removal capability be constructed. Several potential sites for a proposed STP were identified. However, this report utilizes a separate location not considered by the 2013 study.

The DGEIS explored a Theoretical Development Scenario (TDS) that examined the potential buildout of the Study Area over a period of ten (10) years. The FGEIS stated in Section 3.0 Comments and Responses, that the TDS estimated that new development would generate 538,065 GPD and 171,072 GPD of existing flow would remain. Therefore, total sanitary wastewater estimated by the TDS is 709,137 GPD. However, it has since been determined that the average anticipated flow generated by the community is approximately 800,000 GPD. This flow would need to be collected and piped to the proposed STP for tertiary level treatment. The new sanitary conveyance system and treatment facility must be capable of accommodating the total estimated 800,000 GPD of average sewage flow (2.344 Million Gallons per Day (MGD) – Peak) and comply with Suffolk County siting, design operation, and all applicable public health standards and environmental regulations. The siting of the STP and leaching area will also be based upon the space required to expand the plant for an additional 100% of sanitary flow. Based on the anticipated flow requirements a new plant would require a footprint of 232 feet by 165 feet (i.e., 38,280 SF or 0.88 of an acre) and approximately 207,360 sf (4.76 acres) of land which accounts for 200% of the effluent leaching structures required by the regulatory agencies to operate the system. Land area required for 100% future expansion of the STP and leaching system would be 0.88 acre and 2.38 acres respectively. So, the total land area of the system footprint inclusive of the 100% future expansion would be 8.92 acres. Siting the system in this community is constrained by numerous factors, such as:

- High groundwater
- Groundwater contributory areas to surface waters (with associated travel times)
- Public wellfield capture zone.
- Pine Barrens Compatible Growth Area regulations
- General site needs (minimum area requirements, setbacks).

The County requires a minimum setback of 200 feet around a proposed STP to protect adjacent habitable space and 150 feet to the nearest property boundary. Considering 150 ft. of the required setback from the property lines, the total land area needed for the new STP and leaching system including the required future expansion is estimated to be approximately 11 acres. The STP and the leaching system will be housed on the same property.

Generally, based on Article 6 of the Suffolk County Sanitary Code, new conventional septic systems may be installed on sites if not more than 300 GPD of sewage density load is discharged per acre on that land in the Community south of SR 24, while 600 GPD/acre is the threshold in the Community north of SR 24. Also, nitrogen treatment at proposed facilities must comply with all SPDES discharge permit requirements, Central Pine Barrens, and Peconic Estuary TMDL standards unless variances are granted and any associated mitigations are implemented. If STP's are not constructed or not available for service or do not have the capacity to serve future development, there can be no development in the community within the ROD.

The attached Proposed Overall Site Plan and Proposed STP Site Plan shows the proposed location of the new STP and leaching area within the Community. The STP is shown with a 200-foot buffer as well as the proposed remote leaching field location. The STP is proposed to be located in the Enterprise Zone industrial subdivision site. The proposed remote leaching area is located north of SR 24 bordering the Peconic River at a previously determined dredge spoil location. Figure 3-14 from the BOA report depicts areas with a depth to groundwater of $\pm$12 feet. The location for the proposed STP is in an area where depth to groundwater is greater than 12 feet. Actual depths to groundwater and soil analyses would have to be determined to further verify these assessments prior to construction. Also, the proposed STP location is in undisturbed Pine Barrens which would necessitate additional clearing that may need to be offset.

The attached Proposed Overall Collection System Site Plan shows the proposed location of the collection system main layouts, pump stations, and force main layouts. Three of the total four proposed pump stations are located in RPL zones and the fourth is located in Zone RO-3. Zone types are described in greater detail later in this report. Three of the four PS locations are in areas where depth to groundwater is greater than 12 feet. In all locations, buoyancy will need to be considered, with actual measurements of depth to groundwater.

As shown, there has already been considerable investment in the area and a commitment to revitalization by the Town which has culminated in the current partnership with RD, preparation of the RRAP and Riverside Overlay District (ROD), a rezoning plan of the area, to entice redevelopment of the area, and support for redevelopment through interagency coordination to achieve partnerships and buy-in that is necessary to achieve the level of redevelopment appropriate for ensuring future success.

Since the current codes and restrictions for sanitary disposal has hindered any development, the most plausible solution to promote growth within the community is the construction of a centrally located STP. In order to benefit from a STP, infrastructure must first be laid in to accept the sanitary flow from the community. The creation of a wastewater conveyance system and STP would benefit the Riverside community in numerous ways. The combined utilities would be able to process larger volume of wastewater than septic systems so development would not be limited because of restrictions on the wastewater. The addition of both facilities is expected to have economic benefits by allowing more development and environmental benefits by reducing the amounts of contaminants and nitrogen released into groundwater.

Constructing a wastewater conveyance system and STP will benefit the local community as well as the rest of the island. It is the recommendation of this report for the construction of a gravity collection system combined with localized pumping stations ultimately discharging to a Sequencing Batch Reactor (SBR)

STP to service the entire community. Later in this report, the conveyance system location and STP location, as well as the benefits to its construction, will be described in more detail.

Section 2 Project Background & History

2.1 General – Site Information

The Riverside Hamlet (Riverside CDP) encompasses a total land area of 5.2 square miles of which 5.1 square miles is uplands and 0.1 square miles is underwater land. A significant portion of its area is preserved as open space. The hamlet of Riverside is located in the northwestern portion of the Town of Southampton, in Suffolk County, New York. Riverside is an older, moderately dense suburban community consisting primarily of single family neighborhoods, three mobile home parks, a scattered mix of mostly small one to two story commercial and industrial buildings, several scattered institutional uses (churches, police barracks, an elementary school, and a head start facility), and parklands and nature preserves. Most of the commercial/business uses in the hamlet are located along SR 24 (also known as Flanders Road) or near the Riverside/Riverhead traffic circle where five State and County arterial roads and one local residential street intersect. The area is generally flat and slopes towards the existing Peconic River to the north.

The Community is located south of the Peconic River, east of Little Peconic River, and north of the David A. Sarnoff Preserve - a designated Bird Conservation Area which is one of the largest undisturbed Pine Barrens on Long Island. To the southwest of the Community is the Cranberry Bog Nature Preserve, a wooded area with trails surrounding Swezey Pond and a former cranberry bog. All of these nearby resources suggest an environmentally complex and beautiful natural setting. The setting that surrounds the community is idyllic and yet, the community of Riverside is economically depressed, blighted, and home to a community that is dealing with a variety of negative social issues. While some members of the community work hard to maintain their properties, many homes and businesses are in disrepair and yards and vacant properties are strewn with debris and refuse. Numerous buildings are boarded up and some have been vacant for many years.

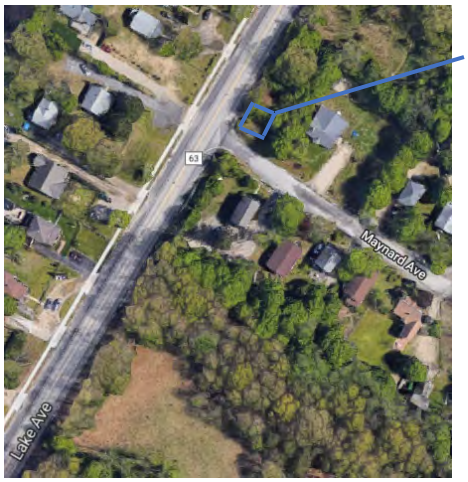
2.1.1 Location

It is suggested that the gravity collection system trunk lines be located within the road right of ways and the pump stations be located on dedicated portions of existing lots. Each dedicated area will require approximately 1,225 square feet of area for all equipment, controls and accessories. The Pump Stations will be located on the lots designated as Suffolk County Tax Map (SCTM) Numbers 0900-138-02-29.1, 0900-118.1-1-4, 0900-139-02-70.1, and 0900-140-02-57.1. Since these lots are not currently owned by the Town, the required areas will need to be assessed for taking.

It is suggested that the proposed STP be located on a dedicated area consisting of the following lots totaling 10.82 acres and designated as the Suffolk County Tax Map (SCTM) Numbers 0900-141-01-9.14, 9.17, 9.25, 9.29, 9.30, 9.31 & 9.32. The lots are currently undeveloped and unimproved.



Source: Google Aerial view (accessed September 7, 2018)



Source: Google Aerial view (accessed May 4, 2018)



Source: Google Aerial view (accessed May 4, 2018)



Source: Google Aerial view (accessed May 4, 2018)

2.1.2 Geologic Conditions

The proposed pump stations elevations vary, PS-1 is at elevation 16, PS-2 is at elevation 7, PS-3 is at elevation 20.5, and PS-4 is at elevation 21. Pump stations 1, 3 & 4 are located in areas where the depth to groundwater is more than 12 feet. The proposed STP location is at approximately elevation 20, where the depth to groundwater is more than 12 feet. According the USGS Water-Table and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers of Long Island, New York, April-May 2013[2] (USGS Groundwater Contour Map), the groundwater is approximately at elevation five (5).

The soil type at the proposed STP location is classified as primarily Carver and Plymouth sands with zero to three percent (0% - 3%) slopes (CpA). Further sub-soils investigation is required to determine the exact classification of the existing soil at both locations. This will also be required for the formal design report as enforced by the SCDHS.

2.1.3 Environmental Resources

The Riverside hamlet is surrounded by significant natural resources including the Peconic River and protected open space contained in the nearby Central Pine Barrens. Much of the land surrounding the hamlet is protected open space, including lands held by the Town of Southampton, Suffolk County and the State of New York. These natural assets provide various benefits but can also present constraints to redevelopment due to their unique qualities, importance to the community, and vulnerability to impacts. Regulations and conditions related to development in proximity to wetlands and surface water bodies present limitations. Development is complicated by the goals and regulations of special overlay districts and general restrictions related to wastewater treatment, aquifer protection and Wild, Scenic and Recreational River Corridors. Each of these programs or special districts and the related implications for future redevelopment are described in this report and more detailed in the RRAP and BOA.

The Central Pine Barrens has a significant presence in the hamlet and other area communities and represents the last significant wilderness area on Long Island. It is an important resource that must be protected as it provides the recharge of the sole source aquifer which is used as Long Island's exclusive drinking water supply. The "Central Pine Barrens Comprehensive Land Use Plan" outlines numerous

[2] See USGS Water-Table and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers of Long Island, New York, April-May 2013 Map - Exhibit A

techniques to protect and preserve this important natural resource. The construction of a private treatment facility would reduce possible sources of contamination and help to preserve the integrity of the Central Pine Barrens and its many natural functions and resources.

Below is a summary inventory and analysis of the existing natural resources and environmental features for the community.

2.1.3.1 Surface Waters:

The Community is bordered by the Peconic River, Little Peconic River, and Black Creek Pond and contains three small freshwater ponds, as well as several small freshwater and tidal wetlands (Figure 3-8 from the BOA report depicts designated New York State Wild, Scenic and Recreational Rivers Areas and Figure 3-9 from the BOA report shows NYSDEC designated wetlands and Figure 3-10 from the BOA report shows National Wetland Inventory wetlands). These features are important natural resources that are or may be vulnerable to contamination from sanitary discharges or other unresolved environmental conditions. Surface waters and wetlands and their adjacent areas are regulated by federal, state and local laws administered by the US Army Corps of Engineers (Section 10 of the Rivers and Harbors Act), NYSDEC (Articles 24 and 25 of the Environmental Conservation Law and NYS Wild, Scenic and Recreational Rivers Act), and/or the Town of Southampton (Chapter 325 of the Town Code). Various policies, guidelines, and consistency reviews are also required pursuant to the Central Pine Barrens Comprehensive Land Use Plan, Peconic Estuary Comprehensive Conservation and Management Plan, and other resource protection plans and policies to protect these resources from degradation to support their many important functions and uses. (See also DGEIS, October 8, 2015, Pages 4-1 thru 4-19.). The protection, mitigation of impacts, and/or restoration of valued natural resources will help to ensure a healthy, well balanced and sustainable community.

2.1.3.2 Groundwater

Near the Peconic River, groundwater flow is generally north toward the river; therefore, on the south side of the river within the Community, flow is generally to the north or north-northeast and the time of travel of groundwater to the Peconic River ranges between days in areas immediately adjacent to the river to as much as 10 to 25 years at the south end of the Community near the intersection of Ludlam Avenue and Pebble Way (Figure 3-13, Groundwater Travel Time Plan, from the BOA report). Depth to groundwater from the ground surface is variable within the Community depending on surface elevations and how near or far from the river depth to water is measured due to increased ground surface elevations to the south with distance from the river. Based on available water table data compiled by the County, depth to groundwater in the Community ranges from near zero at a few locations near the river to approximately 35 feet at the south end of the Community between Oak Court and Elm Court in the Riverwoods Community. General depth to groundwater zones are shown in Figure 3-14 from the BOA[3] report and are discussed in greater detail in the DGEIS.

Long Island's freshwater aquifers (primarily the Upper and Magothy Aquifers) are generally considered to contain a significant volume of potable water, especially within deep recharge areas in the Central Pine Barrens, the Town's Aquifer Protection Overlay District (APOD) and the region's Special Groundwater Protection Area (SGPA), where the underlying groundwater reservoirs are very thick and contain considerable uncompacted coarse grained sand and gravel with significant storage capacity.

All of Nassau and Suffolk Counties' businesses and residents rely on groundwater for potable water. Since groundwater is the only source of potable water on Long Island, the EPA has designated the Island's groundwater supply as a "sole source aquifer" pursuant to the Federal Safe Drinking Water Act. This designation, along with burgeoning population growth, increasing water demands, and threats to groundwater quality from land activities, all point to the need to protect this vital resource for future generations. For these reasons, various state, regional, and county agencies have expended considerable effort in identifying the best ways to protect groundwater resources, and in ~~so~~ doing so have commissioned numerous studies that have culminated in a variety of plans, policies, laws and standards for regulating activities that may jeopardize groundwater quality (CPBJPPC, 1995; Long Island Regional Planning Board (LIRPB), 1992; Nassau-Suffolk Regional Planning Board (NSRPB), 1978; and SCDHS, 2008, 2004 and

[3] See Figure 3-14 of the BOA by NP&V – Exhibit C

1987.). Substantial planning and regulatory efforts have also been undertaken by the Town of Southampton to ensure the protection of groundwater resources.

Land located south of the SR 24 (with the exception of a small area of land located north of SR 24 and west of Peconic Avenue) in the Community is within several groundwater management areas:

- Central Pine Barrens Compatible Growth Area (CPBJPPC, 1996);
- Town of Southampton Aquifer Protection Overlay District (APOD);
- Town of Southampton Central Pine Barrens Overlay District (CPBOD) (which serves to implement the regional Central Pine Barrens Plan in the Town of Southampton);
- Central Suffolk Special Groundwater Protection Area (South) (LIRPB, 1992); and
- Suffolk County Groundwater Management Zone III (SCDHS, 2004).

Land located north of SR 24 is within Groundwater Management Zone IV and is not within any special groundwater protection areas. (See also DGEIS, October 8, 2015, Pages 4-1 thru 4-19.)

The area of Long Island under which the largest volume and highest quality of potable groundwater is found is the pine barrens area, which occupies much of the east-central portion of Suffolk County, an area dominated by lesser amounts of development and extensive tracts of natural forest. The forest composition of the area which has adapted to the unique soil properties of the area provides treatment of water entering the aquifer. The Long Island Pine Barrens Protection Act (the Act), signed into New York State law in 1993, established a State-assisted process to preserve those portions of the pine barrens so that the public potable water supply and overlying natural areas would be protected.

Pursuant to the Act, the CPB Joint Planning & Policy Commission (the Commission) was established, to prepare and administer the Comprehensive Land Use Plan (CLUP) to regulate future growth in the CPB. This plan was prepared and adopted in 1995 and was added to the NYS Environmental Conservation Law as Article 57. As intended by the Act, the CLUP provides procedures for the review of development applications in the Pine Barrens Compatible Growth Area (CGA), based on a set of specific guidelines and standards. It is noted that, with few exceptions, development opportunities in the CPA are limited. Standards and guidelines for compatible development were established for areas located in the CGA in order to sustain habitat and unique ecosystems and preserve the quality of groundwater recharge in the region.

In addition to setting the standards and guidelines by which the Commission would review development applications, the CLUP allows for local municipalities to administer and conduct review of applications in the CPB. Such review must be performed under a locally-enacted ordinance that would be subject to the review and approval of the Commission. For applications undergoing local review, the CLUP standards are required to be incorporated into local land use and development procedures and ordinances, whereas the CLUP guidelines could be utilized by municipalities on a discretionary basis. The Town of Southampton adopted the standards of the CLUP into Article XXIV, Chapter 330 of its Town Code, and established Overlay Districts to implement many of the guidelines suggested in the CLUP.

The area located south of SR 24 is also located within the Long Island Regional Planning Board's Central Suffolk Special Groundwater Protection Area (SGPA) (South) and borders the County's "Peconic Bay and Environs" Critical Environmental Areas (CEA) which includes the lower Peconic River, Flanders Bay and the greater Peconic Estuary, which are County designated "Critical Environmental Areas." Like the Town, the County also considers the Long Island Central Pine Barrens to be a CEA. CEAs are discussed in detail in the GEIS[4].

The specific area designated for the construction of the Riverside Revitalization STP is located within the area where the groundwater travel time is between 2-5 years.

[4] See DGEIS by NP&V Pages 6-1 thru 6-28 – Exhibit D

2.1.3.3 Vegetation, Wildlife & Habitats

The Riverside Community is mostly comprised of suburban and commercial development but some vacant and undisturbed lands remain. Lands that are vacant fall into one of four categories: freshwater wetlands, tidal wetlands, preserved lands, or vacant lands (many of which are publicly owned) surrounded by development. A general map of natural habitats located within the Community is provided in Figure 3-15 from the BOA report.

Upland communities are generally comprised of Pitch Pine-Oak forest, Successional Southern Hardwood forest, Maritime Oak Forest, Successional Shrubland, Maritime Heathland and Successional Old Field (Edinger et al, 2014). The Sarnoff Preserve, located in the southwest portion of the Community is comprised of Pitch Pine-Oak forest, Successional Old Field, and freshwater wetlands habitats. The preserve adjoins a vacant parcel of land that is comprised of Pitch Pine-Oak forest. Two other large parcels of Pitch Pine-Oak forest remain which consist of a narrow parcel of vacant woodland located in the central portion of the Community and portions of the industrial subdivision that remain undeveloped.

Deciduous forest is the primary community located in the upland portion of the community north of Flanders Road. It is surmised that this forested area is a remnant of a Maritime Oak forest. Maritime Oak forests are defined as "an oak-dominated forest that borders salt marshes or occurs on exposed bluffs and sand spits within about 200 meters of the seacoast" (Edinger, et al., 2014). Areas where inspection was possible revealed highly disturbed woodland which is primarily comprised of invasive species (Norway maple, tree of heaven); however, remnant oaks were visible within the forested area. Due to access limitations, the area depicted as Maritime Heathland is surmised from aerial photography; field inspection of this area was not completed. All other upland habitats within the Community are either successional in nature or are landscaped and impervious areas associated with suburban development.

Wildlife within the majority of the Community is anticipated to consist of species that are adapted to suburban habitats, such as raccoons, squirrels, deer, rabbits, robins, mockingbirds, grackles and starlings. The exception to this assumption is areas of forested upland, vegetated tidal wetlands, and freshwater wetlands, where a greater diversity of wildlife may inhabit, including interior forest birds, salamanders, shore birds, turtles, bivalves, and reptiles adapted for living in wetland habitats.

The New York Natural Heritage Program (NYNHP) was contacted to determine the presence/absence of rare, threatened endangered species or significant natural communities within the Community. Six significant natural communities are located within or adjacent to the Community and are:

- Red Maple-Blackgum Swamp
- Coastal Plain Atlantic White Cedar Swamp
- Coastal Plain Poor Fen
- Coastal Plain Pond Shore
- Pitch Pine-Oak-Heath Woodland
- Pitch Pine-Oak Forest

The NYNHP has also identified a number of rare, threatened or endangered plants and wildlife within or in the vicinity of the Community. Species identified include one endangered amphibian, one endangered butterfly, one threatened damselfly, one threatened fish, two special concern damselflies, two special concern moths, two unlisted damselflies, six unlisted moths, fifteen endangered plants, and fifteen threatened plants. It is also noted that the eastern tiger salamander has been identified as occurring within a half mile of the Community. Correspondence with the NYSDEC indicates that there are no documented breeding ponds within 1,000 feet of the Community, however, there are ponds in proximity to the Community that represent suitable habitat that have not been surveyed.

Figure 3-16 from the BOA report also depicts NYS Significant Coastal Fish & Wildlife Habitats (SCF&WH) located in the vicinity of the Community. The Peconic River and Cranberry Bog County Park SCF&WH are the only ones located along the Community shoreline.

As previously mentioned, the Town, Army Corps and NYSDEC regulate activities in and/or adjacent to wetlands. NYSDEC also regulates rare, threatened and endangered wildlife through Article 11 of the ECL as implemented under 6 NYCRR Part 182. As indicated by the NYNHP, several threatened and endangered wildlife species are located in the vicinity of the Community. As a result, disturbance to sites that contain or may affect habitat of the endangered or threatened wildlife species would be subject to regulation under Article 11 of the ECL. The GEIS contains additional information about ecological issues and conditions. (See also DGEIS, October 8, 2015, Pages 5-1 thru 5-14.)

2.1.3.4 Freshwater Wetlands

Freshwater wetlands are important ecological communities. These habitats are generally more productive than upland habitats and are typically high in both plant and animal diversity.

NYSDEC tidal wetlands located along the shoreline of the Community east of the Peconic Avenue Bridge include High Marsh (HM), Intertidal Marsh (IM), Dredge Spoil (DS) and Littoral Zone (LZ). The tidal wetlands within the Community are located where the shoreline intersects and interfaces with tidal waters. These wetlands contain saline waters, which originate from the ocean-fed surface waters associated with Peconic Bay. These features are formed by coastal processes and, with the exception of formerly connected tidal wetlands, are subject to tidal influence. These areas are not only vital to the ecological systems to which they serve, but also function to control storm surges during flood and major storm events which may impact sensitive watershed areas. Tidal wetlands within the Community were presented earlier in Figure 3-9 from the BOA report.

The National Wetlands Inventory categorizes wetlands regardless of their size and regulatory status. As illustrated on Figure 3-10 from the BOA report, the wetlands within the Community are characterized as “Estuarine” (where fresh and saline waters mix) north of CR 24, indicating that these wetlands are tidally influenced, while wetlands south of CR 24 are characterized as “Palustrine,” indicating these wetlands are freshwater in nature. Vegetation within Estuarine wetlands would consist of that adapted to tidal wetland environments, while freshwater wetland vegetation would generally be comprised of plants that have a lower salt tolerance.

2.1.3.5 Critical Environmental Areas

The portion of the Community located south of SR 24 is situated within a Central Pine Barrens Compatible Growth Area (CGA) and development under the subject zoning amendments will be assessed as a “Development of Regional Significance” in order to provide a comprehensive review of the project in consideration of the Central Pine Barrens CLUP (see Figure 3-17, Pine Barrens Plan, from the BOA report).

Parts of the Community are also located within the Town’s Aquifer Protection Overlay District (APOD) and/or contain freshwater wetlands and associated upland adjacent areas that are currently subject to regulatory review by the Town pursuant to Chapter 157 of the Town Code as well as the NYSDEC per Article 24 of the Environmental Conservation Law of the State of New York. The Central Pine Barrens CGA, APOD, and NYSDEC designated freshwater wetlands and adjacent areas are considered “critical areas” under Section 157-10, “Critical areas,” of the Southampton Town Code.

2.1.3.6 Community Drainage and FEMA Flood Zones

Natural drainage, including overland runoff and underflow from natural infiltration or by direct recharge of water through dry wells and leaching pools, is expected to flow in a north to north-northeasterly direction toward the Peconic River. Drainage is an important factor in protecting surface waters and wetlands as well as in the prevention of flooding. Drainage issues are regulated by the Town through State and local laws and Site Plan, SEQRA, and Town Engineering review processes. Sub-watersheds are shown in Figure 3-11 from the BOA report.

Based on a review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), approximately 44 acres of the Community are located along the south bank of the Peconic River, north of SR 24, are within a FEMA-designated AE (100-year) Special Flood Hazard Area (SFHA). A narrow band of X500 (500-year flood zone) is also present adjacent and to the south and inland of the AE zone including near the traffic circle, around the Suffolk Federal Credit Union and in the area containing old dredge spoil deposits (FEMA flood zones are depicted in Figure 3-12 from the BOA report). The X500 zones comprise areas that are at minimal risk due to flooding from a principal water body in the area (i.e.,

the Peconic River). Nevertheless, land and structures at these locations can be affected by rare but extremely severe storms, particularly if the area is poorly drained and stormwater controls, building siting, and other factors are inadequate. A narrow "A" Flood Zone exists along the Little Peconic River. This zone generally follows the western boundary of the Community and affects only a very small portion of the Community within the rear setback of a few of the existing developed single-family lots and poses no significant issues or concerns. All other land within the Community is within FEMA's X (upland or non-flood zones) and is therefore very unlikely to ever be affected by surface water flooding.

The specific location selected for the construction of the proposed STP and leaching system is located within FEMA-designated X flood zone.

The Draft Generic Environmental Impact Statement (DGEIS), prepared by NP&V, notes that stormwater best management practices (BMPs) such as green infrastructure (landscaped buffers, rain gardens, green roofs, vegetated swales, etc.) should be utilized on future development sites that are adjacent to surface waters and 100-year flood zones where practicable to help reduce impervious surfaces, provide a level of flood storage, buffer and protect development from flooding, and provide a degree of community resiliency. Zoning several properties along the riverbank as RO-7 ("Parkland") pursuant to the ROD zone changes also helps to ensure that construction on land having the potential for flooding is properly sited. Moreover, future buildings and other impervious structures, as indicated in the DGEIS, should be located upland of the 100-year flood zone where possible, be properly constructed or on land that has already been filled, to avoid flooding and/or any significant loss of flood storage capacity. BMP's such as green infrastructure (landscaped buffers, rain gardens, green roofs, vegetated swales, etc.) should be also considered in areas that may flood during a major storm. Some of the shoreline in the Community adjacent to the River is currently bulkheaded, thereby, providing some protection to these existing developed sites. Additional bulkheading and use of pervious surfaces are other strategies that may be employed where practicable to address flooding concerns in accordance with any required Town, NYSDEC or US Army Corp of Engineers permits. The DGEIS for the BOA Study, RRAP and ROD Code Amendments provides extensive information and analyses on stormwater and flood control (DGEIS, October 8, 2015, Pages 4-14 thru 4-18 and 15-2).

2.2 Ownership & Service Area

2.2.1 General

Development along SR 24 (Flanders Road) and portions of several other major roads that merge at the traffic circle in Riverside include mixed commercial, industrial, residential, and institutional land uses, vacant land, and vacant/boarded-up buildings. Since development along the SR 24 corridor is scattered rather than compact, is inconsistent in terms of use (e.g., commercial building next to a single-family home, next to a vacant lot, next to a vacant building, etc.), consists of single-story rather than two, three or multiple-story structures, and does not have a major business anchor, the business district does not function as a dense, walkable, vibrant and successful downtown or mixed use hamlet center.

Developed land outside the immediate corridor area consists primarily of a dispersed mix of medium to high density/small lot single-family residential neighborhoods and mobile home parks, vacant lots or buildings, light industrial development, and scattered institutional or community service facilities.

AREA OF LAND COVERAGE BY LAND USES

Land Use	Existing Area (Acre)
Commercial	38.17
Industrial	8.82
Institutional	28.87
High Density Residential	96.99
Medium Density Residential	96.12
Low Density Residential	18.11
Recreational	57.82
Transportation	15.77
Vacant	86.04
Total	446.71

Single-family residential zoning districts regulate more land than any other zoning classification in the area and are found along the eastern (R-15), western, (R-20 and R-15), and southern (MHS-40 and R-15) area boundaries, as well as near the center of the area (R-15), and in the northeastern corner of the area (R-80 along the river and R-15 along SR 24). The R-15 and R-20 zoning districts allow lots as small as 15,000 and 20,000 square feet, respectively, and are the highest density single-family residential density zones in the Town, while the CR-40 requires lots to be 40,000 square feet. The MHS-40 district requires a minimum lot size for a manufactured home park of 40,000 square feet, but the zoning regulations require ~~only~~ that the units be separated only a distance of 15 feet, therefore resulting in a higher density of residential units than other zoning districts. The area zoned CR-40 has been acquired by the State and preserved as open space and wildlife habitat. Commercial zones in the area are found near the traffic circle, along the north ends of Lake Avenue and Riverleigh Avenue, and along SR 24. The RWB zone is located on the north side of SR 24 along the Peconic River. Land within the area that is within the RWB is owned by Suffolk County. Industrially zoned land (LI-40, Light Industry) is found along Enterprise Zone Drive and the south side of SR 24 near the center of the area and includes land occupied by the Southampton Enterprise Zone industrial subdivision, Peconic Mini Storage, Suffolk Federal Credit Union (SFCU) and Southampton Head Start. Open Space Conservation (OSC) zoned land is located at the south end of the area, north of the intersection of Ludlam Avenue and Old Quogue Road at the site of Ludlam Avenue Park.

Approximately 212 acres of the area is in residential use. An additional 19 percent of the area is vacant. Eight percent (8%) consists of commercial uses, and the remainder of the area consists of streets and rights-of-way, industrial, institutional, parks and recreation, and surface waters. The general land use and development pattern in the hamlet is summarized as follows:

2.2.1.1 Single-Family Residential Neighborhoods

Single-family residential neighborhoods are present primarily south of SR 24 along the eastern and western boundaries of the hamlet as well as some areas adjacent to the southern boundary. These areas include:

- Woodhull Avenue, Pegs Lane, Lake Avenue (CR 63), and Maynard Street to the west

- Ladlam Avenue, Pebble Way, Phillips Avenue, White Brook Drive, Brown Street, and Goodridge Avenue to the east
- Old Quogue Road, Vail Avenue and Pine Street
- Small pockets of single-family development or individual isolated residential lots are otherwise scattered throughout the area.

2.2.1.2 Manufactured Home Parks

Manufactured home parks are found at the south end of the community off of Riverleigh Avenue (CR 104) and on the north side of SR 24 along the Peconic River, opposite Enterprise Zone Drive and the Peconic Mini Storage facility. In total, there are three mobile home parks in the hamlet. The largest is the Riverwoods/MacLeod community located at the south end of the hamlet on the west side of Riverleigh Avenue. The two smaller mobile home parks are located adjacent to one another along the Peconic River, one of which has been identified as the Parkview community.

2.2.1.3 Commercial Developments

Commercial developments exist primarily around the traffic circle, along Riverleigh Avenue and Lake Avenue (near the traffic circle) and at intermittent sites along SR 24. Commercial uses include but are not limited to several gasoline filling stations, convenience stores, a beverage distributor, hotel, credit union, a fast food restaurant, deli, a graphics business, billiard table sales and service business, antique shop, hair salon, barber shop, barber shop, scuba diving equipment retailer, auto sales, auto repair, and other small miscellaneous retail and personal services businesses. A few vacant commercial buildings were also noted.

2.2.1.4 Industrial Land

Industrial land uses are very limited and are relatively dispersed in the area. The three largest developed industrial sites in the area are located within or adjacent to the Southampton Enterprise Zone subdivision, the largest of which is used as a mini storage facility, and the other two are undetermined industrial uses. Other industrial uses in the area include a glass and mirror shop (south side of SR 24), an auto salvage yard and junk yard (along Old Quogue Road) and a few small sites that now contain vacant buildings. Several industrial lots remain undeveloped. Auto repair is also sometimes considered an industrial use.

2.2.1.5 Institutional Land

Institutional land uses are widely dispersed throughout the area and include: Phillips Avenue Elementary School (off of Phillips Avenue south of the Southampton Enterprise Zone subdivision) which is the largest institutional use in the area; Southampton Head Start (off of SR 24, west of Suffolk Federal Credit Union); several places of worship (one on the west side of Riverleigh Avenue, one on the west side of Old Quogue Road, and another on the north side of SR 24); a social/fraternal lodge (Masonic Temple) (on the north side of SR 24 and west side of the State recharge basin), and a State Police barracks (Riverleigh Avenue, approximately 500 feet southeast of the traffic circle).

2.2.1.6 Vacant Land

Vacant land is located primarily north of SR 24 and adjacent to the river, within the Southampton Enterprise Zone industrial subdivision, on a long wooded parcel (SCTM: 900-139-3-10.2) adjacent to the west of the subdivision which extends between SR 24 and Old Quogue Road, and within an undeveloped six-lot residential subdivision. In addition, there are a number of small vacant lots scattered throughout the single-family residential neighborhood at the center of the area. Vacant lots are publicly or privately-owned and several appear to be owned by the same property owner of adjacent residential lots to make a larger usable lot. The current and future disposition of some of the vacant publicly-owned land in the area is unknown or not currently available and therefore is not classified as parks or open space. Vacant buildings are also present in the area, including but not limited to, a former gasoline station, what appears to have been a warehouse, and miscellaneous former commercial uses.

2.2.1.7 Parks, Open Space, and Wildlife Preserves

Parks, open space, and wildlife preserves are prevalent throughout the Riverside community especially outside and adjacent to the community and serve to create well-defined boundaries for the hamlet. Several

properties within the area comprising of an estimated 57.64 acres have been preserved for one or more of these purposes. Preserved land within the area includes two large Town-owned parcels located north of SR 24 on the east side of the area; Town-owned land at the northeast corner of the intersection of Ludlam Avenue and Old Quogue Road (Ludlam Avenue Park); County-owned land situated southeast of the intersection of Maynard Street and Lake Avenue (CR 63) which contains a freshwater pond and is contiguous to the David A Sarnoff Pine Barrens Preserve; and Town-owned land located at the northeast corner of the traffic circle between Peconic Avenue and Nugent Drive (CR 94).

2.2.1.8 Transportation Land

Transportation land uses include State and County arterial highways and Town streets as well as three lots containing or designated as stormwater recharge basins, including two Town-owned lots, one located on the west side of the Southampton Enterprise Zone Subdivision and one located off of Pebble Way, and a NYSDOT recharge basin on the north side of SR 24, adjacent to the Masonic Temple. The Riverside portion of SR 24 is an important multifunctional roadway. The road is a regional arterial serving the area's local commercial and residential uses and facilities waterfront access. Development along this road has faced many challenges, particularly in light of the recent recession, which in turn has resulted in a high number of vacant and derelict buildings throughout the corridor and surrounding area.

2.2.1.9 Existing Zoning Districts

Thirteen "base" zoning districts regulate land use within the hamlet, including five single-family residence, six commercial, one light industry, and one open space conservation district as follows[5]:

Residential and Open Space Zoning Districts:

Residence-15 (R-15)

Residence-20 (R-20)

Country Residence 40 (CR-40)

Mobile Home Subdivision (MHS-40)

Residence-80 (R-80)

Open Space and Conservation (OSC)

Business and Industrial Zoning Districts

Highway Business (HB)

Village Business (VB)

Shopping Center Business (SCB)

Resort Waterfront Business (RWB)

Office Business (OD)

Motel Business (MTL)

Light Industry (LI-40)

Land located south of SR 24 is also within two Town overlay districts: the "Aquifer Protection Overlay District" (APOD) and the "Central Pine Barrens Overlay District" (CPBOD). The overlay zoning district superimposes an additional "layer" of standards or regulations ~~in addition~~ to the existing "underlying" zoning requirements. These districts are defined geographic areas shown on a zoning map and are commonly applied to locations that need an additional measure of protection, such as areas containing important environmental resources (e.g., groundwater supplies, wetlands, agricultural soils), or in areas that compel additional consideration due to potential development issues (e.g., steep slopes, wetlands, etc.). A third overlay district, the Tidal Wetlands and Ocean Beach Overlay District (TWOBOD), regulates activities that

[5] See Official Town of Southampton Zoning Map, Figure 405.A of the ROD – Exhibit E

may occur within or adjacent to the tidal wetlands on the north side of SR 24 along the tidal portion of the Peconic River (see "high marsh," "intertidal marsh," and "littoral zone")[6].

2.2.2 Industrial Discharges or Hauled Waste

There are six facilities listed on the EPA's Facility Registry Service (FRS) data for the hamlet of Riverside. Of the six two are located within the Suffolk County Center and outside the community area to be revitalized. The facilities and their respective FRS ID numbers are listed as follows:

- Suffolk County Sheriffs Photo Lab –110004316080
- Charlies Quality Collision Inc. – 110004411574
- S C D H – Riverhead Health Crt – 110008041840
- McDonly Motors Property – 110019424880
- Riverhead Shell – 110019522300
- Verhead Precision – 110030000512.

Three of these facilities have Air ID numbers and four facilities have RCRA ID numbers. Of all facilities listed, there have been no compliance criteria violations or enforcement actions within the past five years.

2.2.3 Population Trends and Growth

The hamlet is within the US Census Bureau's Riverside Census Designated Place (CDP), which has been documented as the most economically distressed community in both Suffolk and Nassau counties. Economic distress indicators include data on poverty level, educational achievement, unemployment, median income and median housing values. In Suffolk County, Riverside has the lowest median home value and median household income of the 157 communities (census places), has the 2nd lowest percentage of high school graduates, and the 3rd highest number of families living below the poverty level.

Based on the data from the Economic Distress Indicators study from 2008-2012 in Suffolk County, Riverside has significantly higher unemployment (nearly 4% higher than Gordon Heights) and a substantially lower median income (over $20,000 less than Wyandanch), but comparatively fewer residents receive public assistance income. The Riverside CDP is the only community within Suffolk County with a median home value below $200,000. The median home value reported in the economic distress indicators data was $73,900. The community with the second lowest median housing value in Suffolk County was Mastic Beach, which at the time had a median home value of $224,900, or more than three times that of Riverside.

EXCERPT OF ECONOMIC DISTRESS INDICATORS, 2008-2012, SUFFOLK COUNTY

Economically Distressed Communities	% w/public Assistance Income	% High School Graduates	% Below Poverty Level	Median Household Income	% Unemployment	Median Housing Value	Overall Rank
Riverside	7.05%	63.34%	24.59%	$33,308	18.39%	$73,900	1
Gordon Heights	8.65%	85.17%	22.18%	$56,157	14.46%	$281,600	2
Wyandanch	11.78%	75.75%	13.99%	$53,948	9.93%	$270,000	3

Source: U. S. Census Bureau (2008-2012 American Community Survey) and Suffolk County Planning

This section will discuss the current and proposed population for the community. Problems with the current community layout and reasons related to the hamlet being classified as a CDP as well as possible solutions will be outlined herein. One of the purposes of the RRAP was to identify the areas that could benefit from rezoning and promote development. The ROD was then created as a base to begin the process of revitalizing. These items are explained in greater detail below.

The Riverside Community is home to a total of 4,912 people living in 570 households. As noted, the Riverside CDP area is the most economically distressed community according to the Suffolk County Department of Economic Development and Planning analysis. According to the American Community Survey 5-year estimates[7], the median home value within the Community is just $70,400 (as compared to

[6] See DGEIS by NP&V Pages 7-1 thru 7-37 – Exhibit F
[7] See United States Census Bureau Data – Exhibit G

the median of $381,700 for all of Suffolk County). The population is generally less educated than the residents of the County, with 46.9% not having graduated from High School or received an equivalency degree and relatively few (2.7%) having a bachelor's degree. In comparison, 9.6% of Suffolk County's population does not have a High School diploma. The median income for a household within the Community, at $39,571 is significantly lower than that of Suffolk County at $92,933. In 2013, Riverside had an unemployment rate of 14.6% which was much greater than the County (at 7.4% during that period). Riverside also has a very low labor force participation rate. Labor force participants are classified as individuals who are either working or looking for work. Those who are not participating in the labor force may be retired or prevented from doing so by disability or school attendance, or they may have been out of work for so long that they have given up on seeking regular employment. In 2015, the labor force participation rate was 13.9% (as compared to 65.3% in Suffolk County). This speaks not only to the need for jobs, but also a diversification of the area to revitalize existing commercial markets. These factors provide indicators of an economically distressed community, where availability of benefits related to the revitalization of the area will provide significant tangible benefits to elevate the community as a whole.

Development patterns in Riverside have remained relatively stagnant with the exception of the construction of the Suffolk Federal Credit Union at the corner of SR 24 and Enterprise Zone Drive approximately eight to nine years ago, a redevelopment that involved the construction of a convenience store along Flanders Road near the east end of the hamlet, and more recent development on two lots within the Southampton Enterprise Zone industrial subdivision that are now developed with light industrial uses. Several other lots within the Enterprise Zone subdivision remain vacant, which may be due in part to the recent recession and a general decline in industrial development in the Town and throughout the northeastern United States. The State Police barracks at 234 Riverleigh Avenue is also a relatively recent addition to the area and provides a greater police presence in the community Many lots in the area remain vacant, some of which are publicly owned as described previously. The State acquired land on the north side of SR 24 approximately 10 years ago for use as a stormwater recharge basin and the County acquired other nearby land along the river for parkland or open space preservation. The more recent County land acquisitions along the river were once part of a proposal for a large hotel, catering facility and restaurant which never came to fruition.

2.2.3.1 Planned Development

The recently adopted ROD Zoning identifies the permitted land uses within the Community. The DGEIS analyzed the potential for environmental impacts of a theoretical development program which was created for the overlay area. See Tables 4-4 and 4-5 of the BOA that summarize the permissible uses for each strategic site. The concept plan shown below illustrates a possible future land use pattern as envisioned based upon the Theoretical Development Program, assuming an STP is constructed to serve the Community.

The primary redevelopment area is concentrated around the Riverside traffic circle and extends outward from this location. The majority of the development would occur along Flanders Road and Riverleigh Avenue, especially in the area generally north of Pine Street. Development is also anticipated within the Enterprise Zone Drive area and other locations. The DGEIS estimates a theoretical development program that would consist of the following future land uses shown if the table below:

THEORETICAL DEVELOPMENT PROGRAM

Land Use	Additional Square Feet, Rooms, and Dwelling Units
Retail	133,517 Square Feet
Office	62,000 Square Feet
Hotel	97 Hotel Rooms
Apartments	2,267 Dwelling Units
Adult Care/Nursing Home	63,910 Square Feet
Artisan Lofts/Production	30,900 Square Feet
Cultural	11,032 Square Feet
Parking Garage	550 Spaces
Surface Parking Lots	1,602 Spaces

Land Use	Additional Square Feet, Rooms, and Dwelling Units
On-Street Parking Spaces	1,107 Spaces
Indoor Ice Skating/Hockey Rink	100,000 SF, plus parking

Source: SEQRA 12-17-15, NP&V

Seven new Overlay Districts were adopted, and are described in the ROD, to regulate land use within the planned development of the hamlet. These Districts consist of the following[8]:

Residential and Open Space Zoning Districts:

Hamlet Center (RO-1)

Hamlet Neighborhood (RO-2)

Special District (RO-3)

Gateway District (RO-4)

Suburban District (RO-5)

Waterfront District (RO-6)

Riverside Parkland (RPL (RO-7))

A total of 20 percent of the residential units would be marketed toward working class individuals and households. Fifty percent of the apartments would be one-bedroom and 50 percent would be two-bedroom units. Also, 50 percent of the units would be renter-occupied and 50 percent would be owner-occupied. Workforce housing would be marketed toward households having an annual income ranging between $40,000 and $96,000 based on 37% to 88% of the median Suffolk County household income determined by HUD to be $109,000/year (see RRAP).[9]

Another component aspect of the planning process that was conducted in the creation of the RRAP was the preparation of a preliminary market study which identified the amount of floor space and dwelling units that could reasonably be accommodated within the reclaimed brownfield sites, as determined by NP&V, and revitalized Riverside community. The preliminary market study was reviewed separately by Urbanomics, Inc. Economic and market trends inform and assist in determining future uses which could be accommodated in the Community; uses were identified that also had community support.

Retail demand was based on an examination of sales leakage - economic activity that should remain within a community's local economy but occurs elsewhere due to factors such as a void within a certain business type, lack of infrastructure to support development, or a lack of an attractive retail environment that captures interest and market demand. Riverside exhibits significant leakage due to the relative lack of places for residents to shop, dine and play. Accounting for the combined existing incomes of Riverside, Flanders and Northampton, there is a substantial opportunity for local entrepreneurs to capture spending that currently takes place outside of these communities, bringing in additional income and job creation.

The table below summarizes the amount of nonresidential floor space and residential dwelling units that could be supported in Riverside, based on the market analysis conducted for the BOA.

STUDY AREA PRELIMINARY MARKET DEMAND

Store Type	Floor Space Demand (SF)	Dwelling Units
Full Service Restaurant	7,897	
Grocery Store	10-12,000	
Hobby, Sport Goods, Music Instruments	5,451	
Clothing and Shoes	14,797	
Electronics and Appliances	1,948	

[8] See Riverside Overlay District Map (COLOR), Figure 407.H.(2) of the ROD – Exhibit H

[9] Referenced reports (e.g. RRAP, ROD, BOA, etc.) can be found at the Town of Southampton website at: http://www.southamptontownny.gov/960/Riverside-Revitalization-Action-Plan-RRA

Health and Personal Care	6,870	
Office	80,796	
Hotel Space	---	
Light Industry	---	
Rental Dwelling Units		3,115
Assisted Living		600 beds

Sources: BOA, NP&V

Specific findings are as follows:

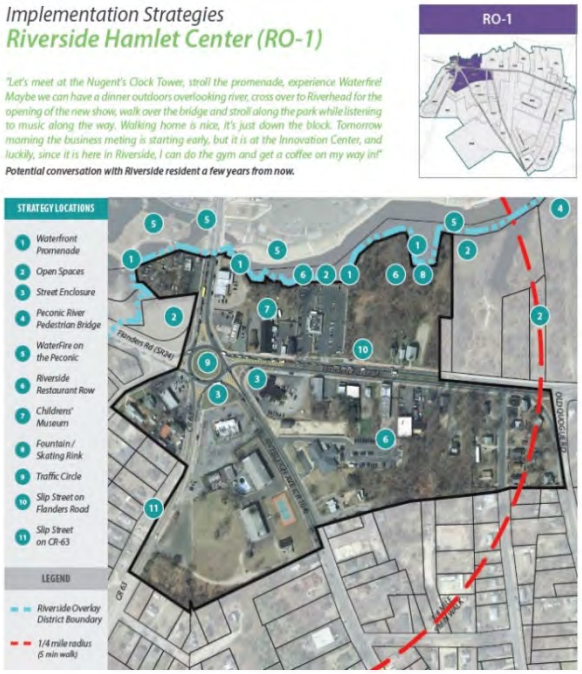
- A food market needs assessment concluded that there is a need for a medium sized supermarket to serve the Riverside community.
- The most untapped retail opportunities include: full service restaurants, furniture and home furnishings, clothing and shoe stores, health and personal care stores, sporting goods, hobby and musical instrument stores, and electronics and appliance stores.
- Based on employment estimates projected to the year 2030 and using a 10 percent capture rate for the Riverside market, approximately 81,000 square feet of office space could be supported. The fastest growing sectors include “health care and social assistance” and “educational services”.
- If planned amenities, including construction of a boardwalk and new bridge come to fruition, market demand would support a waterfront-oriented hotel.
- Between the Towns of Southampton and Riverhead there are approximately 3,000 seniors classified as having a “self-care” or “independent living” difficulty. A conservative estimate of 20% of this population yields a demand for approximately 600 beds.
- Artisan production facilities for local artists and craftsmen can be supported.
- In terms of residential dwellings, an age cohort analysis estimates that there will be new demand for 3,115 dwelling units by 2030 within the Towns of Southampton and Riverhead. This estimate does not account for demand within the Towns of Southold, East Hampton or Shelter Island, all of which are experiencing the same general trends.

While there is market demand for the uses identified above, the Town must pursue implementation strategies that provide the regulatory framework and infrastructure support to capture same.

The land use pattern (and zoning intended to implement the RRAP) is described in accordance with a series of overlay zones. Recommended projects and improvements for each overlay zone are described in the RRAP and summarized below. These projects and the theoretical development program are also identified according to “blocks” set forth in the proposed zoning that would be implemented to promote revitalization.

Riverside Hamlet Center (RO-1):

The Riverside Hamlet Center is situated around the Traffic Circle and SR 24 and provides the opportunity for the greatest vibrancy in Riverside. By utilizing best place making strategies and leveraging adjacency to Peconic River waterfront, this district is intended to support the greatest variety and mix of uses, promoting a range of residential, retail, hospitality, cultural and entertainment uses. It will allow the highest densities and promotes compact design with vertically and horizontally integrated residential and non-residential uses. Pedestrian amenities required in this district reflect the need for active frontages and an easy access to the waterfront that support place making and destination creation. Parking standards reflect the creation of a walkable hamlet center and transit opportunities within walking distance.

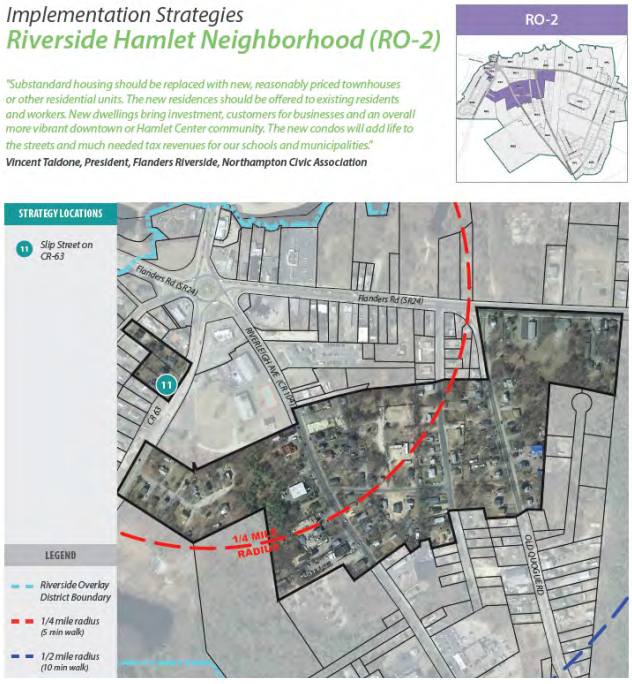


Source: RRAP, July 2015, Page 22

Riverside Hamlet Neighborhood (RO-2):

The Riverside Hamlet Neighborhood is located within walking distance of the Hamlet Center and Downtown Riverhead and is a mixed use hamlet neighborhood that includes restaurants with outdoor seating, shopping, offices, hospitality uses, upper floor apartments, and community utility and food production areas, up to 4 stories in height. The purpose of this zone is to support a compact mix of uses with significant residential development, including a range of residential, retail, hospitality, and entertainment uses.

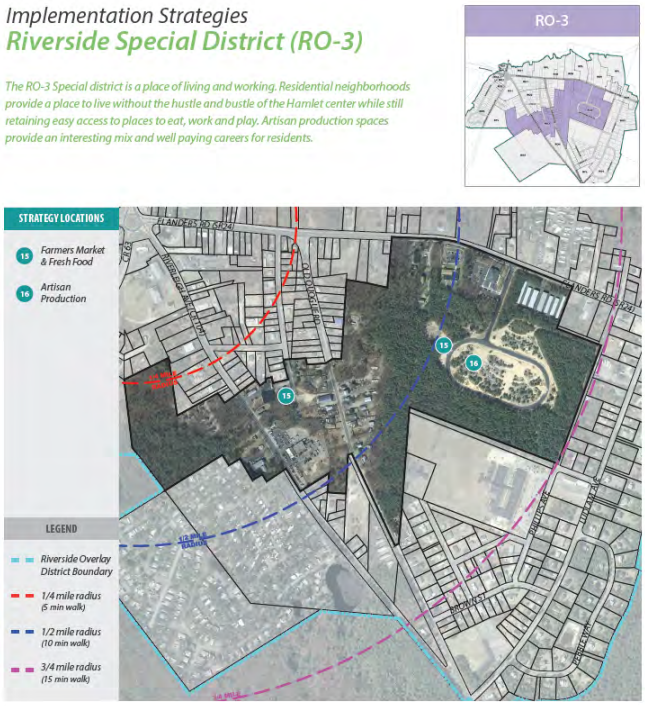
It promotes compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities in this zone reflect its access to the existing walkable downtown and non-automotive transportation options.



Source: RRAP, July 2015, Page 24

Riverside Special District (RO-3):

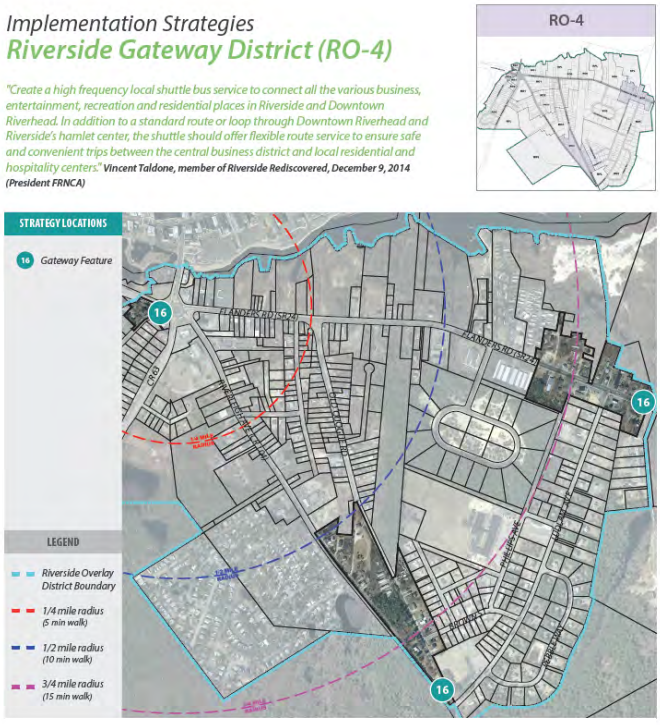
The Riverside Special District is located mostly between ½-mile and ¾-mile of Downtown Riverhead and Riverside traffic circle and is intended to support a variety of uses with employment in focus and variety of housing choices. It will be a place of living and working - residential neighborhoods provide a place to live without the hustle and bustle of the Hamlet center while still retaining easy access to places to eat, work and play. Artisan production spaces will provide an interesting mix and well-paying careers for residents. It promotes a lower intensity of uses while continuing to promote compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities support proximity of the Hamlet Center.



Source: RRAP, July 2015, Page 26

Riverside Gateway (RO-4):

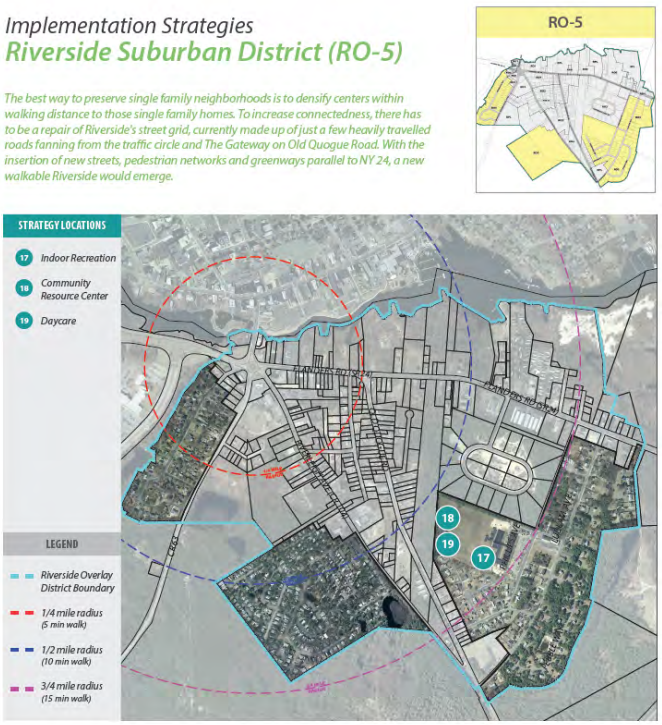
The intent of the Riverside Gateway is to create a transition in vehicular approach to Riverside along major routes, with a wider range of uses than the preceding districts. A local shuttle with connections to the Hamlet Center, Riverhead Downtown, LIRR, Suffolk County Community College, and other local and regional destinations would enter the community on main routes through this district. Apartments above stores, and assisted living could be accommodated in the Gateway locations. Landscaped, architectural or artistic gateway features (e.g., sculptures) would be incorporated to provide a sense of entering the Riverside hamlet along the primary transportation corridors into and out of the hamlet.



Source: RRAP, July 2015, Page 28

Riverside Suburban District (RO-5):

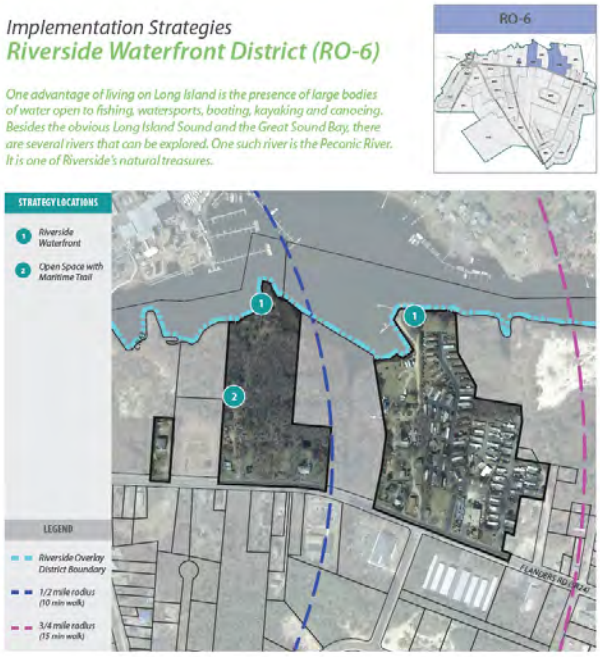
The intent of the Riverside Suburban district is to maintain the suburban character of existing neighborhoods while allowing higher densities than the underlying zoning districts permit. The intent is to introduce new connector streets to link the various residential neighborhoods with the intended hamlet center. Public improvements would include sidewalks, greenways and pedestrian ways to connect with other areas of the hamlet. Indoor recreation, a community resource center, and daycare services should be programmed for this area. The Riverside Suburban district would allow granny flats.



Source: RRAP, July 2015, Page 30

Riverside Waterfront District (RO-6):

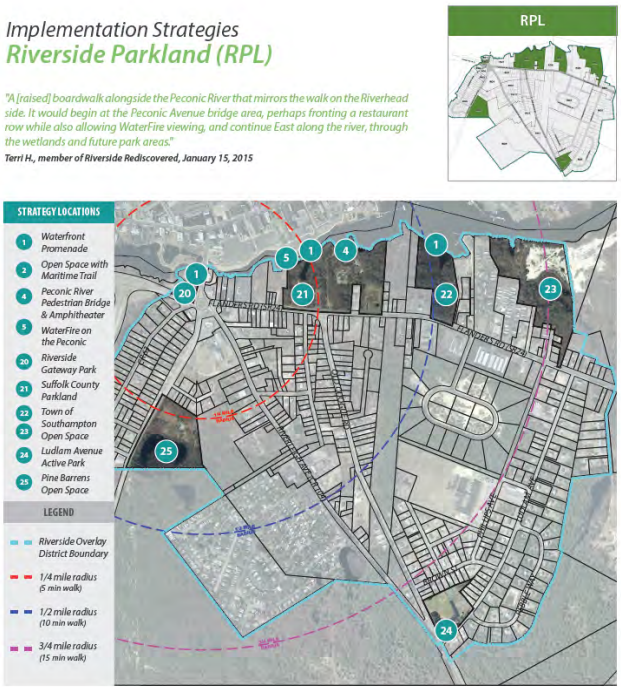
The intent of this district is to accentuate Riverside's maritime character while allowing a greater mix of uses and waterfront related businesses than the underlying zoning districts permit. This district would allow a hotel, residences, marina, and other retail and service uses. Properties are privately-owned, and the intent is to create public access to the waterfront through these parcels and create a waterfront promenade and boardwalk connections.



Source: RRAP, July 2015, Page 32

Riverside Parkland (RO-7):

The Riverside Parkland district is to accentuate Riverside's maritime character while allowing a greater mix of uses and waterfront related businesses than the underlying zoning districts permit. Much of the land identified as Riverside parkland is Pine Barrens, Suffolk County, or Town of Southampton lands. Tourism related uses will be promoted or will otherwise benefit from public improvements within these parcels. Improvements would include: a waterfront promenade and boardwalk, pedestrian trails and greenways, active parks with supporting facilities, including educational uses. A marina is also contemplated.



Source: RRAP, July 2015, Page 34

AREA OF LAND COVERAGE BY ROD ZONE

ROD ZONE	AREA (Acre)
RO-1	26.60
RO-2	32.27
RO-3	99.52
RO-4	35.77
RO-5	192.44
RO-6	32.38
RPL	37.84

2.2.3.2 Riverside Market Trends

The Economic Market Study identifies numerous challenges under current conditions and opportunities in the redevelopment of Riverside. There are several potential challenges for retail development in Riverside including the lack of on-street and off-street public parking options for through traffic on NY SR24, the current socioeconomic climate and high crime rate in Riverside, and a lack of diverse offerings. Additionally, there are many opportunities for retail development in Riverside including but not limited to Riverside's location as a gateway area for the East End, cultural diversity which can differentiate the available retail offerings, history of locally owned businesses that suggests a healthy foundation for entrepreneurship, the need for a fresh start and will for a new identity, County Center, and strong mass transit bus connections.

2.2.3.3 Housing Trends

Current trends among the Millennial and baby boomer generations have demonstrated a growing demand for rental units in recent years. At its current rate of growth, the Towns of Southampton and Riverhead are likely to add a demand of over 3,100 new rental units between 2010 and 2030. Given the growing propensity of Millennials and boomers to rent and the smaller household sizes of Millennials, this number could be even greater. The demand for rental housing is quickly growing and is not likely to stop soon. More rental units, and more types of rental units beyond single family homes, are a must if the Riverside community is to meet the challenges of the next generation.

2.2.3.4 Retail Trends

To best understand the commercial uses that are viable in Riverside, RD prepared a retail gap analysis study in order to determine which uses are likely to have sufficient market demand necessary to be viable. The focus has been on market niches that might complement, rather than compete with, independently owned businesses in Riverhead Downtown, the extent to which existing businesses in the project area might absorb additional sales, and the tools and resources that might be helpful in stimulating new business development and growth of existing businesses.

The potential for local retail sales is determined through the estimation of potential consumer expenditures (purchasing power) of resident households based upon their income, which is then compared to local retail sales. If local retail sales are less than the aggregate buying power of local households, there is "leakage" (i.e., local residents are spending money outside of the local area). If local sales are greater than local spending potential, there is an "injection" of spending from other areas.

2.2.3.5 Retail Sales Leakage

The economy of Riverside currently suffers from a retail sales leakage, that is, local residents are spending their money outside of Riverside. This loss to a community's local economy may occur due to factors such as a void within a certain business type or a lack of an attractive retail environment such as a walkable, mixed use hamlet center. Based upon the retail gap analysis prepared for the RRAP dated July 27, 2015, approximately $8.2 million in consumer spending "leaks out of" the primary market area alone every year. When looking at the larger Riverside, Flanders and Northampton market area, total leakage is $44.3 million per year. New development can leverage this lost spending by tapping into undersupplied sectors. Riverside exhibits significant leakage due to the relative lack of places for residents to shop, dine and recreate. Community mapping exercises conducted as a part of the Crowdsourced Place making process revealed that residents often travel far to spend their money at stores and restaurants outside the community. Accounting for the combined existing incomes of Riverside, Flanders and Northampton, there is a substantial opportunity for local entrepreneurs to capture spending that currently takes place outside of these communities, bringing in additional income and job creation. Residents of the community would easily be able to support additional commercial space, assuming that retailers cater to the types of goods and services that are currently underrepresented in the local economy. This will ensure that future businesses fulfill an existing consumer demand while targeting sales of those goods and services that are currently underserved in the target market area. Recommended uses are shown in the table below.

RETAIL OPPORTUNITIES

Store Type	Leakage	Sales (PSF)	Floor space Demand (SF)
Full Service Restaurant	$2,369,011	$300	7,897
Grocery Store	$8,989,409	$400	10-12 K
Hobby, Sport Goods, Music Instruments	$1,362,684	$250	5,451
Clothing and Shoes	$3,699,230	$250	14,797
Electronics and Appliances	$1,947,829	$1,000	1,948
Health and Personal Care	$2,747,801	$400	6,870

Sources: BOA, NP&V

The greatest untapped potential in Riverside include: full service restaurants, furniture and home furnishings, clothing and shoe stores, health and personal care stores, sporting good, hobby and musical instrument stores, and electronics and appliance stores. The neighboring Town of Riverhead is a major hub for consumer spending, home to the Tanger Outlets and a plethora of big box retail establishments. New business development in Riverside must differentiate itself from Riverhead's offerings by focusing on smaller, independent establishments and restaurants that fill a niche beyond the chain stores and restaurants in Riverhead. This way both centers can complement, rather than detract from, one another.

2.2.3.6 Grocery Store / Food Market

A food market needs assessment conducted by the Town of Southampton concluded that there is a need for a medium sized supermarket to serve the Riverside community. The study cited the lack of accessible food options within the community, a strong desire from residents, Riverside's geographic position as a

gateway, stable population growth, high vehicular traffic, and a customer base in nearby Flanders and Northampton as drivers of demand for a food market.

2.2.3.7 Full Service Restaurant

Riverside, Flanders and Northampton are all sorely underserved in this area and limited service restaurant options are relatively sparse as well. While the existing income levels of the community in general are not conducive to a strong restaurant market, these are largely offset by the near complete lack of options. There is therefore a strong market for full-service restaurants, particularly those that take advantage of the community's existing resources by tying into the riverfront and the local Farm-to-Table Movement.

2.2.3.8 Hobby, Sporting Goods, Music Instruments

There is a demand for nearly 5,500 square feet of retail space in this category such as a fishing establishment that could offer both fresh and salt water same day guided tours, lunch provided at on-site restaurant, shore, kayak and motorboat fishing, gear rental and sales.

2.2.3.9 Electronics and Appliances

The Riverside-Flanders-Northampton area has a sales gap of nearly $2 million on electronics and appliances which could yield a roughly 2,000 square foot small format retailer such as a small computer, camera, cell phone, video game or accessories store.

2.2.3.10 Clothing and Shoes

Demand for nearly 15,000 square feet of retail space for apparel could be filled by a variety of vendors including shoe stores, clothing boutiques and other retailers. Given the proximity to the Tanger Outlets in Riverhead, a smaller footprint, niche product would serve to differentiate the Riverside market from nearby competition.

2.2.3.11 Health and Personal Care

A sales leakage of over $2.7 million reveals the opportunity for a small health and personal care store. This could be an opportunity for a small format pharmacy, beauty supply store, or health products store. Additionally, the community involvement process demonstrated community support for these types of health and personal care establishments.

2.2.3.12 Office

It is imperative that Riverside be positioned to tap into the employment growth occurring in the region. An analysis of the projected need for office space in the future reveals an opportunity to bring employment centers to Riverside, providing much needed economic development, commercial activity and job opportunities to the community, particularly for those residents who lack access to reliable transportation. The analysis projects the growth of office users in a 10-mile radius of Riverside in each industry sector. Assuming each worker occupies 150 SF of space, this analysis yields a total demand for nearly 810,000 SF of office space. Among the fastest growing sectors in this region (in terms of absolute number of jobs) are "Health Care and Social Assistance" and "Educational Services". Attracting employers in these industries would be particularly feasible.

2.2.3.13 Hotel

Riverside's scenic natural amenities and strategic position as the gateway to tourist attractions on both forks make it a prime location for a hotel. A hotel that ties into the existing waterfront, planned boardwalk and proposed new bridge could capitalize on the community's local assets and proximity to regional destinations as well as increase job opportunities for Riverside residents. Community support for a "Hotel Hospitality Center" and "The Gateway Center", which includes visitor and tourist services could successfully be integrated with the hotel.

2.2.3.14 Assisted Living

There is a significant market opportunity for an assisted living or similar facility. The closest assisted living facility to Riverside is over 10 miles away in Center Moriches. Between the Towns of Southampton and Riverhead there are approximately 3,000 seniors classified as having a "self-care" or "independent living" difficulty. Assuming that many of these people do and will continue to reside outside of assisted care

facilities, a conservative estimate that 20% of this population can be tapped into yields a demand for roughly 600 beds. Such establishments would provide an important service for a growing demographic in the region and provide significant well-paying career opportunities to local residents.

2.2.3.15 Light Industrial / Production Space

A measure of job creation and economic development can be attained though certain light industrial uses. Artisan production facilities for local artists and craftsmen to create specialty items to sell online or locally, for example, could generate opportunities for entrepreneurial ventures and local employment while attracting creative and artistic people to live and work in Riverside.

2.2.3.16 Branding Strategies

As the geographic gateway to the North and South Forks of Long Island, Riverside is well positioned to take advantage of the many attractions of the East End.

Riverside has numerous natural resource assets. The local beaches promote Riverside as a place for beachgoers to shop, dine, stay, and play while the access to the Riverfront and planned boardwalk provide an excellent venue for water-based recreation. Trails offer opportunities for hiking, nature walks, exercise and exploration which makes Riverside an incredible prospect for ecotourism and nature-based recreation.

Local food growing would provide economic, social and health benefits to Riverside while shaping its unique identity as a place where food, community, nature and culture intersect. Riverside's proximity to wineries on the North and South Forks offers excellent opportunities to tap into viniculture and viticulture for tourism, recreation and education.

Riverside can also utilize nearby East End Arts to act as a powerful catalyst for economic and cultural revitalizations. There is significant community support for a Riverside Children's Museum which would make Riverside a unique place to visit while also providing an important educational opportunity for underprivileged children who typically lack access to quality educational offerings. Another attraction to promote Riverside as a unique destination is WaterFire, a public art installation and community arts event that could bring new interest and investment to Riverside

By leveraging its existing assets and potential opportunities, Riverside can brand itself as a unique and attractive destination. A wealth of natural resources as well as community inspired events and establishments can make Riverside a truly incredible place to be. Renaissance Downtowns and Riverside Rediscovered have been working with art organizations and local artists to leverage on existing creating powers and initiatives, community location and waterfront amenity.

The Town has adopted the Riverside Revitalization Action Plan (RRAP) as prepared by Renaissance Downtowns (RD) to revitalize the community and develop the currently undeveloped and underdeveloped areas. The proposed action of constructing a centrally located STP is to help encourage outside investors, companies, and residents to come to Riverside and improve growth of the entire community. For more information on the planned development, see the RRAP report.

As stated above, the overall vision of the RRAP is as follows:

- Position Riverside as a Gateway of the Town, retain and attract a diverse and multicultural population that includes young professionals and members of the innovation and knowledge economies to promote the Town as a preeminent regional destination.
- Create a true sense of place, utilizing smart growth and sustainable development principles that meet the needs of current residents and attract future residents and businesses.
- Facilitate the creation of a mixed use and walkable Gateway Center to enhance the vibrancy of the Riverside Hamlet Center and create a diversity of uses (to live, work, shop, learn, and play).
- Complement Riverhead's downtown area and leverage the proximity of the Long Island Railroad station and availability of bus service.
- Reinforce a sense of community and neighborhood identity.
- Enhance the character and overall visual environment of the community.

- Promote housing choices with a broad range of housing types and price points including attainable and market-rate housing options.
- Expand the property tax base and provide additional employment opportunities.
- Incorporate municipally owned property located within the community to achieve an effective redevelopment strategy; and provide an avenue for private property owners to partner with the public sector and RD to foster the redevelopment of underutilized assets for the benefit of both themselves and the community.
- Leverage existing assets and proximity to maritime resources along the Peconic waterfront, natural assets, recreation areas, preserved open spaces of the Pine Barrens region, and proximity to Riverhead's downtown area.
- Attract business, residents and visitors to stimulate the local economy and position Riverside as a tourist destination with access to both the north and south forks and the many assets they possess.

2.3 Existing Facilities & Present Conditions

There is a lack of sufficient infrastructure for treating wastewater in Riverside, which is a major obstacle to redevelopment since the level of development permitted is dramatically limited without advanced wastewater treatment. Constraints relate to the required sanitary design flow limitations of the Suffolk County Sanitary Code (SCSC) as well as the physical and environmental constraints in this area. In order to prevent and reduce adverse effects of wastewater on the underlying aquifer and nearby Peconic River Estuary, limits have been placed on the amount of untreated wastewater that can be contributed by development. As mentioned earlier, there is no central sewage treatment facility for the community. Instead, each developed lot has its own dedicated conventional treatment system. Since there is no central treatment facility for the community, there is no existing data such as flow, energy consumption, layout, history of damage, capacity, age, conveyance, treatment, storage, disposal capabilities of each unit process, or failure history. The proposed sewage disposal development scenario would be designed for 800,000 gallons per day (GPD) average inflow and will be located on various lots with various stages of development.

It is important to note that since the proposed service area is serviced by decentralized septic systems, they are primarily developed to SCSC Article 6 density. Although conventional sanitary systems generally provide some level of nitrogen removal, they are highly ineffective compared to full scale sewage treatment plants. From the Center for Watershed Protection's Watershed Treatment Model (WTM) performed for the DGEIS by NP&V, the existing service area contributes approximately 5,976 lbs./year of nitrogen to the Peconic River.

There has been a collective effort by federal, state, county, and local agencies as well as participation from within the community to help preserve the Peconic Estuary. The result of this collaborative effort is the creation of the Peconic Estuary Program (PEP)[10]. The program was created to help protect and help the Peconic ecosystem thrive. One of the key goals of this Program is to minimize the total nitrogen (TN) being discharged into the waters while maintaining the state minimum concentration of dissolved oxygen (DO). One of the actions that has been proposed due to the PEP, is to modify the Riverhead STP and possibly reuse the discharge for irrigation or agricultural applications.

The PEP was set up to achieve a goal of 0.45mg/l TN guideline in all waters and 0.40mg/l TN in shallow waters[11]. According to the study conducted by NP&V as part of their BOA study, the community has a total nitrogen concentration in recharge of 4.58 mg/l, since conventional onsite treatment systems can only provide limited nitrogen treatment and reduction. In order to help improve the health of the estuary and its ecosystem, there needs to be a focus on the quality of discharge to the surface waters. The PEP provides more evidence as to the necessity of nitrogen reduction in the community and its impact on the surrounding areas.

[10] The PEP Comprehensive Conservation and Management Plan can be found at: https://www.peconicestuary.org/protect-the-peconic/ccmp/

[11] See Peconic Estuary Program Chapter 3 Management Strategy, Pages 3-15 thru 3-19 – Exhibit I

2.4 Definition of the Problem

There are several problems that exist for the community as a whole. First, the nitrogen concentration was analyzed from a portion of the existing community and has been determined to almost double the guideline set forth by the Pine Barrens Guideline (Guideline 5.3.3.1.3), which is used for evaluating a Development of Regional Significance (DRS). The guideline suggests a maximum concentration of 2.5 mg/l which is nearly half of the current measured concentration of 4.83 mg/l. Aside from the existing conditions exceeding the current guidelines for nitrogen concentration, additional development (as proposed by the adopted RRAP) will not be allowed to continue to utilize conventional sewage treatment systems as outlined in the ROD.

Another issue is the current restrictions placed on the area that hinder development. Since the goal of the Town is to develop and revitalize the community, as expressed in the RRAP, the Town has also adopted the Riverside Overlay District (ROD) plan which rezones the areas to encourage development. However, since the SCSC enforces a range of sanitary flow from 300 to 600 gallons per day per acre in the community, the new district lots will be unable to develop to their highest building code potential without the benefit of sewage collection, treatment and disposal. At this time, sewage collection, treatment and disposal is not available and densification as outlined within the ROD can only be attained with the connection to an STP.

As stated in the 2013 Flanders Riverside Corridor Sewer Feasibility Study, there are no existing STP's within a mile of the community that are capable of treating the anticipated flow from the area. Therefore, in order for the RRAP to succeed and to protect the existing natural resources, it was determined that a collection system and a centrally located STP needs to be constructed.

Since there is no existing sanitary infrastructure within the community, it is proposed to connect separate portions of the community to the STP in phases. The entire community will be broken into several sub-districts for the purposes of collecting and transporting sanitary sewerage to the proposed STP. Each sub-district will have dedicated sewer system that collects to its own designated remote sanitary pumping station. The STP will need to be designed to accommodate the varying inflow from the multiple pumping stations.

2.5 Financial Status

Over the past several years, the Town has developed sound budgeting practices that have not only strengthened the Town financially but have led to the Town receiving the highest possible credit rating (AAA) from Standard and Poor's (S&P) and, in 2017, from Moody's as well. The 2018 Budget will for the second year reduce the tax rate. In this case, a rate reduction of approximately 1%. The ability to provide a tax rate reduction stems from several factors all best described by Moody's Rating Report which indicates the Town of Southampton as having "strong financial management practices and policies." Included in that description is the Town's ability to maintain and grow its fund balance (reserves) which has increased over 40% over the past 10 years and this year stands at $29.5 million. Of equal importance to our strong financial position is the aggressive approach the Town has taken over the past several years to reduce its outstanding debt. In this case, a nearly $5 million debt reduction last year alone. From 2014 to 2018, the outstanding long-term debt has decreased by approximately 13%. Debt reduction, conservative budgeting, maintaining a strong and healthy fund balance are all important factors in the Town's financial profile. Each of these critical factors is made stronger by the consistent growth throughout the Town as measured by the total assessed value. Since 2013 that value has increased 15% from $55 billion to $63.7 billion.

Attached to this report is the original Town of Southampton Comprehensive Annual Financial Report For The Year Ended December 31, 2015. This financial report was provided by the Town and has not been modified in any way by this office[12].

[12] See Town of Southampton Comprehensive Annual Report for the Year Ended December 31, 2015 – Exhibit J

Section 3 Alternatives Analyses

3.1 General – Description

The intent of the project is to construct the necessary sanitary infrastructure and a centralized sanitary treatment facility to service the entire community of Riverside. The infrastructure would consist of a gravity collection system as well as pump stations and force mains. The STP would need to be capable of secondary treatment. All of the systems would need to be designed and constructed according to the SCSC as well as the local guidelines put into place such as the PEP. The conveyance systems would collect sanitary flow from the entire community and ultimately discharge into the proposed STP. Since there is no current sanitary infrastructure or centralized treatment facility in place for the community, the only options are to either build or not build. Therefore, after a brief description of alternatives, one was selected and is the focus of this report to be utilized for the community. Since there is no municipal facility in place currently, there will be no impact by the construction of the one proposed.

As stated above and in the DGEIS by NP&V, the existing concentration of nitrogen in recharge within the study area is estimated to be 4.58 mg/l, and the concentration within the Central Pine Barrens portion is 4.83 mg/l. Per the study conducted by NP&V and their proprietary model (SONIR) the concentrations in the study area and Central Pine Barrens portion of the study area with a centralized wastewater treatment facility would be approximately 4.12 mg/l and 4.55 mg/l respectively. That relates to a 10.04% reduction of nitrogen concentration in the overall study area and 5.80% reduction of nitrogen concentration in the Central Pine Barrens portion of the study area. This further illustrates the positive environmental impact that the construction of the infrastructure and STP will have.

Also, due to available site area, the most feasible discharge type available is to install a leaching pool system contiguous to the STP which will be consisted of clusters of precast concrete sanitary leaching pools. A standard ten-foot (10') diameter leaching pool with appropriate setbacks would require approximately 324 square feet of space. In accordance with the regulations of the Suffolk County Department of Public Works (SCDPW) and Suffolk County Department of Health Services (SCDHS) 200% for leaching pools would need to be installed for the system operation and 100% of space needs to be reserved for future expansion, the design flow for the community would require approximately three hundred twenty (640) 10' by 8' effective depth leaching pools which would require 207,360 sf (4.76 acres) at construction and 103,680 sf. (2.38 acres) of land area for future expansion. This area would need to be removed from the proposed revitalization area and secured for the sole purpose of effluent leaching.

The different options available to consider that will allow some level of revitalization within the community include conventional disposal systems, collection and pump station system to a nearby existing treatment facility, and collection and pump station system to a new treatment facility within the community. The different process technologies that were investigated to treat the wastewater from the community include the Biologically Engineered Single Sludge treatment, Membrane Bioreactor treatment and Sequencing Batch Reactor treatment technologies. In addition, two supplemental sludge reduction facilities were considered. Below is a brief description of each and their respective advantages.

Constructed Wetlands (CW) may be an alternative for processing effluent leaching if properties with adequate land area and ambience conducive to the proper functioning of CW is available to house the leaching system.

3.1.1 Conventional Disposal Systems

Conventional disposal systems consist of septic tanks, leaching structures and any associated interconnecting piping. Conventional systems are strictly located onsite of the wastewater source. They also do not have any active or mechanical components to provide treatment or supplemental filtration.

Some of the advantages of conventional disposal systems include the following:

- Low cost of maintenance
- Responsibility of maintenance falls to the property owner

3.1.2 Collection and Pump Station Systems to a Nearby Existing Treatment Facility

Collection systems convey wastewater from the properties to discharge point, either a treatment facility or a pumping station. They consist of precast concrete manhole structures and gravity pipe. The size of the gravity pipe depends on the quantity of wastewater anticipated to be conveyed through the segment or main line. Due to the topography and size of the community, it is anticipated that several pump stations will be required. Pump stations are large precast concrete structures equipped with pumps and valves. The structures are sized to accept and retain a portion of the wastewater before the pumps turn on to send the flow to a treatment facility. Downstream of the pumping stations are networks of force mains, which consist of pressure pipe and concrete structures at the high and low points in the pipeline.

Some of the advantages of this option are as follows:

- Low cost of maintenance
- Treatment and operations are the responsibility of the facility owner
- Small footprint
- With variable frequency drives, pumping rate can be easily adjustable
- Ability to grow with the community

3.1.3 Collection and Pump Station System to a Treatment Facility Within the Community

The descriptions from Section 3.1.2 apply except for the terminating point being a private treatment facility within the community.

Some of the advantages this option includes the following:

- The items listed in Section 3.1.2
- Self-dependence for treatment, not dependent on other facilities having sufficient capacity
- Minimize the force main routing, since the network will not leave the community

3.1.4 Biologically Engineered Single Sludge (BESST)

The Biologically Engineered Single Sludge Treatment (BESST) system is a type of continuous flow modification of a conventional activated sludge system. The BESST system equipment is typically fitted and installed directly into newly constructed concrete tanks.

Typical effluent concentration levels that can be expected with the BESST system are as follows:

- BOD Levels – Capable of producing an effluent with less than 30 mg/l BOD_5.
- TSS Levels – Capable of producing an effluent with less than 30 mg/l suspended solids.
- Nitrogen Levels – Capable of producing an effluent with less than 30 mg/l BOD_5 and suspended solids, and less than 10 mg/l of total nitrogen.

The BESST process utilizes multiple trains to evenly separate the influent flow. Within each train would be a dedicated equalization tank, anoxic tank and a common aeration / clarifier tank. The aeration tank is fitted with the BESST clarifier that sits on a concrete bench. Post-clarifier flow is typically directed to drum filters before being discharged by gravity to the leaching field.

The BESST process is designed to have 100% backup of all equipment and failsafe controls to ensure mechanical reliability. The prefabricated triangle shape clarifier enables the process to utilize the upward velocity gradient. This allows the clarifier to be designed for up to three times the design flow, allowing for a higher hydraulic flexibility.

Some of the advantages of the BESST process system include the following:

- Mechanical reliability
- Single sludge treatment
- High operating Mixed Liquor Suspended Solids (MLSS) concentration

- Reduced capital costs due to single tank design
- Little to no odor
- Hydraulic flexibility

3.1.5 Membrane Bio-Reactor (MBR)

The Membrane Bioreactor (MBR) technology is a type of activated sludge system which uses membrane filtration as a tertiary treatment process. The MBR system equipment units would be installed into new concrete tanks.

Some of the advantages of employing the MBR system are as follows:

- Exceptional Effluent Quality – The membrane filtration provides complete BOD, Ammonia and TSS removal. Suits BNR requirements as coagulated metal salts and phosphorous is removed. The system exceeds most tertiary treatment disinfection requirements as membranes reduce Giardia and Cryptosporidium concentrations by more than 99.99%
- Reduction in Sludge Production – Since the plant can operate at sludge ages in excess of 30 days, MBR can produce 40% less solid waste than conventional facilities
- Smaller Plant Footprint – Elimination of Sedimentation processes and operation at high solids concentrations can enable the square footage of the plant to be reduced by an estimated 30% to 50%

The actual membrane is used as a type of filter, rejecting the solid materials which are developed by the biological process, which results in a highly clarified and disinfected effluent. The MBR process uses a higher solids retention time which results in a better quality effluent. Also, the high solids retention relates to higher concentrations in the biomass which relates to a smaller overall footprint.

Some of the advantages of a MBR type process system include the following:

- Smaller overall footprint
- Higher biomass concentrations for higher quality treatment
- Longer retention times with less sludge production
- Longer retention times and higher concentrations of the biological elements results in a highly efficient treatment process
- High quality effluent

3.1.6 Single Batch Reactor (SBR)

The Sequencing Batch Reactor (SBR) technology is a type of activated sludge system which treats the influent wastewater in batches within the same tank. A combination of air diffusers and mixers allow for aerobic and anoxic treatment in the same tank using a controlled and timed batch for the process. The use of the single basin eliminates the need to recycle the process flow as required for the other processes mentioned. The typical process stages include a fill cycle, a react cycle, a settle cycle, a decant cycle, and an idle cycle.

Some of the advantages of an SBR type process system include the following:

- The entire process occurs in a single tank which excludes the need for a separate clarifier
- Hydraulic flexibility, cycles are easily adjusted with the controller
- Easily upgradeable to include secondary and tertiary treatment by installing mixers and filters respectively
- High quality effluent

3.1.7 Janicki Bioenergy

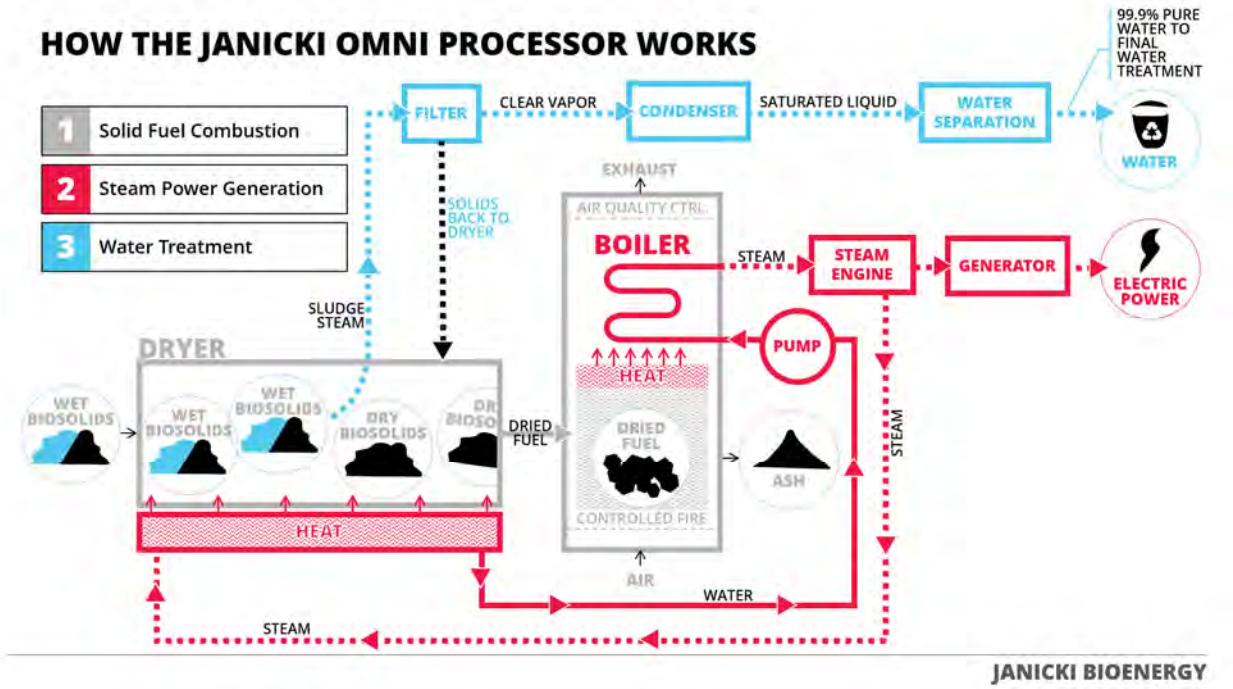
There were two separate processes considered from Janicki Bioenergy, the patented Omni Processor (OP) S200 unit and the Vapor Recompression Distillation (VRD) processes. Each has its own advantage but both produce pathogen-free outputs.

The S200 is an all in one unit that takes in the sludge waste from a proposed STP and processes it to usable resources. The unit was designed and is manufactured by Janicki Bioenergy and utilizes a patented system known as the Omni Processor (OP). It will take in the sewage sludge and convert it, through a series of various mechanical equipment units, to electricity/heat, clean water, ash, and fertilizer. Once the unit is operational, it generates its own energy required to remain operational. All of the available outputs can be collected and used without any detrimental effects or harm being caused to the environment or to the community.

The S200 Processor is a stationary combined heat and power (CHP) plant that can convert dry and wet waste streams into electricity, thermal energy (steam and heat), pathogen-free reuse water (potable water possible with additional equipment) and ash. It can be easily configured to process wet or dry waste, or a combination of both, generated from a variety of sources.

The unit is completely computer controlled and can be maintained with just a single onsite operator. Being computer operated also allows the unit to be monitored by the manufacturer at all times, which allows for quicker and more comprehensive technical support if requested.

Below is a schematic layout of the S200 process:



Source: Janicki Bioenergy Website (Accessed 4-12-17) (https://www.janickibioenergy.com/omni-processor/how-it-works/)

The specifications of the S200 unit include the following:

- S200 Processor and Dryer Configurations
    - Boiler Capacity (2.1MW output continuous) – 10 dry tons per day (dtpd)
    - Single-Stage Dryer Capacity (25% solids content) – 40 wet tons per day (wtpd)
    - Multi-Stage Dryer (15% solids content) – up to 67 wtpd
- Electrical Generation – up to 250 kW excess

- Water Production – up to 19,500 gallons per day

The VRD system separates liquid waste streams, typically 2% to 8% solids, into distinct byproducts using proprietary technologies. Liquid waste stream is sent through an evaporation process to remove the solids. From there, it is further processed for vapor recovery and water treatment before being sent to phase separators. The stream is then processed to a point where the water is clean enough for direct discharge and the liquid/solid portion can be used as fertilizer.

Each of the two options considered present possible revenue sources. Energy and water are potential revenue sources from the S200. Water and nutrient-rich organic fertilizer are potential revenue sources from the VRD. Both of these options are alternatives to the traditional treatment option available.

3.1.8 Renewable Energy Options

There were two renewable energy options considered for the STP area, wind and solar energy. Each will produce energy that will reduce the operating costs of the plant but at differing rates. Three layouts were considered, rooftop solar panel coverage, rooftop wind turbine farm, and a combination of solar panel layout with wind turbine perimeter.

The size of the proposed STP building will allow for approximately 1,450 panels to be installed on the roof. Taking into consideration the location of the plant, the average daily sun hours that would be available is quite low for the entire year. At the time this option was evaluated the average electrical cost was approximately $0.22 per kilowatt-hour. We estimated that it would take a little more than five years for the panels to generate enough energy to cover the cost of the panels themselves. This does not take into consideration construction, maintenance and servicing costs.

The market for rooftop wind turbines are not as fully established as solar panels. There are many different designs that proclaim they optimize the efficiency of the turbine. To allow for adequate spacing for wind flow, it was estimated that approximately forty eight turbines can be installed on the roof in an offset layout. Based on an average energy generation and the current electrical cost, it was estimated that the wind turbine layout would take a little more than eleven years to generate enough energy to cover the cost of the turbines. Again, this did not take into consideration construction, maintenance and servicing costs.

The third option was to combine the wind turbine and solar panel layouts. The solar panel rooftop option was kept the same only with wind turbines around the perimeter of the rooftop only. This layout was estimated to take approximately eight years to cover the cost of the materials, again without additional expenses taken into consideration.

It is important to note that none of the options would generate enough energy to make any of the STP process options be self-sustaining. A connection to the electric grid will be required despite any installation of renewable energy sources. Therefore, the renewable energy sources' installation will not affect the construction of the STP. The panels or turbines can be installed at any point after the building has been constructed and should have no impact of the treatment process.

3.1.9 Centralized vs. De-Centralized

The advantage of de-centralized treatment is to provide tailored treatment to small areas within the community. Each small area would be monitored and operated differently based on the characteristics of the area and the loading of the influent flow. Also, each facility that has a design inflow of 1,000GPD or more will be required to obtain a State Pollutant Discharge Elimination System (SPDES) permit. This will not only increase the time necessary to receive approvals to construct but will also put a burden on the Town to adhere to and be held accountable to conform to its regulations for each individual small scale treatment facility.

However, there are several items that do not make this a feasible option. Available land to be dedicated for smaller scaled treatment facilities will greatly reduce the degree of revitalization desired for the community. A centrally located STP, although will have a much larger footprint, will maximize the area around the community to be used for revitalization. Operations and maintenance costs will also be easier and cheaper with a centralized STP. Land topography presents an issue with regards to installing a collection system. Instead, it is intended to collect the sanitary flow locally throughout the community and as best suited with the grade of the area and pump the flow to the STP.

3.2 Non-Monetary Factors

The construction of a sewage conveyance system and a centrally located STP will help revitalize the Riverside community. With the addition of the needed infrastructure leading to a STP, the community will be able to develop the remaining areas that are currently vacant and redevelop the areas that have previously been developed but are no longer in operation. There are several vacant and abandoned lots that can only benefit from redevelopment if sanitary conveyance and centralized sewage treatment is provided.

In conjunction with the RRAP and ROD, the Town will be able to mold the community into a gateway community, attract new businesses and residents, and convert some of the unused areas into aesthetically pleasing park and waterfront areas. The revitalization will increase revenue and attract new and modern developers to redevelop the area and convert the community into a focal point in the region. The sewage conveyance system and treatment plant concept becomes the vanguard for the waterfront redevelopment. All of these items will together bring the overall economic status and give the existing community the sense of place and identity it has been craving.

Section 4 Recommended Alternative

4.1 General

N+P evaluated several technologies currently available for wastewater treatment such as SBR, MBR, and BESST and concluded that the SBR technology would be the best fit for the project from the standpoint of operation flexibility and cost assessment. Our research regarding the Janicki processes proved that the proposed STP plant would not produce enough sludge to make the S200 unit self-sustainable. Furthermore, the proposed STP would not generate enough sludge to optimally operate either the S200 or VRD unit, which would make installation of either of the units not economically feasible.

The propose system would be a continuous feed system called ICEAS and not a true batch system which uses plug loading, so the system will not experience hydraulic overflow. The system will be designed such that variations in the quantity of inflow from the development will be equalized prior to entering the process tanks. Each process phase is programmed to last for set time period within each cycle allowing steady and consistent system performance once the incoming flow characteristics are determined by the operator and the program logic controller is adjusted accordingly.

The recommended solution is a wastewater treatment plant (WWTP) utilizing the Sequencing Batch Reactor (SBR) Technology. The plant will be designed in accordance with Suffolk County Department of Health Services, Suffolk County Department of Public Works, and the U.S. Environmental Protection Agency regulations.

Due to the lack of existing sanitary infrastructure and since the majority of the community is not currently developed to its fullest potential, the existing sanitary flow is considerably less than what is expected for revitalization. The closest existing treatment facility is the Riverhead STP, which does not have the capacity to accept the full flow of the revitalized community. To install a force main network beyond this location will greatly increase the price of construction and maintenance costs. Therefore, it is recommended that the best course of action for the community to begin the revitalization process is to construct sanitary infrastructure which terminates at a new sewage treatment facility.

The community will be broken into several sanitary sub-districts which will collect the flow via the gravity system to the local pumping stations. The pump stations will be designed to handle the full flow of the sub-district with a peaking factor. Since the revitalization process will take place over time, it is recommended to equip the pump stations with variable frequency drives to adjust the flow rate of the pumps as the community develops. Also, since it is in the best interest of the community to discharge the sanitary wastewater to a facility within the community, the overall cost of the pump stations and force mains will be minimized.

The SBR technology is highly adaptive to various flow scenarios, and therefore can be easily adjusted from the controller to accommodate the different flows that the proposed STP will see throughout the revitalization process of the community. Some of the equipment output will need to be optimized at the controller in accordance with the change in influent flow as the development advances to accommodate the newly developed areas while maintaining effluent concentration criteria.

Also, the proposed STP layout was considered such that only a portion of the plant would be required at the time of initial construction. The layout considers the use of four treatment trains to handle the full 800,000 GPD flow. The Town could entertain the concept of phasing the construction of the STP in line with the advancement of revitalization of the community. Only two of the four basins would be required for the initial influent flow, and the second pair of tanks could be constructed at a later time when the community would require additional capacity. The layout of the four tanks has been placed in such a way so as to allow for the construction of two trains at a later date without interrupting daily operation of the existing system. See Sheet 4 of 4 for proposed STP building and tank layout.

Below is a summary of the design process for the proposed STP. Detailed calculations for the Phase I and Phase II conditions can be found at in Section 6 and Section 7 respectively.

4.1.1 Wastewater Design Parameters

Design Flow:

All analyses performed in conjunction with this report will use a design flow of 800,000 gallons per day.

Influent Characteristics:

The influent characteristics are based on Suffolk County Department Health Services (SCDHS) recommended design criteria and are provided in Table 1 below.

Characteristic	Concentration	Units
Biochemical Oxygen Demand (BOD_5)	272	mg/l
Total Kjeldahl Nitrogen (TKN)	65	mg/l
Total Suspended Solids (TSS)	320	mg/l

Table 1: Design Influent Characteristics.

Note: These parameters assume that offsite industrial pretreatment will be implemented as necessary in the sewer district.

Effluent Characteristics:

The effluent characteristics are designed to meet the requirements of SCDHS and the New York State Department of Environmental Conservation Ground Water Class GA standards prior to discharge. The design effluent limitations are shown in Table 2 below.

Characteristic	Concentration	Units
pH	5.5 - 8.5	-
Total Nitrogen (TN)	< 10	mg/l
Biochemical Oxygen Demand (BOD_5)	< 30	mg/l
Total Suspended Solids (TSS)	< 30	mg/l

Table 2: Design Effluent Characteristics.

4.1.2 WWTP Description

All process tanks, controls, and influent pump station for the proposed sewage treatment plant will be fully enclosed inside a single sixteen foot high, 29,850 SF masonry block building. The building will house the influent pump station with controls, a laboratory, a mechanical room, an electrical room, and a four train SBR treatment system that discharges to a constructed wetland. All process tanks will be made of reinforced concrete. A generator will be included within the site for emergency electrical back up should there be a power failure. The building will be located with the appropriate setbacks to adjacent properties. Due to the size and location of the STP, every effort would be made to minimize the impact on residential and commercial properties to the North and East, but it was necessary to be within approximately fifty feet of the westerly vacant property which is zoned for industrial use.

4.1.3 Sequencing Batch Reactor System Description

The SBR System will be a four-train system consisting of the following:

- An Influent Pump Station to convey raw sewage to the mechanical screen
- One (1) Mechanical Fine Screen
- Two (2) 128,850 gallon Equalization Tank
- One (1) Influent Splitter Box
- Four (4) 402,843 gallon Sequencing Batch reactors
- Four (4) 165,876 gallon Sludge Holding Tanks,
- Two (2) 85,191 gallon Intermediate Surge Tanks
- One (1) Effluent Flow Metering Chamber
- SBR Aeration System consisting of three (3) aeration tank blowers, three (3) sludge holding tank blowers, two (2) influent equalization tank blowers, and all associated diffusers and piping.
- Electrical Equipment
- Chemical Feed System for pH control and supplemental carbon
- An effluent Pump Station to convey the treated wastewater to the on-site leaching system.
- One (1) Stand-by Generator

4.1.4 WWTP Location

The proposed STP will be located on a dedicated area consisting of seven (7) lots totaling 10.82 acres and designated as the Suffolk County Tax Map (SCTM) Numbers 0900-141-01-9.14, 9.17, 9.25, 9.29, 9.30, 9.31 & 9.32. The lots are currently undeveloped and unimproved. See the attached Overall Site Plan and STP Site Plan for the property layout.

4.1.5 Discharge Permit Requirements

Every STP constructed in Suffolk County must apply for and comply with the State Pollutant Discharge Elimination System (SPDES) requirements. The SPDES permit program is designed to eliminate pollution of state waters. Monitoring wells locations will be planned in accordance with the requirements of the New York State Department of Environmental Conservation (NYSDEC) to monitor the impact of the discharge facility on the local groundwater quality. Both the STP plant itself and the discharge monitoring wells will be required to be inspected on a quarterly basis by the regulatory agency.

4.2 Cost Estimate

4.2.1 Infrastructure Cost Estimate

The table below represents the estimated cost of construction for the construction of the proposed sanitary collection and pump station systems. The construction estimate represents preliminary budget pricing at the date of the report to construct the utilities. These estimates may not reflect market conditions at the time of construction of the utilities.

Infrastructure Construction Cost Estimate:

Item	Phase I			Phase II		
	Unit	Qty	Cost	Unit	Qty	Cost
Force Main	LF	7,725	$1,429,125	LF	4,100	$758,500
Pump Stations	Each	3	$1,395,000	Each	1	$465,000
Pump Station Land Acquisition	Each	3	$405,825	Each	1	$135,275
Collection System / State Road	LF	3,750	$693,750	LF	1,325	$245,125
Collection System / County Road	LF	4,650	$762,600	LF	950	$155,800
Collection System / Town Road	LF	26,925	$3,823,350	LF	15,575	$2,211,650
Estimated Construction Cost			$8,509,650			$3,971,350
Total Infrastructure Cost						**$12,481,000**

4.2.2 STP Cost Estimate

The table below represents the estimated cost of construction for the construction of the proposed SBR Treatment system. The construction estimate represents preliminary budget pricing at the date of the report to construct the plant. These estimates may not reflect market conditions at the time of construction of the plant.

Construction Cost Estimate:

Item	Phase I Cost	Phase II Cost
SBR Equipment	$4,151,000	$4,151,000
Mechanical Fine Screen	$205,400	$205,400
FRP Handrail & Grating	$410,800	$410,800
Process Pumps	$342,268	$342,268
Standby Generator With Automatic Transfer Switch	$792,000	$0
SBR Installation	$1,978,512	$1,978,500
Piping & Mechanical (Internal to the STP only)	$1,415,000	$1,415,000
Electrical	$1,688,700	$1,688,700
Concrete	$2,895,500	$2,672,700
STP Building (CMU Block Walls, Concrete Roof, etc.)	$675,000	$648,600
Leaching System	$524,750	$524,750
STP Land Acquisition	$2,897,000	$0
10% Contingency	$1,797,592	$1,403,772
Estimated Construction Cost	$19,773,510	$15,441,490
Total STP Cost		**$35,215,000**

Annual Operations and Maintenance Cost Estimate:

Typical annual operations cost for this type of facility at a design flow rate of 800,000 GPD would be between $1,800,000 and $2,700,000. Operations for this type of facility include maintenance and upkeep of the equipment, required laboratory testing, general monitoring of influent and effluent, etc.

Please note that the cost estimates above are related to the STP only. Below is a preliminary cost estimate of estimated collection and pumping systems layouts[13].

[13] See Estimated Collection and Pumping System Layouts – Exhibit K

Section 5 Process Overview

5.1 General

This section is a more detailed description of the overall process and some of the equipment required for the conveyance systems and the selected treatment technology of an SBR.

5.2 Conveyance System Layout and Process

All wastewater to be treated at the plant will flow by a gravity sewage collection system to a pump station. The sewage will then be pumped to the proposed treatment facility.

Each pump station will consist of a wet well and valve chamber. The wet well will consist of two (2) pumps, variable frequency drives, sensors, alarms, and appurtenances required for proper operation. The valve chambers shall be a separate structure from the wet wells. Each valve chamber will contain a check valve, plug valve, surge relief valve, and a pressure gauge on each of the discharge pipes from the wet well. The valve chamber shall be placed at a sufficient distance from the wet well to be placed on virgin material. Fittings to combine the two discharge pipes into one force main will be located immediately outside the valve chamber structure. As per the Ten States Standard 47.2, a portable pump connection to the force main with rapid connection capabilities and appropriate valving will be provided in the valve chamber.

Located downstream of the valve chamber, a flow metering manhole will be installed to record flow data pumped to the private treatment facility. The flow metering manhole will be a precast concrete manhole structure with a rectangular access hatch. The manhole top slab and access hatch will have an H-20 load rating. A magnetic flow meter will be installed on the force main inside the manhole structure. The meter will transmit flow data to the controller and recorder.

A natural gas standby power generator will be provided adjacent to each pump station. The generator will be sized to provide standby power for the pump station. Each unit will be provided with an automatic transfer switch and the fuel supply shall meet Suffolk County Article 12 requirements.

Pump operation shall be controlled by a pressure transducer level sensor with redundant high level and low level automatic float switches. Controls shall provide for automatic alternation of the lead pump. The pressure transducer system shall include high water alarm, lag pump on, lead pump on, pumps off, and low water alarms. High water, low water, pump failure, generator failure, phase failure, and power failure alarms with audio and visual capabilities will be provided at each pump station. An automatic dialer will also be provided to transmit alarm signals to the pump station operator.

Force main pipe diameters shall be designed to provide a minimum velocity of 2.0 feet per second at the design flow. Cleanouts will be installed at intervals of no more than 400 feet and at all bends equal to or greater than 45 degrees. Drain manholes will be installed at locations where low points exist and air relief manholes will be installed at locations where high points exist along the force main.

Odor control equipment will be installed on a contingency basis. A full design will be included in the design documents. The system will only be installed as needed. The pump station will be equipped with an air intake fan.

5.3 Conveyance System Process Control

The following items will be included in the collection system and pump station plans and specifications as a method of control:

- An Operations and Maintenance Manual will be prepared that will include information necessary to operate and maintain the systems as well as start-up procedures at low flows.
- A laboratory conforming to the requirements of the Suffolk County Department of Health Services will be provided in a heated control building with a lavatory facility.
- Potable water will be protected by a backflow preventer.
- A wastewater flow recorder to monitor pump station flow will be maintain in the control building.

5.4 SBR Treatment Process

The wastewater to be treated at the plant will flow by a gravity sewage collection system to the pump station. The sewage will then be pumped to the STP building. The treatment process will include primary influent screening, biological treatment utilizing a modified Single Batch Reactor (SBR) technology, post clarifier screen utilizing micro screen drum filters, and a constructed wetland area for plant discharge and denitrification.

The sewage treatment plant will be enclosed in a masonry building with several in-ground concrete treatment tanks, mechanical and electrical control rooms, and a laboratory and lavatory conforming to all applicable regulations. The treatment tanks will consist of influent equalization tanks, sludge holding tanks, SBR reactor tanks, and effluent equalization tanks.

The wastewater will enter the STP building via the force main to a static screen located upstream of an influent equalization tank. The screenings from the static screen will discharge to the sludge holding tanks and the screened static screen effluent will flow by gravity to the influent equalization tanks. The contents of the influent equalization tanks will then be pumped to the SBR treatment tanks.

One basin carries out all biological unit processes including aeration, denitrification, clarification and sludge removal. The SBR basin performs each unit process or unit operation in a timed cycle.

The SBR basin is separated into two zones, the pre-reaction zone and the reaction zone. During all phases of the SBR cycle, wastewater feeds into the basin through the pre-reaction zone. The pre-reaction zone acts as a buffer to retard turbulence during the settling and decant phases of the SBR cycle and is separated from the reaction zone by a solid concrete wall with multiple small openings at the bottom. It also provides a pre-treatment area for the influent.

This continuous feed process called the Intermittent Cycle Extended Aeration (ICEAS) process is different from conventional SBR's because it feeds process influent during all phases of the SBR cycle. Conventional SBR is a true batch process in which influent feeding to reactors is interrupted during the settle and decant phases of the cycle. The following is a brief description of the cycle and phases:

- The first phase of the cycle is the aeration phase. During this phase, raw influent wastewater mixes with the mixed liquor settled during the previous cycle. The wastewater is aerated, promoting biological oxidation and nitrification.
- The second phase of the cycle is an anoxic period where mechanical mixing takes place. The mixing keeps the biomass in suspension to promote an anoxic series of reactions to denitrify the wastewater. The aerated and anoxic periods alternate at least twice before the third phase of the cycle takes place.
- The third phase is the settling phase. This phase involves promoting a quiescent condition in the basin so solids can settle and create a sludge blanket at the bottom of the basin. The fourth phase is the decant phase.
- During this phase, a decant unit skims the uppermost liquid from the basin and discharges it into the intermediate surge tank. Towards the end of this phase, settled sludge is usually wasted to the sludge-holding tank. After the decant phase, the cycle begins again.
- The decanted effluent is then pumped from the intermediate surge tank and into a splitter box. The splitter box then directs the flow by gravity to one of two stainless steel disc filters. The disc filters will reduce suspended organic material and suspended solids loads in the wastewater. The process stream flows into the filter enclosure and through the rotating stainless steel disc filters. The flow exits the filter enclosure and through the weir of the ultrasonic flow meter which will be located inside the plant building. The flow is then pumped to the proposed leaching system.

The treatment plant will be designed in accordance with the recommendations for Design of Sewage Works of the New York State Department of Environmental Conservation, and Suffolk County Health Department commercial construction standards .

5.5 SBR Treatment Process Control

The following items will be included in the STP plans and specifications as a method of treatment process control:

- An Operations and Maintenance Manual will be prepared that will include information necessary to operate and maintain the plant as well as startup procedures at low flows.
- A laboratory conforming to the requirements of the Suffolk County Department of Health Services will be provided in a heated control building with a lavatory facility.
- Potable water will be protected by a backflow preventer
- Three (3) observation wells for monitoring groundwater will be located along the direction of groundwater flow, upstream and downstream of leaching field, as directed by the Suffolk County Department of Health Services.
- All piping will be color coded as per Suffolk County Department of Public Works General Design Memo Number 2.
- A wastewater flow recorder to monitor plant flow will be maintain in the plant.
- The Sludge Holding Tanks will be fitted with a portable decanting pump capable of decanting the water level to 90% of the tank depth.

5.6 SBR Odor Control

A masonry superstructure will enclose the STP and will serve to contain odors, if any. An odor control system will be designed and installed should odor becomes a concern after the STP is in operation.

Section 6 Phase I Design Calculations

6.1 Design Flow and Population

6.1.1 Design Flow Rate[(1)]

Total Sanitary Flow Rate		400,000 gpd
Total Hydraulic Flow Rate		*400,000 gpd*
STP Design Flow Rate	**=**	**400,000 gpd**
	=	**278 gpm**
	=	**0.4000 mgd**

(1) See SCDHS Design Flow Rates (Exhibit E)

6.1.2 Design Population

400,000gpd ÷ 75 gpd/capita	=	5,333	capita

6.1.3 Peak Sanitary Flow Rate

Peak Flow Rate Factor[2]	=	3.22	
3.22 x 400,000 gpd	=	1,288,000	gpd
	=	894	gpm
	=	1.288	mgd

6.2 Wastewater Quality

6.2.1 Influent Biochemical Oxygen Demand[3]

BOD_5 = 0.17 lbs per day per capita			
BOD_5 = 0.17 lbs per day per capita x 5,333 capita	=	907	lbs/day
BOD_5 Concentration	=	272	mg/l

6.2.2 Influent Suspended Solids[3]

Suspended Solids = 0.20 lbs per day per capita			
Suspended Solids = 0.20 lbs per day per capita x 5,333 capita	=	1,067	lbs/day
Suspended Solids (SS) Concentration	=	320	mg/l

6.2.3 Influent Nitrogen[3]

Ammonia Nitrogen Concentration (NH_3 - N)	=	43	mg/l
43 mg/l x 0.400 mgd x 8.34 lbs/gal	=	143	lbs/day
Organic Nitrogen (ORG - N)	=	22	mg/l
22 mg/l x 0.400 mgd x 8.34 lbs/gal	=	73	lbs/day
Nitrites (NO_2): Trace amounts		<0.01	mg/l
Nitrates (NO_3): Trace amounts		<0.01	mg/l
Total Nitrogen:			
43 mg/l + 22mg/l	=	65	mg/l
65 mg/l x 0.400 mgd x 8.34 lbs/gal	=	217	lbs/day
Peak Nitrogen = 1.5 x 217 lbs/day	=	325	lbs/day

(3) See Ten States Standards (Exhibit F)

6.2.4 Nitrogen Concentration Following Nitrification[4]

Ammonia Nitrogen Concentration (NH_3 - N):	=	<0.01	mg/l
0 mg/l x 0.400 mgd x 8.34 lbs/gal	=	0	lbs/day
Organic Nitrogen (ORG - N)	=	<0.01	mg/l
0 mg/l x 0.400 mgd x 8.34 lbs/gal	=	0	lbs/day
Nitrites (NO_2): Trace amounts		<0.01	mg/l
Nitrates (NO_3):	=	60	mg/l
60 mg/l x 0.400 mgd x 8.34 lbs/gal	=	200	lbs/day
Total Nitrogen	=		mg/l
60 mg/l x 0.400 mgd x 8.34 lbs/gal	=	200	lbs/day
	=		
Peak Nitrogen = 1.5 x 200 lbs/day	=	300	lbs/day

6.2.5 Influent Alkalinity

Alkalinity (as $CaCO_3$)	=	150	mg/l

6.2.6 Influent pH

pH	=	7.0	

6.2.7 Influent Temperature

Minimum Winter Temperature	=	15	deg. C

(4) See WPCF Manual - Nutrient Control (Exhibit G)

6.3 Sequencing Batch Reactor Design Criteria

6.3.1 Summary of Influent Wastewater Characteristics

Average Dry Weather Flow	=	400,000	gpd
Peak Dry Weather Flow	=	1,288,000	gpd
BOD_5 Concentration (20 °C)	=	272	mg/l
BOD_5 Loading (20 °C)	=	907	lbs/day
Suspended Solids Concentration	=	320	mg/l
Suspended Solids Loading	=	1,067	lbs/day
NH_3-N Concentration	=	43	mg/l
Alkalinity (as $CaCO_3$)	=	150	mg/l
Wastewater Temperature	=	10	deg. C

6.3.2 Site Characteristics

Ambient Air Temperature	=	20	deg. C
Site Elevation	=	30	ft.

6.3.3 Sewage Treatment Plant Effluent Requirements

Effluent BOD_5 (20 deg. C) Concentration (Composite Samples)	=	10	mg/l
Effluent Suspended Solids Concentration (Composite Samples)	=	10	mg/l
Total Effluent Nitrogen Concentration (Grab Samples)	=	10	mg/l

6.4 Influent Equalization Tank

6.4.1 Storage Capacity Required

The influent equalization tank will be sized for 25% storage of the average daily flow. Adjacent influent equalization tanks will have a valved flow through pipe in the dividing wall to permit shutting down of individual tanks for maintenance puposes and to permit free flow equalization between the tanks.

Average Daily Flow	=	400,000 gpd
25% of Average Daily Flow	=	100,000 gpd
Storage Capacity Required	=	100,000 gal.

6.4.2 Influent Equalization Tank Dimensions

Number of Tanks	=	1 tanks
Tank Length	=	17.00 ft.
Tank Width	=	58.3 ft.
Overall Sidewater Depth	=	18.0 ft.
Side Water Depth at HWL	=	16.5 ft.
Side Water Depth at LWL	=	2.0 ft.
Total Volume Provided = 17 ft. x 58.25 ft. x 16.5 ft. x 1 tanks	=	16,339 cf
	=	122,217 gal.

Actual Storage Volume = Volume at HWL - Volume at LWL

Volume at HWL = 17 ft. x 58.25 ft. x 16.5 ft. x 1 tanks x 7.48 gal./cf	=	122,217 gal.
Volume at LWL = 17 ft. x 58.25 ft. x 2 ft. x 1 tanks x 7.48 gal./cf	=	14,814 gal.
Actual Storage Volume = 122,217 gal. - 14,814 gal.	=	107,403 gal.

Actual Volume is 107,403 gal. > Required Volume is 100,000 gal.

6.4.3 Influent Equalization Tank Pumps

The influent equalization tank pumps will transfer wastewater from the influent equalization tank to the influent splitter box. Each of the two pumps will be sized at 1.25 times the average daily flow.

Average Daily Flow	=	278 gpm
1.25 times Average Daily Flow	=	347 gpm

Provide two influent equalization pumps (one on continuous standby) each rated at 347 gpm.

6.4.4 Influent Equalization Tank Aeration Requirements

The Influent equalization tank blower will be sized based the roll requirement and mixing requirement. The greater of the two will govern.

Roll Requirements	=	3 cfm/lf
3 cfm/lf x 58.25 linear ft. x 1 tanks	=	175 cfm
Mixing Requirements	=	1.25 cfm/1000 gal
1.25 cfm/1000 gallons x 122,217 gallons	=	153 cfm
Roll Requirements Govern at 174.75 cfm		
Therefore, minimum aeration capacity required	=	175 cfm

6.4.5 Influent Equalization Tank Blower Pressure Requirements

Air Header Diameter	=	5 in.
Flow Rate	=	175 scfm
Air Velocity	=	1,282 ft/min
Static Pressure:		
Depth of Diffuser	=	16.00 ft.
Static Pressure = 16 ft. x 0.4335 psi/ft. of water	=	6.94 psig
Friction Loss:		
Kinematic Viscosity of Air at Site	=	0.0001627 ft^2/s
Reynolds Number	=	3.28E+06
Surface Roughness	=	0.00085 ft
Relative Roughness e/D	=	0.00204
Moody Friction Factor	=	0.0236247
Equivalent Pipe Length	=	50 ft.
Pipe Friction Loss	=	20.08 ft. of Air
	=	0.11 psig
Additional Losses:		
Pressure Loss Safety Factor	=	0.5 psig
Total Pressure Loss:		
6.94 psi + 0.11 psi + 0.50 psi	=	7.54 psig

6.4.6 Influent Equalization Tank Blowers

One blower will be provided to service both influent equalization tanks and an additional blower provided to serve on a continuous standby basis, therefore 2 blowers will be provided. Each blower will have a minimum capacity of 175 cfm at 8 psig.

6.4.7 Sequencing Batch Reactor (SBR) Design[5]

6.4.7.1 Process Design Criteria

Food to Mass Ratio (F/M) [lbs BOD_5/lbs MLSS/day]	=	0.056	lbs/lbs/day
Settling Volume Index (SVI) [after 30 minutes settling]	=	150	mg/l
Mixed Liquor Suspended Solids (MLSS) at Low Water Level	=	4,500	mg/l
lbs O_2/lbs BOD_5 (Peak Conditions)	=	1.00	lbs/lbs
lbs O_2/lbs BOD_5 (Average Conditions)	=	1.80	lbs/lbs
lbs O_2/lbs NH_3-N Applied	=	4.57	lbs/lbs
Sludge Yield - Y (lbs MLSS/lbs BOD_5)	=	0.65	lbs/lbs
Sludge Nitrogen Content	=	0.07	N/Sludge
Number of SBR Basins	=	2	basins
Average Number of Cycles per basin	=	5	cycles/day
Normal Cycle Time	=	4.80	hrs.
Peak Number of Cycles per basin	=	6	cycles/day
Storm Cycle Time	=	4	hrs.
Normal Decant Time (NDT)	=	60	minutes
Normal Settling Time (NST)	=	60	minutes
Storm Decant Time (SDT)	=	50	minutes
Storm Settling Time (SST)	=	50	minutes
Net Nitrogen Load	=	143.74	lbs/day

6.4.7.2 Required SBR Capacity

The required SBR capacity is determined by calculating the required capacity at low water level (LWL) for both respiration and nitrification. The required capacity is then taken as the greater of the two.

Capacity Required for Respiration:

Mass of Biomass for BOD_5 Loading	=	16,190	lbs/day
Biomass Volume = (MLSS Load) ÷ (MLSS Concentration)	=	57,674	cf at LWL

Capacity Required for Nitrification:

Net Nitrogen Load	=	143.74	lbs/day
K- Nitrification Rate (mg NH3-N/g MLVSS/hr)	=	2.0	
Time of Aeration	=	8.0	hrs.
Fraction of MLSS which is Volatile	=	0.7	
Biomass Required for Nitrification	=	12,834	lbs
Biomass Volume = Mass of Biomass x SVI	=	30,829	cf at LWL
The Required SBR Capacity	=	57,674	cf at LWL

(5) See SBR (ICEAS System) Design Formulas (Exhibit H)

6.4.7.3 SBR Dimensions

Number of Basins	=	2	basins
Overall Side Water Depth	=	18.00	ft.
Side Water Depth at HWL	=	16.50	ft.
Side Water Depth at LWL	=	12.50	ft.
Tank Width	=	28.50	ft.
Tank Length	=	85.50	ft.
Tank Aspect Ratio (Length to Width)	=	3.00:1	Ratio
Surface Area per Tank	=	2,437	sf
Capacity per Tank at HWL	=	40,206	cf/tank
Capacity per Tank at LWL	=	30,459	cf/tank
Total Capacity at HWL	=	80,413	cf
Total Capacity at LWL	=	60,919	cf
Hydraulic Detention Time at HWL	=	36.09	hrs
Hydraulic Detention Time at LWL	=	27.34	hrs

6.4.7.4 Air Calculations

Actual Oxygen Required for BOD Oxidation (AOR1)

A (lbs O_2/lbs BOD_5 Removed)	=	1.80	lbs/lbs
Q (Average Daily Flow Per Basin)	=	200,000	gpd/basin
Influent BOD_5 Concentration	=	272	mg/l
Effluent BOD_5 Concentration	=	10	mg/l
Effluent BOD_5 Concentration (Best Case)	=	0	mg/l
AOR1 per Basin	=	816.00	lbs/day/basin
Total AOR1	=	1,632.00	lbs/day
	=	68.00	lbs/hr

Actual Oxygen Required for NH_3 Oxidation (AOR2)

B (lbs O_2/lbs TN)	=	4.57	lbs/lbs
Q (average daily flow per basin)	=	200,000	gpd/basin
Influent TKN	=	65.00	mg/l
Influent TKN Peaking Factor	=	1.50	
Peak Influent Nitrogen	=	97.50	mg/l
Effluent TKN (Best Case)	=	0.00	mg/l
AOR_2 per Basin	=	743.22	lbs/day/basin
Total AOR_2	=	1,486.44	lbs/day
	=	61.93	lbs/hr

Total Oxygen Demand (AORt):

AORt per Basin	=	1,559.22	lbs/day/basin
	=	64.97	lbs/hr/basin
AORt Total	=	3,118.44	lbs/day
	=	129.93	lbs/hr

AORt Correction for Site Conditions:

D.O. - Design Residual Dissolved Oxygen	=	2.0	mg/l
Alpha - Oxygen Transfer Correction factor	=	0.55	
Beta - Salinity Surface Tension factor	=	0.95	
Theta - Temperature Correction Coefficient	=	1.024	
T_{site} - Wastewater Temperature at Site	=	10	deg. C
Height of Facility Above Sea level	=	30	ft.
P_{site} - Site Atmospheric Air Pressure	=	14.66	psi
P_{std} - Standard Atmospheric Air Pressure	=	14.69	psi
C'_{sat20} - Dissolved Oxygen Solubility at Standard Conditions	=	11.28	mg/l
C_{surfT} - Dissolved Oxygen Solubility at Site Water Temp.	=	11.23	mg/l
C_{sat20} - Dissolved Oxygen Solubility at 20 deg. C	=	9.08	mg/l*

**Ref: Wastewater Engineering: Treatment and Reuse 5e (Metcalf & Eddy), App. E (Table D-1)*

SOR = AORt/(AOR/SOR)

$$\frac{AOR}{SOR} = \frac{Alpha \times Theta^{(Tsite-20)} \times (Beta \times C'_{sat20} \times (P_{site}/P_{std}) \times (C_{surfT}/C_{surf20}) - DO)}{C'_{sat20}}$$

$$\frac{AOR}{SOR} = \frac{0.55 \times 1.024\text{^}(10-20) \times (0.95 \times 11.28 \times (14.66/14.69) \times (11.23/9.08) - 2)}{11.28}$$

$$\frac{AOR}{SOR} = 0.432$$

SOR = AORt/(AOR/SOR) = 1,559.22/0.432 lbs/day) = 3,609.79 lbs/day/basin

Average Aeration Depth:

Average Dry Weather Flow	=	200,000	gpd/basin
Normal Cycle Time	=	4.80	hrs
Normal Decant Time (NDT)	=	60.00	minutes
Normal Settling Time (NST)	=	60.00	minutes
Basin Area	=	2,436.75	sf
Average Aeration Depth at Average Dry Weather Flow	=	13.14	ft.

Calculation of Air Requirements

The air requirements for the SBR reactor will be based on the process air requirement and the mixing air requirement. The larger of the two will be selected for the final air requirement

Process Air Required:

Air Density	=	0.075	lb/cf
Type of Aeration (Fine or Coarse Bubble)	=	fine	
Standard Oxygen Transfer Efficiency	=	24.30	
Time of Aeration	=	10.00	hrs.
Fraction of Oxygen in air by Weight	=	23.20	%

$$\text{Process Air} = \frac{360.98 \times 10{,}000}{0.075 \times 24.3 \times 23.2 \times 60} = 1{,}422.90 \text{ scfm}$$

Mixing Air Required:

Recommended Air Flow per Unit of Basin Area	=	0.125	scfm/sf
Basin Area	=	2,436.75	sf

Mixing Air = 0.125 scfm/sf x 2,437 sf = 304.59 scfm

Blower Unit Capacity:

The blower unit capacity is the larger of the process air requirement and the mixing air requirement.

Therefore, the minimum required blower unit capacity = 1,422.90 scfm

6.4.7.5 Decanter Design

Average Flow Conditions:

Tank Length	=	85.50	ft.
Tank Width	=	28.50	ft.
Maximum Decanter Drawdown	=	4.00	ft.
Maximum Decant Volume at Average Daily Flow	=	8,467	ft^3/basin
Decant Rate per basin	=	1,333.33	gpm/basin
Decanter Average Rated Capacity	=	20.00	$(ft^3/min)/ft.$
Minimum Decanter Weir Length Required	=	8.91	ft./basin
Recommended Decanter Weir Length	=	9.00	ft./basin

Peak Flow Conditions:

Tank Length	=	85.50	ft.
Tank Width	=	28.50	ft.
Maximum Decanter Drawdown	=	3.75	ft.
Maximum Decant Volume at Peak Daily Flow per basin	=	11,359.92	ft^3/basin
Decant Rate per basin	=	2,146.67	gpm/basin
Decanter Average Rated Capacity	=	25.00	$(ft^3/min)/ft.$
Decanter Weir Length Required	=	14.35	ft./basin
Recommended Decanter Weir Length	=	14.50	ft./basin

The Decanter will be sized for peak conditions and therefore a decanter length of 14.50 ft. will be used in each tank.

6.4.7.6 Alkalinity Control

Caustic Soda Feed Pump:

Provide Alkalinity for Peak NO_3

Peak NO_3	=	300	lbs/day
Required Alkalinity = 300 lbs/day x 7.2 lbs NaOH/lb NO3	=	2,162	lbs/day

The required feed rate is based on a 25% solution and 2.6 lbs NaC

The required feed rate = 2,162 lbs/day ÷ 2.6 lbs NaOH/gal.	=	831	gpd
	=	35	gph

Required Caustic Soda Feeder Capacity	=	0 - 35	gph

Caustic Soda Storage Tank:

Assume average alkalinity of 150 mg/L in raw sewage of which 100 mg/L is available for nitrification requirements.

Therefore lbs CaCO3 Required = 200 lbs/day x 7.2 lbs NO3	=	1,441	lbs/day
lbs CaCO3 Available = 100 mg/l x 0.400 mgd x 8.34	=	334	lbs/day
Supplemental Alkalinity Required	=	1,108	lbs/day
Required Daily Volume = 1,108 lbs/day ÷ 2.6 lbs/gal.	=	426	gpd
Storage Time	=	30	days
Storage Required	=	12,779	gal.
Minimum Caustic Soda Storage Tank Required	=	13,000	gal.

Note:

The caustic soda feed pump and storage tank are a contingency items and will be installed if the treatment plant effluent quality is degraded beyond permissible limits because of nitrate concentration. SCDHS approval for construction of storage tanks must be obtained prior to installation of the system.

6.4.8 Aeration Tank Blower Pressure Requirements

Air Header Diameter	=	12 in.
Flow Rate	=	1,423 scfm
Air Velocity	=	1,812 ft/min
Static Pressure:		
Depth of Diffuser	=	16.25 ft.
Static Pressure = 16 ft. x 0.4335 psi/ft. of water	=	7.04 psig
Friction Loss:		
Kinematic Viscosity of Air at Site	=	0.0001627 ft^2/s
Reynolds Number	=	1.11E+07
Surface Roughness	=	0.00085 ft
Relative Roughness e/D	=	0.00085
Moody Friction Factor	=	0.01892539
Equivalent Pipe Length	=	80 ft.
Pipe Friction Loss	=	21.43 ft. of Air
	=	0.11 psig
Additional Losses:		
Pressure Loss Safety Factor	=	0.5 psig
Total Pressure Loss:		
7.04 psi + 0.11 psi + 0.50 psi	=	7.66 psig

6.4.9 Aeration Tank Blowers

One blower will be provided to service two aeration tanks since the aeration timing is 180 degrees out of phase. An additional blower will be provided to serve on a continuous standby basis, therefore 2 blowers will be provided. Each blower will have a minimum capacity of 1,423 cfm at 8 psig.

6.5 Chlorine Contact Tank

Current Suffolk County standards no longer require disinfection of the treatment plant effluent. Therefore, this section has been deleted from the report.

6.6 Sludge Calculations

6.6.1 Design Parameters

Suspended Solids Removal Efficiency	=	97	%[6&7]
BOD_5 Removal Efficiency	=	96	%[7]
Influent BOD_5 Loading	=	907	lbs/day
Influent Suspended Solids Loading	=	1,067	lbs/day
Biomass Produced (% of BOD_5 Removed)	=	50	%[8]
Undigested Sludge (Specific Gravity)	=	1.015	
Sludge Concentration	=	0.936	lbs/cf
Sludge Digestion (mass reduction)	=	40	%[9]
Denitrification Sludge Yield Factor	=	0.80	
Nitrification Sludge Yield Factor	=	0.17	
Sludge Holding Period	=	15	days

6.6.2 Sludge Production

BOD_5 Removed	=	873	lbs/day
Y (lbs MLSS/lbs BOD_5 removed)	=	0.65	lbs/lbs
Net Biomass Produced	=	568	lbs/day
Suspended Solids Removed	=	1,033	lbs/day
Denitrification Sludge Produced	=	160	lbs/day
Nitrification Sludge Produced	=	37	lbs/day
Total Sludge Produced = (568 + 1,033 + 160 + 37) lbs/day	=	1,798	lbs/day
	=	25,362	gpd

6.6.3 Waste Sludge Pump Design

Total Sludge Produced	=	25,362	gpd
Total Sludge Produced per Basin		12,681	gpd/basin
Sludge Volume Produced per Basin per Cycle		2,536	gal/basin/cycle
Sludge Wasting Period per Cycle		10	minutes
Required Sludge Waste Pumping Rate		254	gpm/basin

(6) See ASCE Design of Municipal Wastewater Treatment Plant, 4th Edition - Pg. 11-39.

(7) See Wastewater Engineering Treatment Disposal and Reuse, 3rd Edition, by Metcalf & Eddy - Pg. 389.

(8) See Wastewater Engineering Treatment Disposal and Reuse, 3rd edition, by Metcalf & Eddy - Pg. 388.

(9) See Wastewater Engineering Treatment Disposal and Reuse, 3rd edition, by Metcalf & Eddy - Pg. 837.

6.6.4 Digestion of Sludge Produced

Inorganic Sludge as percentage Total Sludge)	=	20	%
Organic Sludge as percentage Total Sludge)	=	80	%

The total Sludge remaining is the Inorganic Sludge + 60% of the Organic Sludge.

Total Sludge = 1,798 lbs/day x 20% + 1,798 lbs/day x 80% x 60%	=	1,223	lbs/day

6.6.5 Sludge Holding Tank (SHT) Sizing

Sludge Volume = Sludge (lbs/day) ÷ Sludge Concentration (lbs/cf)

Sludge Volume = 1,223 lbs/day ÷ 0.94 lbs/cf	=	1,306	cf/day
Sludge Holding Period	=	15	days
Required Holding Sludge Volume = 1,306 cf/day x 15 days	=	19,593	cf
	=	146,556	gal.

6.6.6 Sludge Holding Tank (SHT) Dimensions

Number of Tanks	=	2	tanks
Tank Width	=	28.5	ft.
Tank Length	=	25.0	ft.
Overall Sidewater Depth	=	18.0	ft.
Sidewater Depth at HWL	=	16.5	ft.
SHT Volume = 28.5 ft. x 25.0 ft. x 16.5 ft.	=	11,756	cf/tank
Total Sludge Holding Tank Volume	=	23,513	cf
	=	175,874	gal.

Actual Volume is 175,874 gal > Required Volume is 146,556 gal

6.6.7 Sludge Holding Tank Decanter Pumps Design

Each Sludge Holding Tank will be equipped with a portable decanter pump. The pump will be capable of decanting the water level to 90% of the tank depth in 180 minutes.

Sludge Holding Tank Volume	=	87,937	gal/tank
Volume at 10% of HWL	=	8,794	gal/tank
Decanted Sludge Volume	=	79,143	gal/tank
Decant Time Period	=	180	minutes
Sludge Tank Decanter Pump Rate	=	440	gpm

6.6.8 Sludge Holding Tank Air Requirements

Design Requirement[10]	=	30 scfm/1000 cf
Total Sludge Holding Tank Volume	=	23,513 cf
Minimum Air Required = 30 scfm/1000 cf x 23,513 cf	=	705 scfm

6.6.9 Sludge Holding Tank Blower Pressure Requirements

Air Header Diameter	=	12 in.
Flow Rate	=	705 scfm
Air Velocity	=	898 ft/min
Static Pressure:		
Depth of Diffuser	=	15.50 ft.
Static Pressure = 15.5 ft. x 0.4335 psi/ft. of water	=	6.72 psig
Friction Loss:		
Kinematic Viscosity of Air at Site	=	0.0001627 ft^2/s
Reynolds Number	=	5.52E+06
Surface Roughness	=	0.00085 ft
Relative Roughness e/D	=	0.00085
Moody Friction Factor	=	0.01897002
Equivalent Pipe Length	=	120 ft.
Pipe Friction Loss	=	7.92 ft. of Air
	=	0.04 psig
Additional Losses:		
Pressure Loss Safety Factor	=	0.5 psig
Total Pressure Loss:		
6.72 psi + 0.04 psi + 0.50 psi	=	7.26 psig

6.6.10 Sludge Holding Tank Blowers

One blower will be provided to service both sludge holding tanks. The additional influent equalization tank blower will be serve as a continuous standby for the sludge holding tanks, therefore 1 sludge holding tank blower will be provided. The blower will have a minimum capacity of 705 cfm at 8 psig.

(10) See Ten States Standards (Exhibit F)

6.7 Intermediate Surge Tank

6.7.1 Intermediate Surge Tank Capacity

The Aeration Basins are controlled using a timed cycle system. Depending on the influent flow rate, the cycle time will be set for either average or peak flow conditions. The intermediate surge tank will be sized using peak flow conditions. The decant phase is when wastewater is decanted from the aeration basins to the intermediate surge tank. The intermediate surge tank will be sized to handle the maximum volume decanted from the aeration basins with a safety factor.

Aeration Tank Decant Volume at Peak Flow	=	84,972	gal/basin/decant
Factor of Safety	=	1.25	
Required Intermediate Surge Tank Volume	=	106,215	gal/basin/decant

6.7.2 Intermediate Surge Tank Dimensions

Aeration Basin Sidewater Depth at LWL	=	12.50	ft.
Maximum Sidewater Depth = Aeration Basin LWL - 2 ft.	=	10.50	ft.
Surface Area Required	=	1,352.37	sf
Tank Length	=	27.00	ft.
Tank Width	=	58.25	ft.
Surface Area Provided	=	1,572.75	sf
Total Volume Provided	=	16,514	cf
	=	123,524	gal.

Actual Volume is 123,524 gal. > Required Volume is 106,215 gal.

6.7.3 Intermediate Surge Tank Pump Sizing Calculations

The intermediate surge tank pumps will transfer the decanted wastewater from the aeration basins to the effluent filters. The decanted wastewater from one aeration basin can be stored in the intermediate surge tank for a maximum of 120 minutes. This Maximum Storage Time represents the minimum time period between aeration basin decant cycles. Two pumps will be provided and will alternate lead duty

Decanted Volume at Peak Flow X 1.25 Safety Factor	=	106,215	gal.
Maximum Storage Time	=	120	minutes
Minimum Required Intermediate Surge Tank Pump Rate	=	885	gpm

6.8 Alternative Leaching System Option

6.8.1 Leaching Rate

Maximum Allowable Leaching Rate	=	10 gpd/sf
Minimum Leaching Area Required = 400,000 gpd ÷ 10 gpd/sf	=	40,000 sf

6.8.2 Leaching Area

Leaching Pool Diameter	=	10 ft.
Leaching Pool Effective Depth	=	8 ft.
Leaching Area Provided per Pool	=	251 sf
Number of Leaching Pools Required	=	159 pools

SCDPW requirements dictate that 200% of the required leaching capacity shall be installed at the time of initial construction and undisturbed area be reserved for an additional 100% future expansion. Therefore, 320 leaching pools will be installed at the time of initial construction and an expajnsion area for an additional 160 leaching pools will be reserved. Each leaching pool will be 10-ft. diameter at 8-ft. effective depth.

Section 7 Phase II Design Calculations

7.1 Design Flow and Population

7.1.1 Design Flow Rate

Total Sanitary Flow Rate		800,000 gpd
Total Hydraulic Flow Rate		*800,000 gpd*
STP Design Flow Rate	**=**	**800,000 gpd**
	=	**556 gpm**
	=	**0.8000 mgd**

7.1.2 Design Population

800,000gpd ÷ 75 gpd/capita	=	10,667	capita

7.1.3 Peak Sanitary Flow Rate

Peak Flow Rate Factor	=	2.93	
2.93 x 800,000 gpd	=	2,344,000	gpd
	=	1,628	gpm
	=	2.344	mgd

7.2 Wastewater Quality

7.2.1 Influent Biochemical Oxygen Demand

BOD_5 = 0.17 lbs per day per capita			
BOD_5 = 0.17 lbs per day per capita x 10,667 capita	=	1,813	lbs/day
BOD_5 Concentration	=	272	mg/l

7.2.2 Influent Suspended Solids

Suspended Solids = 0.20 lbs per day per capita			
Suspended Solids = 0.20 lbs per day per capita x 10,667 capita	=	2,133	lbs/day
Suspended Solids (SS) Concentration	=	320	mg/l

7.2.3 Influent Nitrogen

Ammonia Nitrogen Concentration (NH_3 - N)	=	43	mg/l
43 mg/l x 0.800 mgd x 8.34 lbs/gal	=	287	lbs/day
Organic Nitrogen (ORG - N)	=	22	mg/l
22 mg/l x 0.800 mgd x 8.34 lbs/gal	=	147	lbs/day
Nitrites (NO_2): Trace amounts		<0.01	mg/l
Nitrates (NO_3): Trace amounts		<0.01	mg/l
Total Nitrogen:			
43 mg/l + 22mg/l	=	65	mg/l
65 mg/l x 0.800 mgd x 8.34 lbs/gal	=	434	lbs/day
Peak Nitrogen = 1.5 x 434 lbs/day	=	651	lbs/day

7.2.4 Nitrogen Concentration Following Nitrification

Ammonia Nitrogen Concentration (NH_3 - N):	=	<0.01	mg/l
0 mg/l x 0.800 mgd x 8.34 lbs/gal	=	0	lbs/day
Organic Nitrogen (ORG - N)	=	<0.01	mg/l
0 mg/l x 0.800 mgd x 8.34 lbs/gal	=	0	lbs/day
Nitrites (NO_2): Trace amounts		<0.01	mg/l
Nitrates (NO_3):	=	60	mg/l
60 mg/l x 0.800 mgd x 8.34 lbs/gal	=	400	lbs/day
Total Nitrogen	=		mg/l
60 mg/l x 0.800 mgd x 8.34 lbs/gal	=	400	lbs/day
	=		
Peak Nitrogen = 1.5 x 400 lbs/day	=	600	lbs/day

7.2.5 Influent Alkalinity

Alkalinity (as $CaCO_3$)	=	150	mg/l

7.2.6 Influent pH

pH	=	7.0	

7.2.7 Influent Temperature

Minimum Winter Temperature	=	15	deg. C

7.3 Sequencing Batch Reactor Design Criteria

7.3.1 Summary of Influent Wastewater Characteristics

Average Dry Weather Flow	=	800,000	gpd
Peak Dry Weather Flow	=	2,344,000	gpd
BOD_5 Concentration (20 °C)	=	272	mg/l
BOD_5 Loading (20 °C)	=	1,813	lbs/day
Suspended Solids Concentration	=	320	mg/l
Suspended Solids Loading	=	2,133	lbs/day
NH_3-N Concentration	=	43	mg/l
Alkalinity (as $CaCO_3$)	=	150	mg/l
Wastewater Temperature	=	10	deg. C

7.3.2 Site Characteristics

Ambient Air Temperature	=	20	deg. C
Site Elevation	=	30	ft.

7.3.3 Sewage Treatment Plant Effluent Requirements

Effluent BOD_5 (20 deg. C) Concentration (Composite Samples)	=	10	mg/l
Effluent Suspended Solids Concentration (Composite Samples)	=	10	mg/l
Total Effluent Nitrogen Concentration (Grab Samples)	=	10	mg/l

7.4 Influent Equalization Tank

7.4.1 Storage Capacity Required

The influent equalization tank will be sized for 25% storage of the average daily flow. Adjacent influent equalization tanks will have a valved flow through pipe in the dividing wall to permit shutting down of individual tanks for maintenance puposes and to permit free flow equalization between the tanks.

Average Daily Flow	=	800,000 gpd
25% of Average Daily Flow	=	200,000 gpd
Storage Capacity Required	=	200,000 gal.

7.4.2 Influent Equalization Tank Dimensions

Number of Tanks	=	2 tanks
Tank Length	=	17.00 ft.
Tank Width	=	58.3 ft.
Overall Sidewater Depth	=	18.0 ft.
Side Water Depth at HWL	=	16.5 ft.
Side Water Depth at LWL	=	2.0 ft.
Total Volume Provided = 17 ft. x 58.25 ft. x 16.5 ft. x 2 tanks	=	32,678 cf
	=	244,433 gal.

Actual Storage Volume = Volume at HWL - Volume at LWL

Volume at HWL = 17 ft. x 58.25 ft. x 16.5 ft. x 2 tanks x 7.48 gal./cf	=	244,433 gal.
Volume at LWL = 17 ft. x 58.25 ft. x 2 ft. x 2 tanks x 7.48 gal./cf	=	29,628 gal.
Actual Storage Volume = 244,433 gal. - 29,628 gal.	=	214,805 gal.

Actual Volume is 214,805 gal. > Required Volume is 200,000 gal.

7.4.3 Influent Equalization Tank Pumps

The influent equalization tank pumps will transfer wastewater from the influent equalization tank to the influent splitter box. Each of the two pumps will be sized at 1.25 times the average daily flow.

Average Daily Flow	=	556 gpm
1.25 times Average Daily Flow	=	694 gpm

Provide two influent equalization pumps (one on continuous standby) each rated at 694 gpm.

7.4.4 Influent Equalization Tank Aeration Requirements

The Influent equalization tank blower will be sized based the roll requirement and mixing requirement. The greater of the two will govern.

Roll Requirements	=	3 cfm/lf
3 cfm/lf x 58.25 linear ft. x 2 tanks	=	350 cfm
Mixing Requirements	=	1.25 cfm/1000 gal
1.25 cfm/1000 gallons x 244,433 gallons	=	306 cfm
Roll Requirements Govern at 349.5 cfm		
Therefore, minimum aeration capacity required	=	350 cfm

7.4.5 Influent Equalization Tank Blower Pressure Requirements

Air Header Diameter	=	5 in.
Flow Rate	=	350 scfm
Air Velocity	=	2,563 ft/min
Static Pressure:		
Depth of Diffuser	=	16.00 ft.
Static Pressure = 16 ft. x 0.4335 psi/ft. of water	=	6.94 psig
Friction Loss:		
Kinematic Viscosity of Air at Site	=	0.0001627 ft^2/s
Reynolds Number	=	6.56E+06
Surface Roughness	=	0.00085 ft
Relative Roughness e/D	=	0.00204
Moody Friction Factor	=	0.02358356
Equivalent Pipe Length	=	50 ft.
Pipe Friction Loss	=	80.20 ft. of Air
	=	0.43 psig
Additional Losses:		
Pressure Loss Safety Factor	=	0.5 psig
Total Pressure Loss:		
6.94 psi + 0.43 psi + 0.50 psi	=	7.86 psig

7.4.6 Influent Equalization Tank Blowers

One blower will be provided to service both influent equalization tanks and an additional blower provided to serve on a continuous standby basis, therefore 2 blowers will be provided. Each blower will have a minimum capacity of 350 cfm at 8 psig.

7.4.7 Sequencing Batch Reactor (SBR) Design

7.4.7.1 Process Design Criteria

Food to Mass Ratio (F/M) [lbs BOD_5/lbs MLSS/day]	=	0.056	lbs/lbs/day
Settling Volume Index (SVI) [after 30 minutes settling]	=	150	mg/l
Mixed Liquor Suspended Solids (MLSS) at Low Water Level	=	4,500	mg/l
lbs O_2/lbs BOD_5 (Peak Conditions)	=	1.00	lbs/lbs
lbs O_2/lbs BOD_5 (Average Conditions)	=	1.80	lbs/lbs
lbs O_2/lbs NH_3-N Applied	=	4.57	lbs/lbs
Sludge Yield - Y (lbs MLSS/lbs BOD_5)	=	0.65	lbs/lbs
Sludge Nitrogen Content	=	0.07	N/Sludge
Number of SBR Basins	=	4	basins
Average Number of Cycles per basin	=	5	cycles/day
Normal Cycle Time	=	4.80	hrs.
Peak Number of Cycles per basin	=	6	cycles/day
Storm Cycle Time	=	4	hrs.
Normal Decant Time (NDT)	=	60	minutes
Normal Settling Time (NST)	=	60	minutes
Storm Decant Time (SDT)	=	50	minutes
Storm Settling Time (SST)	=	50	minutes
Net Nitrogen Load	=	287.49	lbs/day

7.4.7.2 Required SBR Capacity

The required SBR capacity is determined by calculating the required capacity at low water level (LWL) for both respiration and nitrification. The required capacity is then taken as the greater of the two.

Capacity Required for Respiration:			
Mass of Biomass for BOD_5 Loading	=	32,381	lbs/day
Biomass Volume = (MLSS Load) ÷ (MLSS Concentration)	=	115,348	cf at LWL
Capacity Required for Nitrification:			
Net Nitrogen Load	=	287.49	lbs/day
K- Nitrification Rate (mg NH3-N/g MLVSS/hr)	=	2.0	
Time of Aeration	=	8.0	hrs.
Fraction of MLSS which is Volatile	=	0.7	
Biomass Required for Nitrification	=	25,669	lbs
Biomass Volume = Mass of Biomass x SVI	=	61,657	cf at LWL
The Required SBR Capacity	=	115,348	cf at LWL

7.4.7.3 SBR Dimensions

Number of Basins	=	4	basins
Overall Side Water Depth	=	18.00	ft.
Side Water Depth at HWL	=	16.50	ft.
Side Water Depth at LWL	=	12.50	ft.
Tank Width	=	28.50	ft.
Tank Length	=	85.50	ft.
Tank Aspect Ratio (Length to Width)	=	3.00:1	Ratio
Surface Area per Tank	=	2,437	sf
Capacity per Tank at HWL	=	40,206	cf/tank
Capacity per Tank at LWL	=	30,459	cf/tank
Total Capacity at HWL	=	160,826	cf
Total Capacity at LWL	=	121,838	cf
Hydraulic Detention Time at HWL	=	36.09	hrs
Hydraulic Detention Time at LWL	=	27.34	hrs

7.4.7.4 Air Calculations

Actual Oxygen Required for BOD Oxidation (AOR1)

A (lbs O_2/lbs BOD_5 Removed)	=	1.80	lbs/lbs
Q (Average Daily Flow Per Basin)	=	200,000	gpd/basin
Influent BOD_5 Concentration	=	272	mg/l
Effluent BOD_5 Concentration	=	10	mg/l
Effluent BOD_5 Concentration (Best Case)	=	0	mg/l
AOR1 per Basin	=	816.00	lbs/day/basin
Total AOR1	=	3,264.00	lbs/day
	=	136.00	lbs/hr

Actual Oxygen Required for NH_3 Oxidation (AOR2)

B (lbs O_2/lbs TN)	=	4.57	lbs/lbs
Q (average daily flow per basin)	=	200,000	gpd/basin
Influent TKN	=	65.00	mg/l
Influent TKN Peaking Factor	=	1.50	
Peak Influent Nitrogen	=	97.50	mg/l
Effluent TKN (Best Case)	=	0.00	mg/l
AOR_2 per Basin	=	743.22	lbs/day/basin
Total AOR_2	=	2,972.88	lbs/day
	=	123.87	lbs/hr

Total Oxygen Demand (AORt):

AORt per Basin	=	1,559.22	lbs/day/basin
	=	64.97	lbs/hr/basin
AORt Total	=	6,236.88	lbs/day
	=	259.87	lbs/hr

AORt Correction for Site Conditions:

D.O. - Design Residual Dissolved Oxygen	=	2.0	mg/l
Alpha - Oxygen Transfer Correction factor	=	0.55	
Beta - Salinity Surface Tension factor	=	0.95	
Theta - Temperature Correction Coefficient	=	1.024	
T_{site} - Wastewater Temperature at Site	=	10	deg. C
Height of Facility Above Sea level	=	30	ft.
P_{site} - Site Atmospheric Air Pressure	=	14.66	psi
P_{std} - Standard Atmospheric Air Pressure	=	14.69	psi
C'_{sat20} - Dissolved Oxygen Solubility at Standard Conditions	=	11.28	mg/l
C_{surfT} - Dissolved Oxygen Solubility at Site Water Temp.	=	11.23	mg/l
C_{sat20} - Dissolved Oxygen Solubility at 20 deg. C	=	9.08	mg/l*

**Ref: Wastewater Engineering: Treatment and Reuse 5e (Metcalf & Eddy), App. E (Table D-1)*

SOR = AORt/(AOR/SOR)

$$\frac{AOR}{SOR} = \frac{Alpha \times Theta^{(Tsite-20)} \times (Beta \times C'_{sat20} \times (P_{site}/P_{std}) \times (C_{surfT}/C_{surf20}) - DO)}{C'_{sat20}}$$

$$\frac{AOR}{SOR} = \frac{0.55 \times 1.024\text{^}(10-20) \times (0.95 \times 11.28 \times (14.66/14.69) \times (11.23/9.08) - 2)}{11.28}$$

$$\frac{AOR}{SOR} = 0.432$$

SOR = AORt/(AOR/SOR) = 1,559.22/0.432 lbs/day) = 3,609.79 lbs/day/basin

Average Aeration Depth:

Average Dry Weather Flow	=	200,000	gpd/basin
Normal Cycle Time	=	4.80	hrs
Normal Decant Time (NDT)	=	60.00	minutes
Normal Settling Time (NST)	=	60.00	minutes
Basin Area	=	2,436.75	sf
Average Aeration Depth at Average Dry Weather Flow	=	13.14	ft.

Calculation of Air Requirements

The air requirements for the SBR reactor will be based on the process air requirement and the mixing air requirement. The larger of the two will be selected for the final air requirement

Process Air Required:

Air Density	=	0.075	lb/cf
Type of Aeration (Fine or Coarse Bubble)	=	fine	
Standard Oxygen Transfer Efficiency	=	24.30	
Time of Aeration	=	10.00	hrs.
Fraction of Oxygen in air by Weight	=	23.20	%

$$\text{Process Air} = \frac{360.98 \times 10{,}000}{0.075 \times 24.3 \times 23.2 \times 60} = 1{,}422.90 \text{ scfm}$$

Mixing Air Required:

Recommended Air Flow per Unit of Basin Area	=	0.125	scfm/sf
Basin Area	=	2,436.75	sf

Mixing Air = 0.125 scfm/sf x 2,437 sf = 304.59 scfm

Blower Unit Capacity:

The blower unit capacity is the larger of the process air requirement and the mixing air requirement.

Therefore, the minimum required blower unit capacity = 1,422.90 scfm

7.4.7.5 Decanter Design

Average Flow Conditions:

Tank Length	=	85.50	ft.
Tank Width	=	28.50	ft.
Maximum Decanter Drawdown	=	4.00	ft.
Maximum Decant Volume at Average Daily Flow	=	16,934	ft^3/basin
Decant Rate per basin	=	2,666.67	gpm/basin
Decanter Average Rated Capacity	=	20.00	$(ft^3/min)/ft.$
Minimum Decanter Weir Length Required	=	17.83	ft./basin
Recommended Decanter Weir Length	=	18.00	ft./basin

Peak Flow Conditions:

Tank Length	=	85.50	ft.
Tank Width	=	28.50	ft.
Maximum Decanter Drawdown	=	3.75	ft.
Maximum Decant Volume at Peak Daily Flow per basin	=	10,336.82	ft^3/basin
Decant Rate per basin	=	2,360.28	gpm/basin
Decanter Average Rated Capacity	=	25.00	$(ft^3/min)/ft.$
Decanter Weir Length Required	=	15.78	ft./basin
Recommended Decanter Weir Length	=	16.00	ft./basin

The Decanter will be sized for peak conditions and therefore a decanter length of 16.00 ft. will be used in each tank.

7.4.7.6 Alkalinity Control

Caustic Soda Feed Pump:

Provide Alkalinity for Peak NO_3

Peak NO_3	=	600 lbs/day
Required Alkalinity = 600 lbs/day x 7.2 lbs NaOH/lb NO3	=	4,323 lbs/day

The required feed rate is based on a 25% solution and 2.6 lbs NaC

The required feed rate = 4,323 lbs/day ÷ 2.6 lbs NaOH/gal.	=	1,663 gpd
	=	69 gph

Required Caustic Soda Feeder Capacity	=	0 - 69 gph

Caustic Soda Storage Tank:

Assume average alkalinity of 150 mg/L in raw sewage of which 100 mg/L is available for nitrification requirements.

Therefore lbs CaCO3 Required = 400 lbs/day x 7.2 lbs NO3	=	2,882 lbs/day
lbs CaCO3 Available = 100 mg/l x 0.800 mgd x 8.34	=	667 lbs/day
Supplemental Alkalinity Required	=	2,215 lbs/day
Required Daily Volume = 2,215 lbs/day ÷ 2.6 lbs/gal.	=	852 gpd
Storage Time	=	30 days
Storage Required	=	25,559 gal.
Minimum Caustic Soda Storage Tank Required	=	26,000 gal.

Note:

The caustic soda feed pump and storage tank are a contingency items and will be installed if the treatment plant effluent quality is degraded beyond permissible limits because of nitrate concentration. SCDHS approval for construction of storage tanks must be obtained prior to installation of the system.

7.4.8 Aeration Tank Blower Pressure Requirements

Air Header Diameter	=	12 in.
Flow Rate	=	1,423 scfm
Air Velocity	=	1,812 ft/min
Static Pressure:		
Depth of Diffuser	=	16.25 ft.
Static Pressure = 16 ft. x 0.4335 psi/ft. of water	=	7.04 psig
Friction Loss:		
Kinematic Viscosity of Air at Site	=	0.0001627 ft^2/s
Reynolds Number	=	1.11E+07
Surface Roughness	=	0.00085 ft
Relative Roughness e/D	=	0.00085
Moody Friction Factor	=	0.01892539
Equivalent Pipe Length	=	80 ft.
Pipe Friction Loss	=	21.43 ft. of Air
	=	0.11 psig
Additional Losses:		
Pressure Loss Safety Factor	=	0.5 psig
Total Pressure Loss:		
7.04 psi + 0.11 psi + 0.50 psi	=	7.66 psig

7.4.9 Aeration Tank Blowers

One blower will be provided to service two aeration tanks since the aeration timing is 180 degrees out of phase. An additional blower will be provided to serve on a continuous standby basis, therefore 2 blowers will be provided. Each blower will have a minimum capacity of 1,423 cfm at 8 psig.

7.5 Chlorine Contact Tank

Current Suffolk County standards no longer require disinfection of the treatment plant effluent. Therefore, this section has been deleted from the report.

7.6 Sludge Calculations

7.6.1 Design Parameters

Suspended Solids Removal Efficiency	=	97	%
BOD_5 Removal Efficiency	=	96	%
Influent BOD_5 Loading	=	1,813	lbs/day
Influent Suspended Solids Loading	=	2,133	lbs/day
Biomass Produced (% of BOD_5 Removed)	=	50	%
Undigested Sludge (Specific Gravity)	=	1.015	
Sludge Concentration	=	0.936	lbs/cf
Sludge Digestion (mass reduction)	=	40	%
Denitrification Sludge Yield Factor	=	0.80	
Nitrification Sludge Yield Factor	=	0.17	
Sludge Holding Period	=	15	days

7.6.2 Sludge Production

BOD_5 Removed	=	1,747	lbs/day
Y (lbs MLSS/lbs BOD_5 removed)	=	0.65	lbs/lbs
Net Biomass Produced	=	1,135	lbs/day
Suspended Solids Removed	=	2,067	lbs/day
Denitrification Sludge Produced	=	320	lbs/day
Nitrification Sludge Produced	=	74	lbs/day
Total Sludge Produced = (1,135 + 2,067 + 320 + 74) lbs/day	=	3,596	lbs/day
	=	50,725	gpd

7.6.3 Waste Sludge Pump Design

Total Sludge Produced	=	50,725	gpd
Total Sludge Produced per Basin		12,681	gpd/basin
Sludge Volume Produced per Basin per Cycle		2,536	gal/basin/cycle
Sludge Wasting Period per Cycle		10	minutes
Required Sludge Waste Pumping Rate		254	gpm/basin

7.6.4 Digestion of Sludge Produced

Inorganic Sludge as percentage Total Sludge)	=	20	%
Organic Sludge as percentage Total Sludge)	=	80	%

The total Sludge remaining is the Inorganic Sludge + 60% of the Organic Sludge.

Total Sludge = 3,596 lbs/day x 20% + 3,596 lbs/day x 80% x 60%	=	2,445	lbs/day

7.6.5 Sludge Holding Tank (SHT) Sizing

Sludge Volume = Sludge (lbs/day) ÷ Sludge Concentration (lbs/cf)

Sludge Volume = 2,445 lbs/day ÷ 0.94 lbs/cf	=	2,612	cf/day
Sludge Holding Period	=	15	days
Required Holding Sludge Volume = 2,612 cf/day x 15 days	=	39,186	cf
	=	293,111	gal.

7.6.6 Sludge Holding Tank (SHT) Dimensions

Number of Tanks	=	4	tanks
Tank Width	=	28.5	ft.
Tank Length	=	25.0	ft.
Overall Sidewater Depth	=	18.0	ft.
Sidewater Depth at HWL	=	16.5	ft.
SHT Volume = 28.5 ft. x 25.0 ft. x 16.5 ft.	=	11,756	cf/tank
Total Sludge Holding Tank Volume	=	47,025	cf
	=	351,747	gal.

Actual Volume is 351,747 gal > Required Volume is 293,111 gal

7.6.7 Sludge Holding Tank Decanter Pumps Design

Each Sludge Holding Tank will be equipped with a portable decanter pump. The pump will be capable of decanting the water level to 90% of the tank depth in 180 minutes.

Sludge Holding Tank Volume	=	87,937	gal/tank
Volume at 10% of HWL	=	8,794	gal/tank
Decanted Sludge Volume	=	79,143	gal/tank
Decant Time Period	=	180	minutes
Sludge Tank Decanter Pump Rate	=	440	gpm

7.6.8 Sludge Holding Tank Air Requirements

Design Requirement	=	30 scfm/1000 cf
Total Sludge Holding Tank Volume	=	47,025 cf
Minimum Air Required = 30 scfm/1000 cf x 47,025 cf	=	1,411 scfm

7.6.9 Sludge Holding Tank Blower Pressure Requirements

Air Header Diameter	=	12 in.
Flow Rate	=	1,411 scfm
Air Velocity	=	1,796 ft/min
Static Pressure:		
Depth of Diffuser	=	15.50 ft.
Static Pressure = 15.5 ft. x 0.4335 psi/ft. of water	=	6.72 psig
Friction Loss:		
Kinematic Viscosity of Air at Site	=	0.0001627 ft^2/s
Reynolds Number	=	1.10E+07
Surface Roughness	=	0.00085 ft
Relative Roughness e/D	=	0.00085
Moody Friction Factor	=	0.01892578
Equivalent Pipe Length	=	120 ft.
Pipe Friction Loss	=	31.61 ft. of Air
	=	0.17 psig
Additional Losses:		
Pressure Loss Safety Factor	=	0.5 psig
Total Pressure Loss:		
6.72 psi + 0.17 psi + 0.50 psi	=	7.39 psig

7.6.10 Sludge Holding Tank Blowers

One blower will be provided to service both sludge holding tanks. The additional influent equalization tank blower will be serve as a continuous standby for the sludge holding tanks, therefore 1 sludge holding tank blower will be provided. The blower will have a minimum capacity of 1,411 cfm at 8 psig.

7.7 Intermediate Surge Tank

7.7.1 Intermediate Surge Tank Capacity

The Aeration Basins are controlled using a timed cycle system. Depending on the influent flow rate, the cycle time will be set for either average or peak flow conditions. The intermediate surge tank will be sized using peak flow conditions. The decant phase is when wastewater is decanted from the aeration basins to the intermediate surge tank. The intermediate surge tank will be sized to handle the maximum volume decanted from the aeration basins with a safety factor.

Aeration Tank Decant Volume at Peak Flow	=	77,319	gal/basin/decant
Factor of Safety	=	1.25	
Required Intermediate Surge Tank Volume	=	96,649	gal/basin/decant

7.7.2 Intermediate Surge Tank Dimensions

Aeration Basin Sidewater Depth at LWL	=	12.50	ft.
Maximum Sidewater Depth = Aeration Basin LWL - 2 ft.	=	10.50	ft.
Surface Area Required	=	1,230.57	sf
Tank Length	=	27.00	ft.
Tank Width	=	58.25	ft.
Surface Area Provided	=	1,572.75	sf
Total Volume Provided	=	16,514	cf
	=	123,524	gal.

Actual Volume is 123,524 gal. > Required Volume is 96,649 gal.

7.7.3 Intermediate Surge Tank Pump Sizing Calculations

The intermediate surge tank pumps will transfer the decanted wastewater from the aeration basins to the effluent filters. The decanted wastewater from one aeration basin can be stored in the intermediate surge tank for a maximum of 120 minutes. This Maximum Storage Time represents the minimum time period between aeration basin decant cycles. Two pumps will be provided and will alternate lead duty

Decanted Volume at Peak Flow X 1.25 Safety Factor	=	96,649	gal.
Maximum Storage Time	=	120	minutes
Minimum Required Intermediate Surge Tank Pump Rate	=	805	gpm

7.8 Alternative Leaching System Option

7.8.1 Leaching Rate

Maximum Allowable Leaching Rate	=	10 gpd/sf
Minimum Leaching Area Required = 800,000 gpd ÷ 10 gpd/sf	=	80,000 sf

7.8.2 Leaching Area

Leaching Pool Diameter	=	10 ft.
Leaching Pool Effective Depth	=	8 ft.
Leaching Area Provided per Pool	=	251 sf
Number of Leaching Pools Required	=	318 pools

SCDPW requirements dictate that 200% of the required leaching capacity shall be installed at the time of initial construction and undisturbed area be reserved for an additional 100% future expansion. Therefore, 640 leaching pools will be installed at the time of initial construction and an expajnsion area for an additional 320 leaching pools will be reserved. Each leaching pool will be 10-ft. diameter at 8-ft. effective depth.

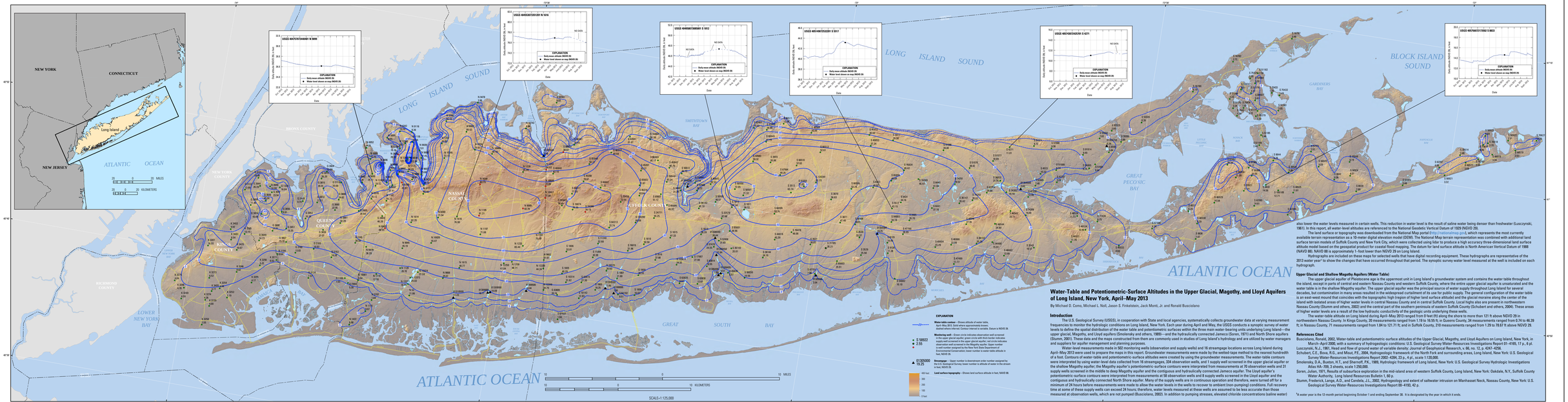
EXHIBIT A

USGS WATER-TABLE AND POTENTIOMETRIC-SURFACE ALTITUDES IN THE UPPER GLACIAL, MAHOTHY, AND LLOYD AQUIFERS OF LONG ISLAND, NEW YORK, APRIL-MAY 2013

U.S. Department of the Interior
U.S. Geological Survey

Prepared in cooperation with the
Long Island Water Conference
Nassau County Department of Public Works
New York State Department of Environmental Protection
Port Washington Water District
Suffolk County Department of Health Services
Towns of North Hempstead and Shelter Island
Manhasset-Lakeville Water District
Nassau-Suffolk Water Commissioner's Association
New York State Department of Environmental Conservation
Sands Point Water Department
Suffolk County Water Authority
Winter Authority of Great Neck North

Scientific Investigations Map 3326
Water table—SHEET 1 of 4



Base from U.S. Geological Survey digital data 1:100,000 series
Universal Transverse Mercator projection
Zone 18 (central meridian 75° 00' 00.0" W.), central meridian 74° 00' 00"
North American Datum of 1983

Water-Table and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers of Long Island, New York, April–May 2013

By
Michael D. Como, Michael L. Noll, Jason S. Finkelstein, Jack Monti, Jr., and Ronald Busciolano

2015

Water-Table and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers of Long Island, New York, April–May 2013

By Michael D. Como, Michael L. Noll, Jason S. Finkelstein, Jack Monti, Jr. and Ronald Busciolano

Introduction

The U.S. Geological Survey (USGS), in cooperation with State and local agencies, systematically collects groundwater data at varying measurement frequencies to monitor the hydrologic conditions on Long Island, New York. Each year during April and May, the USGS conducts a synoptic survey of water levels to define the spatial distribution of the water table and potentiometric surfaces within the three main water-bearing units underlying Long Island—the upper glacial, Magothy, and Lloyd aquifers (Smolensky and others, 1989)—and the hydraulically connected Jamaica (Soren, 1971) and North Shore aquifers (Stumm, 2001). These data and the maps constructed from them are commonly used in studies of Long Island's hydrology and are utilized by water managers and suppliers for aquifer management and planning purposes.

Water-level measurements made in 902 monitoring wells (observation and supply wells) and 16 streamgage locations across Long Island during April–May 2013 were used to prepare the maps in this report. Groundwater measurements were made by the wetted-tape method to the nearest hundredth of a foot. Contours of water-table and potentiometric-surface altitudes were created by using the groundwater measurements. The water-table contours were interpreted by using water-level data collected from 16 streamgages, 334 observation wells, and 1 supply well screened in the upper glacial aquifer or the shallow Magothy aquifer; the Magothy aquifer's potentiometric-surface contours were interpreted from measurements at 76 observation wells and 31 supply wells screened in the middle to deep Magothy aquifer and the contiguous and hydraulically connected Jamaica aquifer. The Lloyd aquifer's potentiometric-surface contours were interpreted from measurements at 56 observation wells and 8 supply wells screened in the Lloyd aquifer and the contiguous and hydraulically connected North Shore aquifer. Many of the supply wells are in continuous operation and therefore, were turned off for a minimum of 24 hours before measurements were made to allow the water levels in the wells to recover to ambient (non-pumping) conditions. Full recovery time at some of these supply wells can exceed 24 hours; therefore, water levels measured at these wells are assumed to be less accurate than those measured at observation wells, which are not pumped (Busciolano, 2002). In addition to pumping stresses, elevated chloride concentrations (saline water) also lower the water levels measured in certain wells. This reduction in water level is the result of saline water being denser than freshwater (Lusczynski, 1961). In this report, all water-level altitudes are referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29).

The land surface or topography was downloaded from the National Map portal (http://nationalmap.gov), which represents the most currently available terrain representation as a 10-meter digital elevation model (DEM). The National Map terrain representation was combined with additional land surface terrain models of Suffolk County and New York City, which were collected using lidar to produce a high accuracy three-dimensional land surface altitude model based on the geospatial product for coastal flood mapping. The datum for land surface altitude is North American Vertical Datum of 1988 (NAVD 88). NAVD 88 is approximately 1 foot lower than NGVD 29 on Long Island.

Hydrographs are included on these maps for selected wells that have digital recording equipment. These hydrographs are representative of the 2013 water year[A] to show the changes that have occurred throughout that period. The synoptic survey water-level measured at the well is included on each hydrograph.

Upper Glacial and Shallow Magothy Aquifers (Water Table)

The upper glacial aquifer of Pleistocene age is the uppermost unit in Long Island's groundwater system and contains the water table throughout the island, except in parts of central and eastern Nassau County and western Suffolk County, where the entire upper glacial aquifer is unsaturated and the water table is in the shallow Magothy aquifer. The upper glacial aquifer was the principal source of water supply throughout Long Island for several decades, but contamination in many areas resulted in the widespread curtailment of its use for public supply. The general configuration of the water table is an east-west mound that coincides with the topographic high (region of higher land surface altitude) and the glacial moraine along the center of the island with isolated areas of higher water levels in central Nassau County and in central Suffolk County. Local highs also are present in northwestern Nassau County (Stumm and others, 2002) and the central part of the southern peninsula of eastern Suffolk County (Schubert and others, 2006). These areas of higher water levels are a result of the low hydraulic conductivity of the geologic units underlying these wells.

The water-table altitude on Long Island during April–May 2013 ranged from 0 feet (ft) along the shore to more than 121 ft above NGVD 29 in northwestern Nassau County. In Kings County, 20 measurements ranged from 1.19 to 18.55 ft; in Queens County, 34 measurements ranged from 0.74 to 66.39 ft; in Nassau County, 71 measurements ranged from 1.84 to 121.71 ft; and in Suffolk County, 210 measurements ranged from 1.29 to 78.67 ft above NGVD 29.

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[A]A water year is the 12-month period beginning October 1 and ending September 30. It is designated by the year in which it ends.

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EXHIBIT B
DGEIS SECTION 3.0 – GEOLOGY, SOILS AND TOPOGRAPHY, BY NP&V

3.0 GEOLOGY, SOILS AND TOPOGRAPHY

3.1 Existing Conditions

3.1.1 Geology

Long Island is located within the Atlantic Coastal Plain physiographic province of eastern North America. The Atlantic Coastal Plain extends from Cape Cod to Florida and includes coastal barriers, inlets, embayments, drowned river valleys, and extensive wetlands and marshes formed by coastal and riverine processes. On Long Island, these coastal and riverine processes have eroded, weathered, reworked and redeposited Wisconsin-stage[1] glacial deposits which comprise the surficial geology and geomorphology of the area. Within the community of Riverside, these materials consist of glacial outwash[2] that were deposited by sediment laden meltwater from retreating glaciers between the Harbor Hill Moraine to the north and Ronkonkoma Moraine to the south. Physical, chemical and biological processes at and near the surface further modified the deposits to create the area's current soil conditions.

The generally coarse-grained well-drained sand and gravel that were deposited by past glaciations have contributed to the formation of the Central Pine Barrens which is characterized by assemblages of relatively drought tolerant vegetation that is capable of thriving in comparatively unfertile and well- to excessively-well drained soils. These deep, primarily unconsolidated, moderate and coarse-grained materials also provide significant groundwater storage to accommodate abundant volumes of potable drinking water that is readily extractable and serve as the potable drinking water supply for eastern and central Long Island.

The Riverside community is located along the shore of the Peconic Estuary at the westerly split between the North and South Forks and occupies the south bank of the tidal portion of the Peconic River. As a result of the community's presence along the Peconic River and drainage system, it is characterized by tidal and freshwater wetlands, a few small isolated groundwater-fed ponds, small freshwater tributary streams, floodplains, wetland soils and dredge spoil fill deposits. The terrain within the Study Area is generally flat-to-gently sloping and this limited relief and generally subdued topography is related in part to the above described geology and natural processes, as well as past human activities including filling and grading to provide suitable conditions for development.

Krulikas (1986) discusses the geologic profile beneath the Central Pine Barrens. The profile includes metamorphic basement rock and several distinct geologic formations that have been deposited over metamorphosed bedrock, far beneath the surface. The sequence of geologic formations is described below in descending order from the surface:

[1] The Wisconsin-stage is the fourth and last glacial stage of the Pleistocene Epoch.
[2] Outwash typically refers to unconsolidated sand and gravel deposited (and often stratified) by meltwater streams flowing in front of the end moraine or the margin of an active glacier. An outwash plain is landform that consists of a broad gently-sloping sheet of outwash.

Pleistocene Deposits

The surficial geology in the area of the subject action consists of unconsolidated Pleistocene-aged glacial, periglacial, and interglacial deposits which comprise Long Island's Upper Glacial Aquifer system. The deposits are composed primarily of sand and gravel which exhibit high hydraulic conductivity (i.e., relatively rapid percolation and groundwater flow), as well as substantial water storage and water bearing characteristics making the water easily accessible and easily withdrawn. The Upper Glacial aquifer is a major source of groundwater on Long Island and is part of the Island's "sole source aquifer." Groundwater in the Upper Glacial Aquifer is, however, "younger" and less protected from past, present, and future anthropogenic activities (i.e., sources of human induced contamination) on or near the ground surface than the deeper/underlying Magothy Aquifer which is discussed later. The surface expression or geomorphology of the Pleistocene deposits was formed by glacial activities which include the creation of the Harbor Hill Moraine and Ronkonkoma Terminal Moraines, as well as extensive areas of containing glacial outwash plains that blanket the subject Study Area and the Peconic Estuary basin.

Matawan Group and Magothy Formation (undifferentiated)

The contact between the Upper Glacial/Pleistocene deposits and the underlying Matawan Group/Magothy Formation is estimated to be roughly 140-190 feet beneath the Study Area (Krulikas, 1986). The Matawan Group and Magothy Formation undifferentiated are generally composed of fine to course sand that exhibit intermediate permeability and hydraulic conductivities.[3] The formation is also a significant source of stored groundwater (i.e., Magothy Aquifer). With a depth or surface altitude of approximately -140 feet below mean sea level (msl), the aquifer is more protected than the Upper Glacial Aquifer from potential contaminants that originate at or near the land surface. The Group and Formation have a combined thickness of approximately 100 feet along the north shore and 900 feet near the south shore (Krulikas, 1986) but has been estimated to be roughly 700 feet thick beneath the study area thus extending to depths of between approximately 140 feet and 890 feet (Soren and Simmons, 1985). The Matawan Group and Magothy Formation also contain layers of silt and clay and some clay lenses which may locally restrict groundwater conductivity, yield, and storage capacity.

Raritan Formation

The Raritan Formation consists of two separate and distinct geologic units including the upper clay member (Raritan Clay) and lower Lloyd Sand Member. The Raritan Clay member is approximately 160 feet thick beneath the Study Area and is composed primarily of clay with some silt and fine sand (Krulikas, 1986 and Soren and Simmons, 1985). The clay has a low enough hydraulic conductivity for it to be considered a water confining unit. The Lloyd Sand/Aquifer underlies the clay member and overlies the basement rock making the Lloyd a confined aquifer. It is approximately 325 feet thick near the Study Area. The Lloyd Sand Member (Lloyd Aquifer) is a major source of water in Queens and Nassau Counties (Doriski,

[3] Hydraulic conductivity is the rate of flow under a unit hydraulic gradient through a unit cross-sectional area of an aquifer.

1983); however, beneath certain areas of eastern Long Island the aquifer is very deep and may be compromised by salt water intrusion. Because the Lloyd Aquifer is so deep, is or may be prone to saltwater intrusion, and since there is a significant quantity of potable water in the Upper Glacial and Magothy aquifers, installing a well and withdrawing water from any fresh portions of the Lloyd is generally not economically practical or recommended.

Bedrock

Precambrian-aged bedrock or the underlying basement complex lies far below the Study Area. The depth to bedrock ranges from roughly 900 feet below msl along the north shore of Suffolk County to approximately 1,500 feet below msl along the south shore of Suffolk County. The bedrock beneath the subject site exists at approximately -1,360 feet below msl (Soren and Simmons, 1985). The metamorphosed basement rock consists of gneiss and schist. The surface of the bedrock is weathered indicating a period of erosion with the Raritan Formation lying unconformably over the bedrock.

3.1.2 Soils

Soils in the Study Area consist of a mix of native upland soils, urban fill, dredge spoil (along the river in the northeast corner of the Study Area), and wetlands and floodplain deposits. The most common soil types in the area, from a land area perspective, are "Cut and fill land, gently sloping" (CuB) and "Urban land" (Ur). These soil types are commonly associated with past soil disturbance and development activities involving the placement of fill, the mixing of native and non-native soils, and site grading for development and drainage. The characteristics of these soils are generally variable depending on their source and are therefore undefined by the Soil Survey.

Native soils in the area are identified by the Suffolk County Soil Survey as components of the "Plymouth-Carver Association" and consist of are deep, coarse textured sand and gravel, and are excessively drained. While the Plymouth-Carver Association tends to be associated with glacial moraines, it is clear based on area terrain and a more geographically focused analysis of individual soil types by the Soil Survey, that the soils in the Study Area are actually glacial outwash deposits near the side slopes of glacial moraines that lead to the Peconic Estuary basin. Native upland soils within the Study Area are identified as "Carver and Plymouth sands, 0 to 3 percent slopes" (CpA), "Plymouth loamy sand, 0 to 3 percent slopes" (PlA), "Plymouth loamy sand, 8 to 15 percent slopes" (PlB), and "Deerfield sand" (De). The specific characteristics of these soils are discussed later.

Also found within the Study Area are several hydric soils, including Wareham loamy sand (We), Atsion sand (At), Tidal marsh (Tm), and Berryland mucky sand (Bd). These soil types exist primarily on the north side of SR 24 and are associated with the Peconic River, its floodplain, and its fresh and tidal wetlands and marshes; however, a few small areas containing hydric soils do exist south of SR 24. These include a narrow floodplain or freshwater wetland paralleling the

Little Peconic River tributary, and a few very small and isolated ponds, wetlands, and/or shallow poorly drained topographic depressions.

The last grouping of soils identified in the area is "Filled land dredged material" (Fd) (in this case, dredge spoil deposits from the river) which is found in the northeast corner of the study area along the south bank of the Peconic River.

Figure 3-1 shows the locations, distribution, and areal extent of the soils in the Study Area. **Table 3-1** lists the types of soils in the Study Area by acreage and percentage of Study Area.

Table 3-1
SOIL TYPE BY ACREAGE AND PERCENT OF STUDY AREA

Symbol	Soil type	Area (acres)	%
At	Atsion sand	11.31	2.4
Bd	Berryland mucky sand	6.10	1.3
CpA	Carver and Plymouth sands, 0 to 3 percent slopes	99.96	21.4
CpC	Carver and Plymouth sand, 3 to 15 percent slopes	17.90	3.8
CuB	Cut and fill land, gently sloping	211.30	45.2
De	Deerfield sand	22.86	4.9
Fd	Fill land, dredged material	21.07	4.5
PlA	Plymouth loamy sand, 0 to 3 percent slopes	35.77	7.6
PlB	Plymouth loamy sand, 3 to 8 percent slopes	4.60	1.0
Tm	Tidal marsh	7.15	1.5
Ur	Urban land	21.71	4.6
W	Water	7.84	1.7
	TOTAL	**467.56**	**100.0**

Source: Warner, et al., 1975

Specific soil types that have been mapped by the Suffolk County Soil Survey within the Study Area and described are as follows:

Urban Soils

Cut and fill land, gently sloping (CuB): This series is comprised of areas that have been cut and filled for nonfarm uses (in this case streets and land development). These areas are generally large, but some areas may be about five (5) acres in size. This soil type is comprised of moderately sloping areas that have been graded for building sites and slopes tend to range from 1 to 8 percent. These soils tend to have only slight limitations when it comes to their use as sewage disposal fields, house lots, and streets and parking lots and have few, if any, limitations for building construction. The sandy surface layer of this soil, however, restricts the ability to establish lawns and landscaping when the vegetation is not adapted to dry well drained soil conditions.

Urban land (Ur): This soil type consists of areas that are more than 80 percent covered by buildings and pavement. Examples include business districts in larger villages, parking lots, and densely-developed industrial parks. Examination and characterization of soils and identification of potential development constraints in these areas must be performed on-site through soil sampling.

Native Soils

Plymouth loamy sand, 0 to 3 percent slopes (PlA): This soil type consists of deep, excessively drained, coarse-textured soils that form a mantle of loamy sand or sand over thick layers of stratified coarse sand and gravel. The areas are generally level, but undulate in some areas. PlA soils present only slight limitations in terms of sewage disposal fields due primarily to high permeability and slight constraints to home construction and streets and parking lots. The hazard of erosion is slight; however, there are severe constraints to the establishment of lawns and landscaping due to a sandy surface layer.

Plymouth loamy sand, 3-8 percent slopes (PlB): Consists of deep, excessively drained, coarse-textured soils formed in a mantle of loamy sand over thick layers of stratified coarse sand and gravel. This soil is found on both moraines and outwash plains. PlB presents only slight limitations in terms of sewage disposal fields due primarily to high soil permeability, slight constraints to home construction, and moderate limitations to streets and parking areas. The erosion hazard is slight and soil tends to be droughty and therefore can affect the establishment and survival of lawns and landscaping due to a sandy surface layer.

Carver and Plymouth sands, 0 to 3 percent slopes (CpA): The Carver series consists of deep, excessively drained coarse-textured soils. This soil type is found mainly on outwash plains; however, they are also found on some flatter hilltops and intervening draws on moraines. The hazard for erosion is slight.

Carver and Plymouth sands are identified as the primary native soil type in the Study Area based on total area covered. Portions of the Study Area that contain these soils include most of the areas that currently support undisturbed/undeveloped native pine barrens. Carver and Plymouth sands, 0 to 3 percent slopes are described by the Suffolk Soil Survey as forming on outwash plains. The soil profile of this soil typically consists of fine-to-course sand to a depth of approximately 2 feet and course sand to gravelly sand in the substratum to a depth of about 5 feet. The soils tend to have only slight limitations when it comes to their use for sewage disposal fields, house lots, streets and parking lots. The sandy surface layer, however, often limits the establishment of lawns or landscaping that is not specifically adapted to dry (xeric) conditions.

Deerfield Sands (De): The Deerfield series consists of deep, moderately well drained, coarse-textured soils that formed in sand or loamy sand over deep layers of sand or sand and gravel. This soil is found between areas of somewhat poorly drained soils and well drained or excessively well drained soils at slightly higher elevations. Slopes are 3 percent or less and are slightly concave in places. The hazard of erosion is slight.

Deerfield sands pose moderate constraints to development including construction of buildings, streets and parking lots and the installation of sewage disposal systems due to seasonally-high water tables that are typically 1.5 to 2 feet below the surface. The soils present severe limitations to lawns and landscaping that are not adapted to sandy soils and dry conditions.

Hydric Soils

Wareham loamy sand (We): This soil type is found between marshy areas along marshes, creeks and ponds between poorly drained soils and well drained upland soils. Slopes are generally 3 percent or less. This soil can be found in small areas that are usually long and narrow. These soils present severe challenges to development due to seasonally high water table. Fertility is low and ponding may occur during wet periods.

Atsion sand (At): This soil map unit consists of nearly level, somewhat poorly drained to poorly drained soil near ponds and creeks and along the bottom of deeply cut meltwater channels. This soil has a high water table, and drained areas have very low available moisture capacity. Most areas that have been cleared have been allowed to revert to brush or woodland. Some areas have been filled to provide homesites. Atsion soils tend to have severe constraints to development due to a seasonally high water table with the exception of the construction of streets and parking areas which present moderate challenges. This soil type is better suited to woodland or habitat than to other uses.

Tidal marsh (Tm): This soil consists of wet areas around the borders of calmer embayments and tidal creeks. These level areas are not inundated by daily tide flow, but they are subject to flooding. This soil is very poorly drained and is unsuited for development due to wetness.

Berryland mucky sand (Bd): The Berryland series consists of deep, very poorly drained coarse-textured soils. These nearly level soils formed in deep sandy outwash deposits on low lying wet areas adjacent to ponds, tidal creeks and low gradient streams or between areas of tidal marsh and better drained uplands. This (Bd) is the only Berryland soil mapped in the county. The hazard for erosion is slight. This soil experiences prolonged high water levels and is very poorly drained and therefore is unsuited for development due to its wetness.

Dredge Spoil

Fill land, dredged material (Fd): These areas were filled with material that was removed mainly to widen or deepen waterways or to create new channels. The fill material generally consists of organic materials, sand, gravel and sea shells. Areas may be dry, have low fertility and have a high salt content which limits plant growth.

(Warner, et al., 1975)

A review of the approved subdivision "Map of Southampton Enterprise Zone" (i.e., the former drive-in site and current industrial subdivision on the south side of SR 24) provides additional information about soil conditions and depth to groundwater in a portion of the Study Area based on data retrieved from five separate soil test holes at the site. These data reveal the presence of a topsoil layer ranging between one and two feet and sand and gravel in the substratum in test holes 2 through 4 which were excavated in January of 2002. Groundwater was not encountered in three of the four holes that were dug to depths of between 10 and 14 feet, but was identified at a depth of 12 feet in test hole 5 which was located near the center of the subdivision property. Test hole 1 was dug to a depth of 9.5 feet. This test hole was excavated in August of 2001 and was located on the west side of the subdivision on a lot owned by the Town. The data from this

test hole reveals topsoil to a depth of 0.5 feet, sandy loam from 0.5 feet to 3.5 feet and loose tan sand for the rest of its depth. The water table during August of 2001 was identified at 9.5 feet from the surface. Specific conditions in other areas would be made on a site-by-site basis, as each Block undergoes Town engineering and development reviews.

3.1.3 Topography

Topography in the Study Area is generally flat to gently-sloping with a gradual decrease in elevation from south to north across the Study Area toward the Peconic River. Land surface elevations range from a high of approximately 50 feet above mean sea level (msl) at the southwest corner of the Study Area at the south end of the Riverwoods Community to anywhere between approximately three or four feet to near sea level along the Peconic River. The steepest slopes are also found in the Riverwoods community, near its south end, where the rolling hills and moderately-steep side slopes of the Ronkonkoma Moraine descend, grading into the more gently sloping outwash plain that underlies the Study Area. Small topographic depressions are found at several locations in the Study Area, some of which contain small freshwater wetlands or groundwater fed surface waters bodies. **Figure 3-2** shows topography, elevations, and surface landforms in and around the Study Area.

3.2 Potential Impacts

Adoption of the BOA Study and zoning amendments will not directly impact geology, soils, or topography. However, future development in accordance with same will result in land disturbances and site-specific impacts will be mitigated as described below.

3.2.1 Geology

The Study Area is located on a glacial outwash plain near the mouth of the Peconic River and depth to bedrock is roughly 1,000 feet below surface. Topography is flat-to-gently sloping throughout the entire Study Area except the very southwest corner near the south end of the Riverwoods/MacLeod mobile home park where a small area containing moderately steep slopes exist. No significant geologic or geomorphic features or / landforms exist in the area with the possible exception of the 100-year floodplain of the Peconic River which provides flood storage during severe storms and provides separation between floodwaters and adjacent upland development (**Figure 4-4**). Blasting is not required, as bedrock is not in close proximity to the land surface. Several large parcels along the river are publicly owned and these properties are located within the proposed RO-7 Parkland Overlay Zone which recommends no future development, thereby perpetuating the benefits of the river's floodplain and the protections it affords. Based on a review of the RRAP and associated conceptual development plans, it appears that most privately owned lots in close proximity to the 100-year floodplain have already been developed and the associated structures are located away from the river and 100-year floodplain. A portion of this area near the west end of the river corridor is currently bulkheaded and the 100-year flood zone has been backfilled to create more suitable development sites and to protect adjacent inland development from flooding. Since the Peconic River floodplain is more

commonly associated with water resources than surficial geology, potential impacts to and from the floodplain feature is discussed in **Section 4.0** of this Draft GEIS.

3.2.2 Soils

Cut and Fill and Urban Soils

As previously discussed, the most prevalent soil types in the Study Area are CuB ("cut and fill") and Ur ("urban") soils and the preponderance of future development and redevelopment will take place on these soils (**Figure 3-1**). The native soils that had previously occupied areas now containing the CuB and Ur soils were largely disturbed and mixed with and/or replaced by fill (CuB and Ur) to prepare the land and make it more suitable for development. The reasons for importing soil would have likely been for the purposes of providing materials with fewer drainage and engineering issues and/or to raise sites to provide greater separation between the groundwater table or alleviate the likelihood for surface flooding under severe flood conditions. The specific characteristics of CuB and Ur soils are not provided by the Soil Survey and must therefore be assessed on a site-by-site, project-by-project basis to confirm that the soils present are suitable for development and identify any additional mitigation or engineering that is necessary. This assessment would on-site soil investigations (soil borings and cross section profiles) for each development site and the preparation of detailed engineering plans to address drainage issues and any development constraints.

Plymouth Loamy Sands and Carver and Plymouth Sands

Native upland soils in the Study Area that could be affected by future development include Plymouth loamy sands (PlA and PlB) and Carver and Plymouth sands (CpA). These soils are mostly found near the center of the Study Area at and around the Southampton Enterprise Zone industrial subdivision. PlA, PlB and CpA soils have only slight limitations when it comes to development, due to limited slopes and their sandy texture which provides good drainage but may make the establishment of landscaping difficult. The droughtiness of these soils can be easily overcome by maintaining native vegetation that is adapted to dry (xeric) conditions in areas to remain undeveloped and natural, supplementing natural areas or areas to be disturbed with native or noninvasive species that are well-adapted to site conditions, and/or augmenting the topsoil with loam and/or mulch.

Deerfield Sands

Another upland native soil (i.e., Deerfield sands (De)) poses moderate limitations or constraints to development, including the construction of buildings, streets, and parking lots and installation of sewage disposal systems due to seasonally-high water tables that are typically 1.5 to 2 feet below the surface. A review of the conceptual plan for the project shows very little if any development where these soils exist and it is expected that any potential constraints can be easily overcome by proper grading and possibly minor filling to increase groundwater separation, and/or use of building slabs, if necessary. Since the proposed development will rely on a sewage treatment plant (STP) with advanced treatment capabilities (which are not proposed on De soils),

and the fact that streets or other impervious surfaces that would require stormwater infrastructure are also not proposed in these areas, there is no significant concern of groundwater contamination from on-site sanitary systems or drainage systems.

A very small Town-regulated freshwater wetland exists in a portion of the De soils located south of SR 24 and wetlands are also present adjacent to De soils on the north side of SR 24 at Blocks 45 and 46 in the of the RO-4 Gateway Zone. Town and State wetlands setback and buffer requirements will therefore help to limit development in areas containing where depth to seasonally high groundwater is very shallow/in the root zone.

Deerfield soils also present severe limitations to lawns and landscaping that are not well adapted to sandy soils. This issue can be easily overcome by maintaining native vegetation in areas to remain vegetated, supplementing natural areas with native or well-adapted noninvasive species and/or augmenting the topsoil with mulch or soil that can hold moisture for plant uptake.

Hydric Soils

There are several areas that contain hydric soils. These soils include Wareham loam sands (We), Atsion sand (At), Tidal marsh (TM) and Berryland mucky sand (Bd). Hydric soils are permanently or seasonally saturated by water, resulting in anaerobic conditions, and may be found in or near marshes, freshwater wetlands, periodically inundated floodplains (where fill has not been placed), or areas having a water table near the surface. These soils tend to be poorly drained and pose numerous constraints that complicate or in the case of standing water, essentially preclude development. Due to their presence near or within wetlands and surface waterbodies, these soils are often restricted from development, are undesirable for development or are subject to State and Town wetlands setback and buffer requirements to provide suitable separation between these features. Block 53 is one area proposed for development/redevelopment that contains hydric soils; however, the conceptual development plan appears to show the proposed hotel building on the portion of the site that contains fill or dredge material. Soil borings and profiles identifying soil type, texture, and depth to groundwater, as well as thoughtful design of projects on this block is necessary to mitigate potential impacts associated with poorly drained soils or soils that contain a high water table. This may include but not be limited to proper siting of buildings and structures at the highest elevations on the site where fill has been deposited, use of proper grading and drainage techniques, connection to a STP located off-site, possible addition of fill where depth to groundwater is shallow, limitations on impervious ground cover, and maintaining adequate wetlands setbacks, non-disturbance buffers, and natural vegetation.

Dredge Spoil

“Fill land, dredged material” (Fd) must be assessed on site-by-site and project-by-project bases. Areas containing these soils include land along the Peconic River that is already developed, land that is preserved, and a portion of Overlay Zone RO-6, Block 53. The specific characteristics of Fd soils must also be assessed on a site-by-site and project-by-project basis, including site soil

sampling, analyses of materials, identification of groundwater depth, and the drawing of profiles and to identify any potential constraints to development.

Erosion, sedimentation, and increased stormwater runoff are impacts of future development due to required ground disturbance and increased impervious groundcover from buildings, streets, parking lots and sidewalks. Erosion, sedimentation, and drainage control plans must be prepared for each project as part of site plan review and SPDES General Permits for stormwater and Stormwater Pollution Prevention Plans (SWPPPs) will be required to ensure that future development is properly engineered to prevent or properly mitigate these impacts.

Topsoil that is disturbed for demolition and construction activities will be stockpiled and re-used in the Study Area. Native vegetation will be retained on-site to the maximum extent possible to address Aquifer Protection Overlay District (APOD) and Central Pine Barrens clearing concerns but some clean soil amendment may be brought in to supplement existing clean topsoil as needed for landscaped areas around buildings and improvements. Grading, paving and construction of buildings and topsoil with groundcovers will stabilize the surface soils on-site. The design of the proposed buildings will be based on the structural characteristics of the soils on-site to ensure they have suitable load bearing characteristics for support of building subgrades and foundation elements. Native soils encountered during evaluations may be considered suitable for reuse as load-bearing fill material, as long as proper compaction is undertaken, as specified by the supervising engineer during construction. Materials encountered that are unsuitable for reuse as fill would be removed from the site for proper disposal at an appropriate landfill. The development areas would be stabilized, as determined by a geotechnical engineer, prior to construction of structural elements.

Specific subsurface conditions will be determined in detail as part of the site plan review of that application. The drainage system and sanitary system connection designs will be reviewed in detail by the Town during the site plan review process. The final site plan will not be approved unless it is demonstrated that the sanitary and drainage systems, as well as structural designs, will operate properly and safely. Thus, the final site plan review and approval process will establish that subsurface conditions would not cause a significant adverse environmental impact. Short-term soil impacts will be mitigated through erosion control measures described in **Section 3.3**.

In conformance with Town requirements, all stormwater runoff generated on the developed portion of each property will be retained and recharged in an on-site drainage system utilize subsurface leaching pools to concentrate and recharge stormwater runoff or existing and/or proposed communal recharge basin designed to accommodate in excess of the minimum required by the Town (expressed in inches of storage). A grading and drainage plan will be prepared as part of the site plan submission for each parcel, when developed, which will be subject to review and approval of the Town. This will ensure that the project's drainage system will operate properly and minimize potential stormwater impacts to the maximum extent practicable.

Sites of Environmental Concern

Given the age and historic development in the area and the findings of the inventory of Sites of Environmental Concern conducted by NP&V for the BOA and this Draft GEIS (**Section 7.1.1**), some soil contamination may be present. In order to ensure safe redevelopment sites and to remediate any significant environmental issues or risks during demolition, some soil may have to be removed. This will require Phase I Environmental Site Assessments (ESAs) (and Phase II ESAs as necessary) to fully identify and rectify hazardous conditions including soil contamination from floor drains, fuel storage tanks, past outdoor leak, storage, or spill locations, drywells and other drainage structures, and septic systems and cesspools. Assessments of the potential for asbestos containing materials (ACM) may also be necessary at some sites. The potential impacts from sites of environmental concern as well as normal demolition activities have mainly to do with the management of potentially hazardous materials and demolition debris so that they are properly handled and disposed and not released to the environment. Future demolition, excavation, grading, equipment staging and truck traffic related are discussed in greater detail in **Section 13.0**.

3.2.3 Topography

Minor excavation, cutting, filling and grading will occur in the Study Area in the future to ensure suitable conditions for construction of buildings and foundations, roads, driveways and parking lots and the installation of drainage improvements and utilities. No moderately- or steeply-dipping slopes exist in the area with the exception of a small area of moderately steep slopes at the south end of the Riverwoods/MacLeod mobile home community, or where bulkheads along the river exist, and as such, there is little if any chance for slope failure, no apparent significant need for retention walls, or in light of commonly used mitigation strategies, little significant threat of erosion and sedimentation or need for major grading, cutting, and filling. Although erosion and sedimentation are not considered a major threat based on existing topography, some potential always exists and the presence of wetlands and surface waters in proximity to proposed land disturbance areas raises concerns over potential impacts. Thus, clearing, excavation for foundations and drainage structures, possible bulkheading and backfilling, etc. and construction near these features could result in impacts if adequate mitigation controls such as providing suitable wetland setbacks, non-disturbance buffers, the retention of existing vegetation, and use of common erosion and sedimentation techniques such as seeding, silt fencing, etc. are not instituted. If future development is proposed in proximity to any of these features, the development or disturbance will have to comply with all Army Corps, State, and/or Town wetlands permit standards and conditions.

Stormwater management is also an important issue that affects or is affected in part by topography and topographic disturbances. These concerns are associated with significant increases in impervious surfaces (e.g., buildings, roads, parking lots, etc.) that will be constructed on project sites, the presence of wetlands, and the need for adequate drainage to ensure the general health, safety, and welfare of the community.

Section 3.3, "Mitigation," provides a number of mitigation strategies that can help to reduce the level and degree of impacts to and from site topography. These strategies address erosion and sedimentation control, drainage, and protection of wetlands. Other than excavations for the building foundations and subsurface utility connections, it is not expected that the depths of cutting and filling would be extensive, so that planned re-use of excavated material elsewhere on-site will not require significant import or export of fill.

Site topography and detailed grading and drainage plans must be submitted as part of each site plan application. This information will provide additional details of overall site grading, and will require Town planning and engineering reviews and Planning Board approval prior to project implementation. All grading and the drainage systems must conform to applicable Town regulations including any requirements for stormwater permits and SWPPPs.

Construction management techniques are outlined in **Section 13.5**.

3.3 Mitigation Measures

- Soil test borings will be completed on development sites to identify subsurface conditions, determine their suitability for development, and to identify viable means for mitigation as warranted.
- If unsuitable subsoils are found, techniques including deep compaction or over-excavation and replacement of unsuitable fill materials may be utilized. Development areas would be stabilized, in accordance with the recommendations of a licensed civil engineer, prior to construction of structural elements.
- Erosion control and construction phasing plans will be prepared for future site developments and will be reviewed by the Town Engineer and Planning Board as part of site plan review. The project team, Town Engineer, and Planning Board will determine the most appropriate methods to be utilized during construction to stabilize slopes and soils and the erosion and transport of sediment by stormwater runoff during construction activities.
- Prior to the initiation of demolition and construction activities, brownfields or other sites having "recognized environmental conditions" (RECs) will have to be remediated. Remediation activities are required to be completed according to the protocols, procedures, standards and documentation requirements of the appropriate supervising entity, such as SCDHS, NYS Department of Labor, and/or NYSDEC. Specific issues to be considered include:
    - The current status of past hazardous materials leaks and spills that may pose threats to the environment and the plans to remediate any significant outstanding concerns.
    - The presence of fuel storage tanks on properties to be redeveloped and testing, cleaning and removing them. This involves contacting the appropriate agency at the time of removal, so that the tank grave can be inspected and the abandonment process documented. Tanks may be tested in place prior to removal through a vacuum test or installation of probes around that tank. If a release occurs either during in-place testing or removal, the spill will be documented with the NYSDEC. Remediation would then be directed by NYSDEC or the appropriate agency under a cooperative

arrangement with the NYSDEC. Soil that is contaminated will be removed and disposed at an appropriate facility licensed to accept such waste. If tanks and any resultant contamination are successfully removed, a "sign-off" may be issued by the agency. If existing/residual contamination is discovered on-site, treatment and monitoring may be required. A spill file closure is the end result of either a successful tank removal with remediation or longer term treatment/monitoring as directed by the agency.

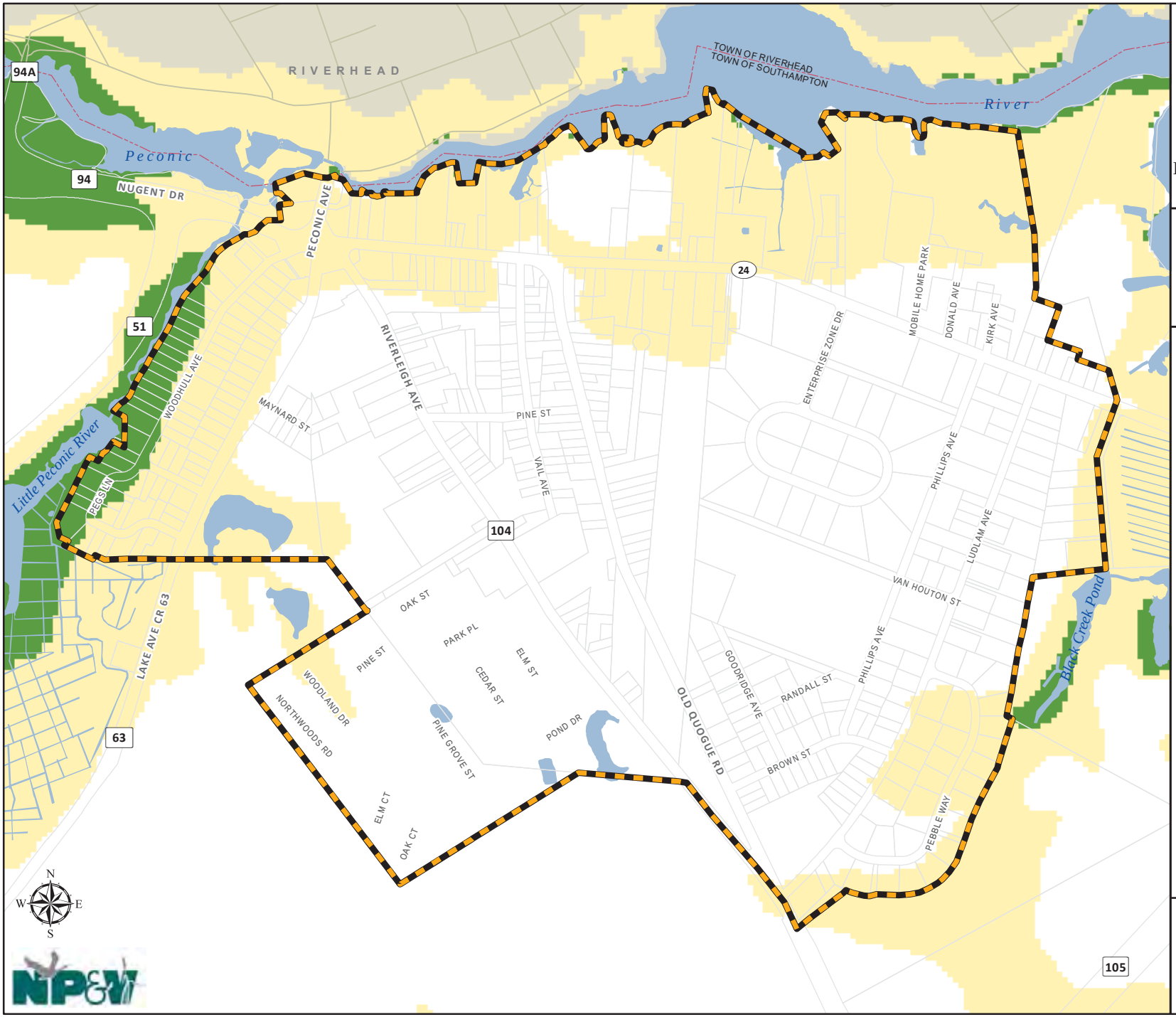
- The removal or abandonment of existing sanitary systems and cesspools in accordance with SCDHS requirements and the backfilling of these spaces with clean sand under the supervision of SCDHS.
- The abandonment or removal of drywells, leaching systems and floor drains as part of demolition and redevelopment projects. These features will be located, a work plan will be prepared and submitted to SCDHS for approval. The contents of these structures will be sampled (according to established SCDHS protocols), tested per required methodologies and, if and when documented to be appropriate, these features will be remediated (if necessary) and backfilled with clean fill[4]. Contact with the SCDHS will be maintained throughout this process, and will conclude only with written confirmation ("sign-off") from SCDHS.
- An assessment will be conducted to determine the potential presence of asbestos containing materials (ACM) in buildings to be removed. If such materials are identified, they will be removed in accordance with applicable standards and procedures and the materials disposed at a facility that is licensed to receive them.

- Any proposed demolition, development or other regulated site disturbances within Federal, State or Town wetlands jurisdiction will comply with the conditions of the applicable wetlands permits.
- A water truck, stabilized construction accesses, project limiting fences, suitable on-site staging areas and establishment of buffer areas from surrounding uses are mitigation measures designed to reduce disturbance during construction. Equipment involved in grading will be routed and parked within each parcel in proximity to the grading area, to minimize the amount of truck movements, thereby minimizing the potential for dust.
- Buildings and other impervious structures should be located upland of the 100-year flood zone where possible, be properly constructed or on land that has already been filled to avoid flooding and/or any significant loss of flood storage capacity. Stormwater best management practices (BMPs) such as green infrastructure (landscaped buffers, rain gardens, green roofs, vegetated swales, etc.) should be considered on future development sites that are adjacent to 100-year flood zones. Landscaping vegetative stabilization practices should include native or well adapted noninvasive vegetative species that do not require fertilization or excessive watering. Additional bulkheading and use of pervious surfaces are other strategies that may be employed where practicable to address flooding concerns in accordance with any required Town, NYSDEC or US Army Corp of Engineers permits.
- Surfaces will be temporarily stabilized prior to construction to minimize the potential for erosion.

[4] SCDHS typically involves the USEPA under the Class V Underground Injection Control Program; USEPA will review work plans, oversee remediation, and provide "sign-off" as appropriate at the completion of remediation.

- Maintaining native vegetation that is adapted to dry (xeric) conditions in sandy areas that will remain undeveloped and natural, supplementing natural areas or revegetating areas to be disturbed with native or noninvasive species that are well-adapted to site conditions, and/or augmenting the topsoil with loam and/or mulch.
- Excess soil removed during the construction of foundations, installation of subsurface utilities, etc., will be re-used on-site for landscape areas or transferred to other sites in the Study Area. Any contaminated soils and construction and demolition debris will be taken to an approved C&D landfill. If soil is needed to backfill subsurface improvements, the materials relied upon will be clean sand of a suitable texture.
- The following is a list of some of the erosion, dust and sedimentation control techniques that should be used during future construction.
    - Avoidance of soil disturbance where possible, including the installation of project limiting fences to avoid unnecessary encroachment into areas to remain natural;
    - Installation of silt fencing backed with staked hay bales;
    - Limits on clearing to only what is necessary to implement the plan;
    - Limits on the time spans and areas that are cleared and exposed to the elements at any particular time;
    - Construction of stabilized entrances and rumble strips to remove soil from construction vehicle tires and prevent tracking soil on to streets;
    - Reseeding, construction or paving of disturbed areas as soon as possible after disturbance to ensure soil stabilization;
    - Replacement of silt and sediment accumulated behind silt fences;
    - Use of stormwater control systems that meet the Town Code's minimum engineering specifications, as well as the approval of the Town Engineer and Planning Board of all drainage systems. Drainage designs should be sufficient to accommodate the required precipitation event as per State and Town guidelines;
    - Utilize natural areas where possible to slow the velocity of urban runoff and recharge collected roof and surface runoff into the ground via catch basins and leaching pools or leaching catch basins, and drywells or via an approved advanced stormwater collection and treatment device;
    - Installation of inlet protection;
    - Full compliance with all requirements of NYSDEC SPDES permits for site soil disturbance and implementation of an approved SWPPP; and
    - Full compliance with all Town wetlands permit standards and conditions.

EXHIBIT C
BOA FIGUE 3-14, BY NP&V



Town of Southampton and New York Department of State

Riverside Hamlet Revitalization

BOA Figure 3-14 Depth To Groundwater

Legend

- Study Area

Ground Water Depth (USGS)

- < 1 ft
- 1ft - 8 ft
- > 8ft

Prepared By:
The Town of Southampton Division of Geographic Information Systems
Date: Thursday, August 20, 2015

0 1,000 Feet

EXHIBIT D
DGEIS PAGES 6-1 THRU 6-28, BY NP&V

6.0 CRITICAL ENVIRONMENTAL AREAS AND OTHER REGULATED ENVIRONMENTAL DISTRICTS AND ENVIRONMENTAL PLANS

6.1 Existing Conditions

6.1.1 Critical Environmental Areas

The portion of the Study Area located south of SR 24 is situated within a Central Pine Barrens Compatible Growth Area (CGA) and the Proposed Action, including development under the subject zoning amendments will be assessed as a "Development of Regional Significance" in order to provide a comprehensive review of the project in consideration of the Central Pine Barrens CLUP. Parts of the Study Area are also located within the Town's APOD and/or contain freshwater wetlands and associated upland adjacent areas[1] that are currently subject to regulatory review by the Town pursuant to Chapter 157 of the Town Code as well as the NYSDEC per Article 24 of the Environmental Conservation Law of the State of New York. The Central Pine Barrens CGA, APOD, and NYSDEC designated freshwater wetlands and adjacent areas are considered "critical areas" under Section 157-10, "Critical areas," of the Southampton Town Code. Designation as a critical area by the Town, as authorized by SEQRA Section 617.14 (g), carries with it the requirement that all actions occurring within the boundaries of the critical area that are subject to SEQRA be classified as a Type I action and thereby are more likely to have one or more potential environmental impacts and thus would be more likely to require an EIS to sufficiently evaluate potential impacts. CEAs also require involved agencies to consider the potential for impacts to these areas when making their Determinations of Significance.

The area located south of SR 24 is also located within the Long Island Regional Planning Board's Central Suffolk Special Groundwater Protection Area (SGPA) (South), and borders the County's "Peconic Bay and Environs" CEA which includes the lower Peconic River, Flanders Bay and the greater Peconic Estuary, which are County designated "Critical Environmental Areas." Like the Town, the County also considers the Long Island Central Pine Barrens to be a CEA.

6.1.2 Other Regulated Environmental Districts

Sections of the Peconic River are classified as New York State Wild, Scenic and Recreational River (WSRR) areas and a small portion of the Study Area is in a WSRR "Recreational" area. The State's WSRRs are not classified as CEAs, *per se*, but are nevertheless, identified as environmental resources of great value with attributes that must be protected.

The aforementioned CEAs and WSRR areas focus primarily on the protection of critical or highly valued water resources; however, ecological considerations are also paramount within

[1] "Adjacent area" means those areas of land or water that are outside a wetland and within 100 feet (approximately 30 meters), measured horizontally, of the boundary of the wetland. The Department may establish an adjacent area broader than 100 feet (approximately 30 meters) where necessary to protect and preserve a wetland, as set forth in subdivision 24-0701.2 of the Act and pursuant to Part 664.

these resource areas. As previously noted, despite its location along a tidal section of the Peconic River, the Study Area is not currently located within a Local Waterfront Revitalization Program (LWRP) Area (although the Town Board is considering an effort to prepare an LWRP) or Coastal Erosion Hazard Area (CEHA) and does not contain New York State Significant Coastal Fish and Wildlife Habitat. Land north of SR 24, is however, within a Landward Coastal Boundary and may require additional review for coastal consistency in the future.

6.2 Potential Impacts

6.2.1 Critical Environmental Areas

The potential impact of the proposed optional Overlay Zones and Theoretical Development Scenario with respect to the previously listed CEAs (APOD, CPBOD/Central Pine Barrens Compatible Growth Area, NYSDEC freshwater wetlands and adjacent areas, Central Suffolk SGPA and Peconic Estuary and environs) involves assessment of the requirements and resource protection goals of those districts in consideration of the Proposed Action. Resource protection goals seek to avoid impacts related to the removal of native vegetation, loss or degradation of wildlife habitat, land disturbance, pre- and post-development activities, and other possible means of introducing pollutants which could degrade the quality of surface waters, wetlands, and groundwater, if potential impacts are not avoided or properly managed. Potential impacts related to development may include clearing, filling, excavation, grading, stormwater and wastewater discharges, land maintenance activities (e.g., fertilization), disturbance to pre-contaminated sites, and construction activities, which can all be properly managed through judicious planning and engineering and consistency and compliance to the numerous existing environmental laws that are currently in place. Compliance is ensured through the land use review process which will address the conditions and restrictions of all required permits and approvals, and ultimately, the implementation of any standards and mitigations set forth by the SEQRA Findings Statement for this Action. The following subsections assess the Proposed Action in consideration of each CEA.

<u>Aquifer Protection Overlay District</u>

Article XIII of the Town of Southampton Zoning Code discusses the purpose and intent of the Town's Aquifer Protection Overlay District (APOD) (**Figure 6-1**) and identifies the supplemental standards beyond the underlying zoning district's land use and dimensional requirements that must be adhered to in this zone. In short, the overriding purpose of the APOD is to ensure a safe and sustainable drinking water supply for existing and future generations. The APOD seeks to accomplish this goal by providing several general land and resource management requirements:

- Clearing restrictions. Clearing is to be limited to 50 percent of a property on which a nonresidential and multifamily residential development, excluding planned residential

developments with attached-housing, is proposed.[2] Clearing for single-family residential developments is restricted based on a sliding scale ranging between 15 and 75 percent of the size of the lot or tract, depending on the lot's size [classification] (The smallest lots are allowed the largest percent of clearing and the largest lots are constrained to the smallest percentage).

Much of the ROD has been cleared and disturbed and natural resources in this area have been largely diminished or degraded. The natural woodlands that remain in the area are fragmented, are relatively small, or are already contained within publicly owned parklands and preserves. Much of the land that is currently forested is located north of SR 24 and east of Peconic Avenue, and is therefore, outside of the APOD.

One property in the APOD that is not publicly owned, preserved, fragmented or otherwise disturbed which currently contains native woodlands is SCTM No: 900-139-3-10.2. This long and narrow 12.5-acre parcel is located near the center of the ROD and extends from SR 24 to Old Quogue Road. Based on a review of the conceptual redevelopment plans for the area, however, only a portion of this property would be developed (i.e., that portion near its middle which is directly west of and adjacent to the Southampton Enterprise Subdivision) which also contains woodlands. The northern and southern ends of this lot are expected to remain relatively untouched. Maintaining some natural areas in the ROD is important in order to provide consistency with APOD (and CPBOD) guidelines, as well as to protect groundwater and a very small intermittently Town regulated freshwater wetland located at the north end of this property. ***Figure 6-2*** *shows existing woodlands in the Study Area that are in the Central Pine Barrens. It is anticipated that upon submission of a site plan application for the development of this parcel, that due consideration will be made by the applicant and Town to limit clearing and retain native vegetation to the maximum extent possible in order to meet the overall intent and purpose of the APOD.*

The anticipated clearing within the APOD under the Theoretical Development Scenario is 180.85 acres or 70 percent of the Study Area which is calculated and described in detail in ***Appendix G****, Riverside Hamlet Central Pine Barrens Clearing Analysis. Therefore, based on the preceding and the referenced clearing report, it is expected that the future development under the Theoretical Development Scenario may exceed current APOD standards. It should also be noted that the primary areas for concentrated development are nearest the traffic roundabout at the south end of Peconic Avenue in areas that are previously subdivided, include smaller lots and have been subject to prior development/disturbance. The Planning Board has had a policy of not requiring strict compliance of clearing limitations in such cases. Other areas including the 12.5 acre parcel noted above and lots in the Enterprise Zone Drive subdivision will either comply with the APOD or may even provide additional natural areas beyond the minimum required. The level of development necessary to ensure the critical mass needed to fulfill crucial Town and community social and economic needs and make such redevelopment economically viable, thereby, may necessitate exercising the policy related to previously disturbed areas and/or some level of relaxation of the clearing standard along with suitable mitigation through retention of combined open space throughout the Study Area similar to the methods outlined for Pine Barrens CLUP conformance in* ***Appendix G****. Section 330-69-4 E. of the Southampton Town Code, which is discussed further at the end of this subsection, allows the Planning Board to relax APOD standards where the applicant has proven that there is a practical difficulty in meeting these*

[2] Section 330-67 of the Southampton Town Code indicates that the Town Board may alter or waive the provisions of this subsection where an affordable housing project otherwise would meet the provisions of the Town Code and a revegetation program which protects the aquifer is incorporated into the project design.

regulations and that environmental considerations are still satisfied to the maximum extent possible. A series of mitigation strategies have been developed to offset the anticipated disparity between the standard and the anticipated condition and to balance important social and economic considerations. A report outlining the analysis and recommendations regarding overclearing is available for review in ***Appendix G****. See also discussion of CPB Standard "5.3.3.6.1" in the next subsection.*

- Limitations on fertilizer-dependent land uses. Fertilized vegetation shall not exceed 15 percent of the area of a lot within the APOD. Fertilized vegetation on a tract shall not exceed 20,000 square feet, except if said fertilized vegetation is in accordance with a landscape plan approved by the Planning Board. Said landscape plan shall clearly indicate the proposed landscaping, as well as the anticipated amount (in pounds per square feet) of fertilizer which will be applied).

  Future development will comply with a 15 percent fertilizer dependent vegetation restriction. This is consistent with the Central Pine Barrens CLUP, and is also consistent with the goals of the applicant to reduce fertilizer dependent vegetation to the maximum extent. Landscaping or site restoration will consist largely of, if not entirely of, native or well adapted non-invasive species that will require very little if any fertilizer, pesticides, or irrigation. Some initial fertilization and irrigation may be necessary on 15 percent or less of development sites or less than 20,000 SF, as applicable, in order to establish landscaping or restore areas to natural/more natural conditions, but once landscaping is established or native vegetation is restored it is not expected that significant, if any, demand for these inputs will be required. Applicants for future site plans will work with the Town Planning Board and staff to ensure the appropriate levels of clearing and to identify acceptable plant species for landscaping and/or plant restoration that is suitable for the APOD. Species listed in the "Recommended native plants" section of Figure 5-2 of the CLUP are acceptable, while those listed in the "Invasive, nonnative, plants specifically not recommended" of Figure 5-2 would be unacceptable.

- Prohibitions against the establishment of waste disposal areas.

  The Proposed Action does not involve the establishment of any solid or hazardous waste disposal areas. Future development under the proposed zoning does not involve the direct disposal of solid waste or hazardous materials in the area and existing environmental laws prohibit such activities. The types of land uses permitted in the proposed ROD are not considered to be uses that are typically associated with the use, handling, storage or disposal of hazardous materials thereby reducing the risk of accidental release of pollutants and significant environmental damage.

  There is a need to locate a wastewater treatment facility if the goals of revitalization as outlined in the RRAP are to be realized. Suffolk County has prepared a wastewater feasibility report for the Riverside area, and further consideration of potential sites within the Study Area is outlined in Section 14.0, Alternatives, specifically 14.3, Sewage Treatment Plant Options. Any such installation will be required to meet various design criteria, setback constraints and siting requirements pursuant to the applicable regulations as well as SCDHS and SCDPW requirements. Each of these options must be studied in greater detail to identify the option that is most viable and will ensure an adequate level of environmental protection to receive the necessary permits. Depending on funding, land availability, development phasing or other factors, once a site is selected, setback and/or other design criteria will be evaluated for conformance and if necessary, may need to seek relief by demonstrating the benefits of such facilities including how such facilities can protect the environment and demonstrate that a

significant environmental impact will not occur. Connecting to an STP has the benefit of providing advanced sewage treatment rather than continued use of cesspools and septic systems on small substandard lots (pursuant to Article 6 of the Suffolk County Sanitary Code) as is currently the case in the Hamlet.

- Classification of APOD areas as "critical environmental areas" under §157-10 B. (1) of the Southampton Code and 6 NYCRR Part 617 §617.14 (g) of SEQRA.

  This Proposed Action will guide future development in areas identified as CEAs by the Town of Southampton and Suffolk County. In consideration of this, and the thresholds outlined under SEQRA, Section 617.4 (b), "Type I actions," the subject Action is identified as a Type I action with the presumption that one or more potential adverse impacts may occur as a result of the implementation of the Proposed Action. As a result, this full Generic EIS has been prepared in conformance with 6NYCRR Part 617 (SEQRA) to examine the potential for impacts to these CEAs and other resources. Any and all significant impacts to CEAs in the proposed ROD will be identified and will be considered in the Town's Determination of Significance as well as a duly adopted Findings Statement at the end of the SEQRA process.

- Compliance with Chapter 247, Open space, for subdivisions and site plans in the APOD that are zoned CR-200, CR-120, CR-80, CR-60, CR-40, R-120, R-80, R-60, R-40 and R-20. Multifamily and nonresidential development must include the preservation of 50 percent of the property. Section 247-3 of the Code empowers the Planning Board to require the use of this article where it would benefit the Town but it is not compelled to require the implementation of this provision.

  The Proposed Action involves the creation of a Riverside Overlay District in the Study Area which will contain seven distinct mixed-use Overlay Zones. These mixed-use Overlay Zones are not strictly residential zones but in certain locations are underlain by one of the above districts. Existing (underlying) residential zones in the Study Area that may be subject to consideration under the open space provision should subdivisions or site plans be proposed within them in the future, and if the Planning Board was to find it beneficial to preserve such space, include those properties located within the CR-40 and R-20 zoning districts.[3] *The CR-40 zone in the Study Area is already preserved as it is contained within the David A. Sarnoff Wildlife Preserve, but notwithstanding this designation, will be zoned RPL (Riverside Parkland) under the subject Action which does not provide for land development and thereby eliminates the need for further open space preservation as an overlay district. Moreover, the portion of the R-40 zone in the Study Area is already developed with numerous single-family homes comprising a residential neighborhood, and due to this condition, is very unlikely to be acquired, assembled and remerged for the purposes of future subdivision or site plan development. In the very unlikely event that it was acquired and plans were submitted for redevelopment sometime in the future, the Town Planning Board would have the authority to request an open space subdivision and the set aside or preservation of portion of this land. Based on the preceding assessment, as well as the fact that the area is largely disturbed and developed, its woodlands are highly fragmented, some of the land is already preserved, and there are enormous open space reserves adjacent to the Study Area, it is very unlikely that this open space standard would be requested by the Town in the Study Area.*

[3] Note: Land located within the ROD that is zoned R-80 is outside of the APOD and significant open space is already preserved in this area.

As previously mentioned, the above standards must be complied with, except as outlined under Section 330-69-4 E. of the Southampton Town Code which states that the provisions of [Article VIII] including the standards and regulations summarized in the first three bullets above, may only be modified by the Planning Board after due consideration is given to a site disturbance plan, as provided in Section 330-67A(1) of this chapter, and where the applicant has proven that there is a practical difficulty in meeting these regulations and that environmental considerations are still satisfied to the maximum extent possible.

Town Central Pine Barrens Overlay District and Central Pine Barrens CGA

The 1993 Long Island Pine Barrens Protection Act, 1996 Central Pine Barrens Comprehensive Land Use Plan (CLUP), and the Plan's stewards, the Central Pine Barrens Joint Planning and Policy Commission, consider the protection of groundwater recharge areas, surfaces waters, wetlands, open spaces, recreational resources, agricultural resources, and rare plants, animals and wildlife habitats within the pine barrens to be of paramount importance and have review authority to ensure that these resources be protected for future generations.

The Town's Central Pine Barrens Overlay District was enacted to implement the CLUP, and to address Town goals for protecting the Core Preservation Area while allowing for a balance between economic growth and environmental protection in the CGA. Since the Town's framework of standards and policies are specifically designed to implement the standards and guidelines of the CLUP and the boundaries of the areas as depicted in **Figure 6-3** are contiguous, the two sets of standards and guidelines will be considered together in this subsection. Since the Town's standards must be at least as stringent as the CLUP's enumerated standards and policies, this review will focus on the Town's CPBOD requirements but will identify any differences between the two and reference the corresponding CLUP "standard"[4] (by signifying "**S**" and policy reference number) or "guideline"[5] (by signifying "**G**" and the policy reference number) so as to prevent unnecessary redundancy.

It should be noted that the CPBJPPC is an involved agency as it has or will have review authority over certain aspects of the Proposed Action. Through coordination with the CPBJPPC staff, it has been determined that the Proposed Action will be reviewed as a "Development of Regional Significance" as defined by the CLUP Volume 1, Section 4.5.5.1 while the Town's standards for development in the CGA are enumerated under Section 330-220 of the Southampton Town Code. The standards and guidelines of the CPBJPPC and Town of Southampton are as follows:

> (1) All development subject to Article 6 of the Suffolk County Sanitary Code shall meet the applicable requirements of the Suffolk County Department of Health Services.

[4] "Standards" are to be implemented, and are enforceable, by municipalities, municipal agencies and the Commission, or any other agency with enforcement powers within the Central Pine Barrens. Discretionary decisions regarding standards are to be made by the Commission, under the provisions set forth in Volume I, Chapter 4 of the CLUP.

[5] Guidelines are to be utilized by municipalities and municipal agencies with discretionary decisions determined at the municipal level, unless a project is before the Commission due to its location within a Critical Resource Area, because it is a Development of Regional Significance or because there was an assertion of jurisdiction as described in Volume I, Chapter 4 of the CLUP.

The CLUP adds that: projects which require variances from the provisions of Article 6 shall meet the requirements of the Suffolk County Department of Health Services' Board of Review in order to have been deemed to have met the requirements of this standard. (CLUP **S**-5.3.3.1.1, "Suffolk County Sanitary Code Article 6 compliance")

Article 6 of the Suffolk County Sanitary Code addresses the need to ensure that adequate sewage treatment facilities and drinking water supplies are available to realty subdivisions, site developments, and other construction projects. The Sanitary Code does this by establishing "maximum density load" standards for each County groundwater management zone and once a project exceeds a maximum density load per acre threshold, prohibits the use of on-site sanitary systems and requires connection to a community sewage system that is approved via variance approval by the SCDHS Board of Review. Similarly, Article 6 requires connection to a public water supply under certain circumstances, such as instances where facilities are available or in close enough proximity to be reasonably accessible by the development, when parcels in a subdivision are less than 40,000 SF, where the local water supply is non-potable, or where wells with fresh water have yields of less than 5 gpm. Article 6 restricts flow from septic systems to 600 gpd/acre or a 40,000 SF lot size north of SR 24 and 300 gpd/acre or 40,000 SF south of SR 24.[6] *The volume of wastewater generated under the Proposed Action would therefore trigger the need for most if not all future uses and redevelopments to connect to an STP. A SCWA public water supply distribution system is available in the area and future land uses and redeveloped sites will utilize this source of water to satisfy their potable water demands. Consequently, this standard will be complied with.*

If future projects require variances from Article 6 they must meet the requirements of the SCDHS's Board of Review in order to have been deemed to have met the requirements of this standard.

(2) Where deemed practical by the county or state, sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens.

The CLUP adds that: Denitrification systems that are approved by the New York State Department of Environmental Conservation or the Suffolk County Department of Health Services may be used in lieu of a sewage treatment plant. (CLUP **S**-5.3.3.1.2, "Sewage treatment plant discharge")

Suffolk County has released a study of potential wastewater treatment options for Riverside, and Section 14.3 of this DGEIS examines potential wastewater treatment facility locations within the Study Area. Any such installation will seek the most environmentally sound location for one or more new advanced treatment STPs or connection to existing publicly owned and operated treatment facilities in the area. The proposed location, design, layout, treatment capacity, and effluent discharge standards must comply with and be approved by one or more of the following agencies: SCDHS, SCDPW, NYSDEC, CPB and/or other applicable agencies once a site and facility is selected. A major focus of this environmental review is on the reduction of nitrogen loading in the area in order to protect groundwater, surface waters, and wetlands to address CLUP and Peconic Estuary Program Total Maximum Daily Load (TMDL) standards. The proposed project will accomplish this by restricting clearing to the maximum extent possible

[6] 600 gpd/acre or 300 gpd/acre for commercial uses and 600 gpd/40,000 SF or 300 gpd/40,000 SF for multiple residential projects.

while meeting social and economic objectives and community planning goals, utilizing landscaping materials that do not require fertilization, controlling stormwater runoff, removing existing septic systems and cesspools that are currently in use at prospective redevelopment sites, and connecting anticipated development and redevelopment to an approved and carefully regulated and maintained STP that has the capability of significantly reducing nitrogen concentrations. It should be noted that future development without the Proposed Action would result in additional septic systems being installed, often on substandard-sized "grandfathered" lots, which would only further exacerbate the potential for water resource contamination.

(3) To protect the water quality in the vicinity of surface waters or wetlands, projects within 200 feet of such features should be designed to minimize nitrate-nitrogen loading to the groundwater with the goal of achieving less than 2.5 parts per million nitrate-nitrogen.

The CLUP states that a more protective goal of two and one half (2.5) ppm may be achieved for new projects through an average residential density of one (1) unit per two (2) acres (or its commercial or industrial equivalent), through clustering, or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands. (CLUP **G**-5.3.3.1.3, "Nitrate-nitrogen goal")

Future development must comply with all Town, State and/or Federal wetlands permits including applicable clearing, setback and/or buffer requirements; limitations on the planting of fertilizer-dependent vegetation; erosion, sedimentation, and stormwater controls; compliance with wetlands permits and State Pollution Discharge Elimination (SPDES) stormwater and wastewater discharge permits, and the like. Future wastewater generation is expected to be treated and disposed at an approved STP facility and should be no closer than 200 feet from an regulated wetland unless determined to be acceptable by the Town, CPBJPPC, or other applicable agency having permit or approval authority. Nitrogen reduction will be of particular importance in the area including protection of area groundwater and river and estuary resources. As outlined in Section 4.0, Water Resources, the Study Area currently exceeds a concentration of nitrogen in recharge of 2.5 mg/l, therefore, the goal should be to not increase, or decrease the level of non-conformity. Section 4.0 demonstrates that this will be the case and the concentration of nitrogen in recharge will be reduced as a result of the implementation of the Proposed Action as outlined in the TDS. As a result, this CPBOD/CLUP requirement is met.

(4) All development shall comply with the provisions of Articles 7 and 12 of the Suffolk County Sanitary Code.

The CLUP goes on to say: "…including any provisions for variances or waivers if needed, and all applicable state laws and regulations in order to ensure that all necessary water resource and wastewater management infrastructure shall be in place prior to, or as part of, the commencement of construction." (CLUP **S**-5.3.3.2.1, "Suffolk County Sanitary Code Articles 7 and 12 compliance")

The purpose of Article 7 of the Suffolk County Sanitary Code, "*Water Pollution Control*," *is to safeguard the County's water resources, especially in deep recharge and water supply sensitive areas, from discharges of sewage, industrial chemicals and other wastes, toxic or hazardous materials. These laws also strive to prevent stormwater pollutant loading by preventing or controlling such sources that already exist or that may be proposed in the future.*

Some light industrial uses would be permitted in the area both under the existing underlying zoning and the proposed Overlay Zones; however, the uses that would be permitted under the light industry use classification of the proposed Overlay Zones (with the exception of any nonorganic agricultural activities) are the kinds of uses that do not typically involve the use, generation, storage, handling or on-site disposal of significant volumes of noxious materials or that could not be easily managed to ensure compliance with Articles 7 and 12. Existing LI-40 zones currently permit a much broader array of light industrial uses than the Overlay Zones.

The Master Developer is presently considering the construction of an approximately 100,000 SF indoor ice hockey/skating rink in an area that is currently zoned for light industry. This facility would take up a large portion of this area, thereby reducing the likelihood of potential impacts from industrial uses, and would not be expected to use, generate, handle or store any significant amount of hazardous materials.

This Generic DEIS identifies numerous ways by which to reduce threats to groundwater resources from human generated contaminants, including compliance with various existing environmental regulations that have been put into place for the purposes of protecting drinking water supplies, connection to an approved STP, conformance to stormwater and wastewater permits, and limitations on the establishment of fertilizer dependent vegetation. Future agricultural uses are not expected, however, if such use is proposed in the future, restrictions should be put into place to greatly reduce any fertilization through best management practices or organic farming techniques.

Any development that may require a variance or waiver from any law or statute will be compelled to adhere to any and all conditions of those approvals.

(5) All development involving significant discharges to groundwater in close proximity to public water supply wells shall include adequate mitigation measures to protect the water quality as required under Article 17 of the New York State Environmental Conservation Law. (CLUP **S**-5.3.3.3.1, "Significant discharges and public supply well locations")

SCWA does not own or operate any wellfields within a 1,500 foot radius of the Proposed Action. SCWA's Oak Avenue wellfield, which is its closest wellfield to the Study Area, contains one active well, and this well is located roughly 1.6 miles (or about 8,500 feet) southeast of the ROD. Moreover, based on correspondence with the SCWA, it has been determined that the Study Area is not within any of SCWA's public water supply groundwater capture zones. Correspondence from SCWA is provided in ***Appendix J****. Furthermore, the closest Riverhead Municipal Water District wellfield is at the southwest corner of the intersection of Pulaski Road and Raynor Avenue, which is approximately 4,300 feet from the ROD and appears to be up-groundwater-gradient of the Study Area. The Proposed Action affects an area that is heavily regulated and restricted by environmental regulations. Connection of future development to an STP and compliance with the numerous regulations in place, except where variances or waivers are determined to be acceptable due to specific conditions and circumstances and adherence to conditions of approval that suitably safeguard public health and essential resources, will help to protect groundwater resources and public water supplies.*

(6) All development involving significant discharges to groundwater in close proximity to private water supply wells shall comply to the Suffolk County Department of Health Services' guidelines for wellhead protection. (CLUP **G**-5.3.3.3.2, "Private well protection")

It is anticipated that Phase I and possibly Phase II ESAs, as warranted, will be performed at future redevelopment sites. Existing septic systems, cesspools, fuel storage tanks, drywells, floor drains, any contaminated soils exceeding established standards, and other similar potential pollutant sources will be inspected, cleaned and removed or properly abandoned, in conformance with the applicable standards and specifications of the SCDHS and/or NYSDEC and any waste recovered will be disposed at a licensed disposal or recycling facility.

It is also anticipated that future development will connect to a publicly operated and licensed STP for wastewater treatment and disposal needs. Should any on-site sanitary system be proposed instead, due to limited wastewater flow which meets SCDHS's Groundwater management loading requirements, an investigation into the locations of nearby wells must be undertaken as part of SCDHS review to ensure that any such facilities are suitably setback from existing private wells, in accordance with the requirements of the SCDHS. Similarly, future drainage structures, including but not limited to leaching catch basins, dry wells or recharge areas should be setback as far as practicable from private wells. Private wells on redevelopment sites should be properly abandoned to ensure that they do not act as direct conduits of pollutants from the surface via annular spaces surrounding wells, and all development should connect to the SCWA distribution system which is easily accessible throughout the Study Area.

(7) Development proposals for sites containing or abutting wetlands shall be separated by a nondisturbance buffer area which shall be no less than that required under Chapter 325 of the Town Code and applicable state laws. Distances shall be measured horizontally from the wetland edge as defined in the applicable laws. Such buffer areas shall be delineated on the development plans, and adequate conditions shall be imposed to assure their preservation. Said conditions shall be set forth in a declaration of covenants, conservation easement or similar instrument. (Also CLUP **S**-5.3.3.4.2, "Buffer delineations, covenants and conservation easements")

The CLUP's wetlands nondisturbance buffer standard is quite similar to that of the Town except it references New York State Tidal Wetland, Freshwater Wetland, and Wild, Scenic and Recreational Rivers Act ordinances as the applicable standards to follow. The CLUP goes on to say: Distances shall be measured horizontally from the wetland edge as mapped by the New York State Department of Environmental Conservation, field delineation or local ordinance. Projects which require variances or exceptions from these state laws, local ordinances and associated regulations, shall meet all requirements imposed in a permit by the New York State Department of Environmental Conservation or a municipality in order to be deemed to have met the requirements of this standard. (CLUP **S**-5.3.3.4.1, "Nondisturbance buffers")

The CLUP further states that stricter nondisturbance buffer areas may be established for wetlands as appropriate (CLUP **G**-5.3.3.4.4, "Additional nondisturbance buffers")

The Study Area contains areas identified as NYSDEC and NWI tidal and freshwater wetlands and also contains two small freshwater wetlands that are not mapped by State or Federal authorities but are regulated by the Town. Any future development or site disturbance within NYSDEC, NWI, and/or Town wetlands jurisdiction(s) will be required to receive a wetlands permit from the respective issuing authority(ies) and abide by all conditions and requirements of such permits including adherence to requirements for the dedication of non-disturbance buffers and formal acknowledgement and documentation of buffer agreements through the filing of conditional easements and/or covenants and restrictions; conformance to any required wetlands setbacks; implementation of stormwater, erosion and sedimentation controls; adherence to clearing limitations, restrictions on fertilizer dependent vegetation, and nonnative and invasive species

planting controls; and any other requirements that may be reasonably imposed by the issuing authority(ies).

(8) All stormwater runoff originating from development on the property shall be retained on-site, unless surplus capacity exists in an off-site drainage system. Where practical, natural recharge areas and/or drainage systems that cause minimal disturbance of native vegetation may be required. Ponds may be created if they are designed to accommodate stormwater runoff and not solely for aesthetic purposes. (Also, CLUP **S**-5.3.3.5.1, "Stormwater recharge")

Where practical, drainage designs shall incorporate the use of natural swales and depressions, rather than excavated recharge basins. Adequate measures shall be taken to control soil erosion and stormwater runoff during construction. (**G**-5.3.3.5.4, "Natural topography in lieu of recharge basins")

Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes. (CLUP **G**-5.3.3.5.3, "Ponds")

All drainage from the applicable design storm/rainfall event will be captured, retained and recharged on respective development sites unless adequate surplus capacity exists in an approved off-site drainage system. There will be no direct/unfiltered or pretreated point discharges of stormwater to any natural wetlands or surface water bodies and any buffers required by approving authorities will be respected. Drainage methods and designs must be prepared by a licensed professional and be consistent with applicable New York State and Town of Southampton standards and procedures, including NYSDEC's 2015 New York State Stormwater Management Design Manual, SPDES stormwater permit requirements, SWPPPs, Erosion and Sedimentation Control Plans, and the policies of Chapter 285, "Stormwater Management and Erosion and Sedimentation Control," of the Code of the Town of Southampton. Drainage will be designed by a professional engineer and must be approved by the Town Engineer and Planning Board before installation.

(9) Disturbance of natural vegetation shall comply with the minimum standards set forth under Article XIII, Aquifer Protection Overlay District, of this chapter. Development plans shall contain calculations for the amount of disturbance of natural vegetation and indicate the limits thereof. For the purposes of this section, the percentages of disturbance of the natural vegetation set forth in Article XIII shall include all areas previously disturbed.

The CLUP further states that the clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities. (**S**-5.3.3.6.1, "Vegetation Clearance Limits")

Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1 [of the CLUP]. These percentages shall be taken over the total site and shall include, but not be limited to, roads, building sites and drainage structures. The clearance standard that would be applied to a project site if developed under the existing residential zoning category may be applied if the proposal involves multi-family units, attached housing, clustering or modified lot designs. Site plans, surveys and subdivision maps shall be delineated with a clearing limit line and calculations for clearing to demonstrate compliance with this standard. (**S**-5.3.3.6.1, "Vegetation Clearance Limits")

To the extent that a portion of a site includes Core property, and for the purpose of calculating the clearance limits, the site shall be construed to be the combined Core and CGA portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan. (**S**-5.3.3.6.1, "Vegetation Clearance Limits")

The portion of the Study Area south of SR 24 is in the CPB CGA and no portion of this area is within a CPB CPA. Much of the ROD within the CPB CGA has been cleared and disturbed and native vegetation patterns are highly fragmented. Much of the existing native vegetation is contained with property that has been acquired by a public agency and preserved. One property that is not publicly owned, preserved, fragmented or otherwise disturbed which currently contains native woodlands is SCTM#: 900-139-3-10.2. This long and narrow 12.5-acre parcel is located near the center of the ROD and extends from SR 24 to Old Quogue Road. Based on a review of the conceptual redevelopment plans for the area, however, only a portion of this property would be developed (i.e., that portion directly west of the Southampton Enterprise Subdivision) with the northern and southern ends remaining untouched. This is important in order to limit clearing within the APOD as well as to protect a very small intermittently wet Town regulated freshwater wetland located at the north end of this property. It is anticipated that upon submission of a site plan application for the development of this site, that due consideration will be made by the applicant and Town to limit clearing and retain native vegetation to the maximum extent possible in order to meet the overall intent and purpose of the APOD. ***Appendix G*** *contains an analysis of the Study Area as related to the Vegetation Clearance Limitation standard (S-5.3.3.6.1). This analysis identifies clearing limits for the overall study area, and what amount of vegetation may be cleared and still conform with clearing limits. Should clearing limits be exceeded, several options are provided to ensure compliance with the spirit and intent of the CLUP (see* ***Appendix G****).*

(10) Where applicable, subdivision and site design shall support preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established when adjacent parcels are developed. Where applicable, subdivision and site design shall be configured in such a way as to prioritize the preservation of native pine barrens vegetation.

Subdivision and site design shall support preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established when adjacent parcels are developed. Subdivision and site designs should also be configured in such a way so as to prioritize the preservation of native pine barrens vegetation to the maximum extent practicable. (CLUP **S**-5.3.3.6.2, "Unfragmented open space")

For the purpose of this paragraph, native pine barrens vegetation shall include pitch pines and various species of oak trees, understory and ground cover plants such as blueberry, wintergreen, bearberry and bracken fern, grasses and sedges such as little bluestem, Pennsylvania sedge and Indian grass as well as those ecological communities listed in sections 5.6 and 5.7 in Chapter 5, Volume 2 of the [CPB] Plan. (CLUP **S**-5.3.3.6.2, "Unfragmented open space")

It is recognized that the preservation of nonnative but ecologically important habitats may be consistent with the intent and goals of the plan when such action would result in the creation of large contiguous natural open space areas and or the protection of rare, threatened or endangered species or their habitat. (CLUP **S**-5.3.3.6.2, "Unfragmented open space")

The Study Area is currently largely developed and natural areas are highly disturbed and fragmented with the exception of one long narrow wooded lot near the center of the Study Area, which is south of SR 24 and west of the Southampton Enterprise Zone industrial subdivision. Thousands of acres of woodlands, ponds, streams, creeks, and wetlands in the area have already been acquired by the Town, County, State, and private land preservation groups and been dedicated for open space preservation. The preservation of large, primarily contiguous tracts of open space has resulted in the clustering of development in the area and has left proportionately little land for supporting population growth and economic expansion and well-being. Five large tracts within the ROD have also been preserved and these areas are proposed to be zoned RPL in order to memorialize the preclusion of development if in the unlikely event that they were to be conveyed to a private entity, and perpetuate their status as protected lands under the Proposed Action. These areas are found along the Peconic River (which are outside the CPB) and include three large tracts (one containing eight contiguous tax lots and another containing three contiguous tax lots), one is the existing Ludlam Avenue Park, which is an active recreational facility, and another is part of/contiguous to the David A Sarnoff Preserve which is part of the CPB. It is the intent of the Proposed Action and Master Developer, to protect natural areas, habitats and any rare, threatened and or endangered species that may be encountered to the maximum extent practicable. Clearing limits should be delineated on future site plans and project limiting fences should be erected upon commencement of site disturbance to prevent unintended disturbance of areas to remain natural.

There is potential for rare, threatened and endangered species to utilize the existing natural areas within and surrounding the study area. The majority of proposed development activities is expected to be concentrated within the central portion of the Study Area where limited natural areas exist, however, some clearing of natural areas is anticipated to occur in the north central portion of the study area where privately held undeveloped lands remain. Prior to any development project that is in proximity to known rare, threatened or endangered species, site specific surveys will be conducted to determine the presence/absence of such species. If positive identification of such species occurs on the development site, the developer will be required to work with the Town and the NYSDEC to incorporate appropriate design changes or mitigation measures necessary for the protection of the identified species.

(11) Development projects shall place no more than 15 percent of the entire site in fertilized vegetation. The use of nonnative plant species shall be limited to the maximum extent practicable and development designs shall consider the nonnative and native planting suggestions contained in Figure 5-2 of the CLUP. (**S**-5.3.3.6.3, "Fertilizer-dependent vegetation limit" and **S**-5.3.3.6.4, "Native Plantings")

Future development will comply with this 15 percent fertilizer dependent vegetation restriction. Landscaping or site restoration can consist largely of, if not entirely of, native or well adapted non-invasive species that will require very little if any fertilizer, pesticides, or irrigation. Some initial fertilization and irrigation may be necessary on 15 percent or less of development sites to establish landscaping or restore areas to natural conditions, but once landscaping is established or native vegetation is reestablished, it is not expected that such plantings would require significant demand for these inputs. Best Management Practices (BMPs) should be instituted by the land owner in these instances to limit potential nitrogen loading. Use of slow release fertilizers if they are used at all, use of the minimum amount necessary and avoiding fertilizer application before precipitation events are some of the types of over-application and other similar. Applicants for future site plans should work with the Town Planning Board in ensuring

the appropriate levels of clearing and the materials that should be used for landscaping and/or native plant restoration. Use of mulch and/or loamy top soil to supplement landscaped areas can help to improve soil water holding capacity, if necessary. Riverside Overlay Zoning mandates the reduction of potable water consumption for outdoor landscape irrigation by 20% from a calculated midsummer baseline case, which would require use of any combination of different techniques, including the planting of variety of native species and at different densities and microclimate factors.

(12) Where a development application may have a significant negative impact upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened or of special concern, or upon the communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3 or on any federally listed endangered or threatened species, appropriate mitigation measures shall be taken to protect these species. (CLUP **S**-5.3.3.7.1)

*As indicated in **Section 5.1**, there is potential for rare, threatened and endangered species to utilize the existing natural areas within and surrounding the study area. The majority of proposed development activities are expected to be concentrated within the central portion of the Study Area where limited natural areas exist, however, some clearing of natural areas is anticipated to occur in the north central portion of the study area where privately held undeveloped lands remain. Prior to any development project that is in proximity to known rare, threatened or endangered species, site specific surveys will be conducted to determine the presence/absence of such species. If positive identification of such species occurs on the development site, the developer will be required to work with the Town and the NYSDEC to incorporate appropriate design changes or mitigation measures necessary for the protection of the identified species.*

(13) Development projects shall minimize disturbance of the grade and/or natural vegetation where slopes exceed 10 percent. Construction in areas where slopes exceed 10 percent may be approved if the design incorporates adequate soil stabilization and erosion control measures so as to mitigate negative environmental impacts. Where applicable, clearing envelopes and/or nondisturbance buffers shall be placed on those portions of the development site where slopes exceed 10 percent. Development applications shall include a slope analysis depicting slopes in the ranges of 0 percent to 10 percent, 11 percent to 15 percent and 15 percent and greater. Erosion and sediment control plans and, where applicable, details of retaining walls and erosion control structures shall be required for construction in areas where slopes exceed 15 percent and for roads and driveways traversing slopes of 10 percent. (CLUP **G**-5.3.3.8.1 "Clearing envelopes"; CLUP **G**-5.3.3.8.6, "Retaining walls and control structures"; CLUP **G**-5.3.3.8.4, "Erosion and sediment control plans; and CLUP **G**-5.3.3.8.5, "Placement of roadways")

During construction, the standards and guidelines promulgated by the New York State Department of Environmental Conservation pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, should be adhered to. (CLUP **G**-5.3.3.5.5, "Soil erosion and stormwater runoff control during construction")

Construction of homes, roadways and private driveways on slopes greater than ten percent (10%) may be approved if technical review shows that sufficient care has been taken in the design of stabilization measures, erosion control practices and structures so as to mitigate negative environmental impacts. (CLUP **G**-5.3.3.8.2, "Stabilization and erosion control")

Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas. (CLUP **G**-5.3.3.8.3, "Slope analyses")

*The land within the ROD is flat to gently sloping with the exception of a very small area at the southeast end of the Riverwoods/MacLeod Community which contains some moderately steep slopes (**Figure 3-2**). If future redevelopment occurs in areas with slopes exceeding 10 percent a slopes analysis must be performed and development will comply with the above standards and submission requirements.*

Minimal grading is expected. Land will be developed consistent with approved stormwater, erosion and sedimentation plans and soils will be stabilized during construction and retained on-site by utilizing various techniques (e.g., silt fencing, use of rumble strips, seeding, dust control, as applicable, etc.). If wetlands permits are required, they will be secured from the applicable agency(ies) and all activities will comply with any and all conditions of those permits. Clearing, grading, and erosion and sedimentation control plans will be prepared by professional engineers and will be consistent with Town and State requirements, including the standards and specifications of any and all approved SPDES permits, SWPPPs, and erosion and sedimentation plans. All such plans will meet the satisfaction of the Town Engineer.

(14) Applications for development projects proposing open space and/or similar reserve areas shall specify the conditions of ownership and use of such lands, and such conditions shall be set forth in the deed of dedication, declaration of covenants, conservation/open space easement or similar instrument. (CLUP **G**-5.3.3.9.3, "Protection of dedicated open space")

Any land to be dedicated as open space or as similar reserve areas will comply with this requirement.

(15) Where applicable, the use of a planned residential development or clustering pursuant to the provisions of Article I of Chapter 247 of the Town Code shall be encouraged to preserve open spaces. Where applicable, the use of a planned industrial park pursuant to the provisions of § 330-36 of this chapter shall be encouraged to preserve open spaces.

The proposed Overlay Zoning and Theoretical Development Scenario are part of a thoughtfully considered master development and redevelopment plan for the area which seeks to satisfy various Town and Community goals and implement various Town and Community objectives. The Proposed Action, if approved and implemented, calls for the redevelopment of a previously disturbed and developed community that is clustered along the outskirts of an enormous "sea" of preserved open space which includes the 52,500-acre (82-square mile) Central Pine Barrens Preserve, as well as the restricted 47,500 CGA. As previously noted several large tracts within the ROD, totaling 57.6 acres, have already been preserved and the proposed zoning of these parcels to RO-7 Recreation and Parklands will essentially immortalize their protection. The David A. Sarnoff preserve which is adjacent to the Study Area, alone, contains more than 2,700 acres, while Cranberry Bog County Park comprise adjacent areas to the west and large tracts of Town, State, and Peconic Land Trust managed property is adjacent on the Study Area's east.

(16) Where applicable, any new activity or any change or expansion to an activity involving agriculture or horticulture shall incorporate "best management practices" as set forth in Controlling Agricultural Nonpoint Source Water Pollution in New York State, Bureau of

Technical Services and Research, Division of Water, New York State Department of Environmental Conservation 1991, as same may be amended from time to time. (CLUP **G**-5.3.3.10.1, "Best management practices")

Currently, there is no agriculture or horticulture uses in the Study Area and no such uses proposed under the current Theoretical Development Scenario. The proposed overlay zoning, however, would allow agriculture in all but the RO-7 (RPL) zone and nearly all of the existing underlying zoning districts allow for agriculture and/or horticulture. Due to the limited size of the lots in the ROD and hence limited space, restrictions on clearing in the APOD, CPB and CPBOD, and generally poor soil conditions for agricultural activities, it is unlikely that agricultural uses would be established and occupy large sites. However, should agricultural or horticulture be proposed in the ROD in the future, it will be important to ensure that the owner and/or operator implement best management practices as required above in order to control soil erosion and sedimentation of wetlands and surface waters, and to prohibit or greatly restrict and properly manage any fertilizers or pesticides that may be applied, in order to prevent potential impacts to the Central Pine Barrens, sensitive groundwater supplies, and surface water and wetland resources. Future agricultural or horticultural uses therefore shall comply with the 1991 publication entitled Controlling Agricultural Nonpoint Source Water Pollution in New York State prepared by the Bureau of Technical Services and Research, Division of Water, New York State Department of Environmental Conservation, as same may be amended from time to time.

(17) Where applicable, development plans shall indicate established recreational and educational trails and trail corridors; active recreation sites; scenic corridors, including the Sunrise Highway; sites of historical or cultural significance; and sensitive archaeological areas, within 500 feet of the project site, and shall provide adequate measures to protect such cultural resources. The use of existing natural buffers or the restoration of degraded buffer areas, the use of signs or other man-made structures, consistent in style and scale with the community character, or other similar measures shall be taken to protect roadside areas and scenic and recreational resources.

The CPB specifically notes that cultural resources requiring attention include historic districts, sites on the State or National Registers of Historic Places, historic structures listed on the State or National registers recognized by local municipal law or statute, and sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum. A development proposal may be disapproved or altered if the local municipality determines that the development proposal, in its current form, may have a significant negative impact on any of the above resources. (CLUP G-5.3.3.11.1, "Cultural resource consideration")

The CLUP also states that protection measures for scenic and recreational resources should include, but not be limited to, retention of visually shielding natural buffers, replacement of degraded or removed natural visual buffers using native species, use of signs which are in keeping in both style and scale with the community character, and similar measures. (CLUP **G**-5.3.3.11.3, "Protection of scenic and recreational resources")

Moreover, the CLUP notes that development shall conform to the provisions of the New York State Wild, Scenic and Recreational Rivers Act, where applicable. Projects which require variances or exceptions under the New York State Wild, Scenic and Recreational Rivers Act shall meet all requirements imposed by the New York State Department of Environmental Conservation in order to be deemed to have met the requirements of this standard. (CLUP S-5.3.3.4.3, "Wild, Scenic and Recreational Rivers Act compliance")

There are thousands of acres of passive parklands in the Riverside area that contain miles of trails. The proposed redevelopment of the area envisions the construction of a boardwalk along a portion of the Peconic River near the traffic circle and the plans are being considered for a pedestrian bridge across the river to connect Riverside Hamlet with Downtown Riverhead which would be supportive of future Waterfire events and enhance connectivity and walkability. Much of the land along the River is also publicly owned and has the potential to provide additional trail and recreational opportunities.

A portion of the Study Area is within a NYS Wild, Scenic, and Recreational Rivers area classified as a "Recreational" area. This section of the Study Area includes land located southwest of the traffic circle including the existing Woodhull Avenue/Pegs Lane residential subdivision and some existing commercial properties near the traffic circle, several small house lots located along the south side of Maynard Street, land that is currently owned and preserved as part of the David A. Sarnoff State Preserve, and vacant woodlands that are adjacent to the east of the Preserve. Future development will conform to the requirements of the WSRR or any conditions of variances if variances are requested. Screening future uses with native vegetation is one way in which to mitigate impacts to the recreational qualities of this section of the WSRR area. The WSRR is discussed in greater detail in this subsection.

The Proposed Action also includes standards for Public and Privately Owned Civic Space that call for spaces of a minimum size at future development sites. These spaces may include plazas, courtyards, corner plazas, piazzas, greens, squares, pedestrian ways, front courts, roof gardens, and pocket parks. Such features, along with pedestrian-friendly streetscapes, will promote activity, social interaction, and site access and connectivity. The proposed Zoning Code amendments provided in the RRAP in ***Appendix A*** *of this document provides the standards and specifications of Public and Privately Owned Civic Space requirements.*

There are no designated scenic resources in the area, although the Peconic River is clearly an important visual and natural resource. Removal of existing blight and redevelopment in accordance with contemporary Town architectural review standards, sign controls, clearing restrictions and landscaping requirements will help to screen or enhance land uses to the extent possible.

Based on the available information, there are no State or National Register landmarks or historic districts within the Study Area. Historic landmarks and a historic district do, however, exist in Downtown Riverhead which is within 500 feet of a portion of the Study Area. As some land uses in Riverside located along the River will be visible from Downtown Riverhead, it will be important that future development does not starkly contrast or clash with the general nature and character of the historic district and Downtown landmarks. Future development will take advantage of the historical character of downtown Riverhead and ensure a level of compatibility with its character to benefit both communities or provide screening or other mitigations to address features that may significantly and adversely conflict with it.

Portions of the Study Area are located within areas identified as being archaeologically sensitive. These areas include land at the northwest end of the Study Area around the traffic circle and western boundary of the ROD and in the northeast corner of the ROD. These areas primarily include highly disturbed and developed land that has been filled, wetlands that can't be developed and should be protected by nondisturbance buffers, preserved lands, and an area containing dredge spoil deposits, and therefore, are unlikely to be developed or contain intact cultural resources. If future development is proposed within State designated archaeologically

sensitive areas that have not been significantly disturbed by past land activities, and/or are shown to contain nonnative soils, the Town should consider, on a site-by-site project-by-project basis whether a Phase I archaeological survey or cultural resource evaluation is warranted. A cultural resource evaluation should include contact with the State Historic Preservation Office (SHPO) for review, input and acceptance. If SHPO deems it appropriate, additional analysis may be required to mitigate any potential impacts. ***Section 8*** *of this document provides more detail concerning cultural resources.*

(18) All commercial or industrial development shall comply with the applicable provisions of the Suffolk County Sanitary Code and all other applicable federal, state or local laws.

The CLUP adds that these uses should be developed in a manner consistent with the goals and objectives of the Act and that Projects which require variances from the provisions of the Suffolk County Sanitary Code shall meet all requirements of the Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard. (CLUP **S**-5.3.3.12.1, "Commercial and industrial compliance with Suffolk County Sanitary Code").

Any future development that applied for relaxation from any requirement of the Suffolk County Sanitary Code must comply and would certainly be compelled to adhere to any restrictions or conditions the Board of Review required.

Central Suffolk Special Groundwater Protection Area (South)

The portion of the Study Area located south of SR 24, as well as land located north of 24 and west of Peconic Avenue is located in an area identified as the Central Suffolk Special Groundwater Protection Area (South) (**Figure 6-4**). The Long Island Regional Planning Board's 1992 Long Island Comprehensive SGPA Plan which created the Central Suffolk SGPA strives to protect groundwater, particularly within areas that provide deep recharge to Long Island's sole source groundwater supplies. The SGPA Plan also contains specific recommendations relative to wellhead protection, clustering of development, open space preservation, restrictions on excessive clearing of native vegetation, discouraging potentially hazardous land uses and the application of hazardous materials on land, in order to prevent the degradation of groundwater resources. SGPAs are considered CEAs under SEQRA, and like other CEAs, must be included in the environmental review and considered as part of the Determination of Significance, pursuant to SEQRA.

The 1992 SGPA Plan provides very broad and general recommendations but sometimes refers to specific locations and areas. General recommendations include:

(1) Clustering development along the Peconic River to preserve open space

Land located north of SR 24 along the Peconic River is outside of the Central Suffolk SGPA with the exception of the existing Town green space and the Peconic Paddler kayak rental business at the northwest corner of SR 24/CR 94 and Peconic Avenue (CR 63). The County and Town have also acquired roughly half of the land along the River from Peconic Avenue, east to the western boundary of the Study Area, while other lots along the River in this area are already developed with businesses (e.g., McDonalds restaurant, etc.).

There are thousands of acres of preserved land or active parklands in the Riverside/Flanders/Northampton area as listed below.

- *Ludlam Avenue Park*
- *Unnamed public open space acquisitions along the River*
- *Phillips Avenue Elementary School*
- *New County owned land along the Peconic River*
- *Peconic River*
- *Peconic Bays*
- *Cranberry Bog County Park*
- *David A. Sarnoff State Pine Barrens Preserve*
- *Wildwood Lake Park*
- *Grangebel Park (Riverhead)*
- *Maple Swamp County Park*
- *Birch Creek Pond County Park*
- *Sears Bellows County Park*
- *Flanders County Parkland*
- *Hubbard County Parkland*
- *Peconic Hills County Park*
- *Peconic River County Park*
- *Indian Island County Park (Riverhead)*
- *Indian Island Golf Course (Riverhead)*

These parklands have resulted in development being clustered in certain areas in the region including the Study Area. Even still, there is approximately 57.64 acres of publicly owned land in the ROD, which is dedicated for parks and recreation, and most of this amount is located north of SR 24 along or near the river. Existing parks in the Study Area are proposed to be zoned RO-7 ("Recreation and Parklands"), which under the proposed ROD would not be developed.

(2) Acquiring, replatting and clustering development on old filed map lots.

There are no remaining Old Filed Map subdivisions in the Study Area and most areas containing small lots (e.g., the subdivision along the west side of the Study Area), are currently developed. The project does, however, promote the consolidation of very small, small and substandard-sized lots for redevelopment and such land assembly is considered achievable in some areas, particularly near the center of the Study Area. It should be understood that the subject ROD, is itself, a clustered development ensconced within thousands of acres of preserved land that surrounds it. Moreover, some of the land in the Study Area has already been acquired by the Town and County, which has further diminished the size of the area available for economic development and revitalization and thereby creating a compact area for redevelopment.

(3) New sewage treatment plants should only be provided where it is essential to maintain or improve water quality.

Connection to new and/or existing STPs will be necessary in order to develop at the densities required to achieve the community's fiscal, social, and economic goals, protect sensitive environmental resources in the area, and affect positive economic change. Redevelopment of the ROD in accordance with ROD standards will have the benefit of eliminating existing individual on-site cesspools septic systems that provide limited wastewater treatment and replacing these systems with sewers that will pipe wastewater to an approved location where advanced sewage treatment that is routinely monitored and supervised by trained professional(s) will be provided.

Providing sewers in the area not only eliminates existing cesspools and septic systems on small, often substandard size lots, upon redevelopment, but also lessens the likelihood of additional sanitary systems being established under a no action/no sewers buildout of the area.

(4) Regulation of wastewater discharges

The SCDHS, SCDPW, and NYSDEC have primary review and approval authority over wastewater treatment options, siting, design, and wastewater discharges. NYSDEC is responsible for administering the State Pollution Discharge Elimination Systems (SPDES) wastewater permit program created through Article 17 of the Environmental Conservation Law (ECL) entitled "Water Pollution Control." State and County regulatory agencies require adherence to construction standards, periodic effluent sampling, compliance to specified effluent performance standards, the training of facility operators, and enforcement. SCDHS and DPW also have authority over the approval of certain types of facilities. SCDHS primarily oversees wastewater disposal but the DPW is responsible for overseeing County publicly owned treatment works or STP facilities.

(5) Limiting the creation of turf areas, selecting grasses and groundcovers that require minimum fertilization and watering, landscaping with plants that are relatively disease-resistant, use of slow release fertilizers.

These recommendations are not specific but are consistent with the policies of the Central Pine Barrens Comprehensive Land Use Plan and the Town's APOD and CPBOD, which were previously discussed in detail. The Plan and APOD restrict the establishment of fertilizer dependent landscaping to a maximum of 15 percent of a site (or a maximum of 15 percent or 20,000 SF in the APOD), both have clearing limitations and both promote the use of well adapted native plant species. The Proposed Action will comply to these standards, except that some relaxation of clearing may be requested in the future with suitable mitigation based on the Theoretical Development Scenario. See clearing mitigations provided under ***Section 6.3****.*

(6) Reducing development density and preserving open space.

As previously discussed, there are thousands of acres of preserved land in the surrounding area and several large tracts of land within the Study Area which have been preserved as open space and wildlife preserves. Moreover, the proposed RO-7 (RPL) Zone specifically precludes any future development within its boundaries, thereby perpetuating open space preservation in the area under the Overlay Zoning. The proposed overlay zoning will not reduce density but instead will increase density in the ROD. This additional development density, however, is of critical importance in achieving numerous long-standing social, economic and fiscal goals which are seen as imperative to revitalizing the area and assuring the long-term success and sustainability of the Riverside community. Moreover, this dense and compact development helps to achieve the recommendation for clustering development in Riverside with surrounding land preservation, as suggested by the SGPA Plan. Future development would be subject to numerous controls to ensure the uses are "clean" and to protect critical natural resources in the area.

(7) Limit industrial and non-essential commercial development and when permitted retain natural vegetation on-site.

A few limited light industrial uses would be permitted in the area under the proposed Overlay Zoning including: artisan production facilities, research and development facilities, data

information centers, document or miscellaneous storage, renewable energy facilities, agricultural, and animal husbandry. Each one of these uses could be constructed in the existing LI-40 zone under existing zoning and are relatively innocuous if properly operated and controlled. Some activities such as agriculture can involve clearing and use of chemicals in small but these uses are unlikely to be established in this area due to generally poor soil conditions for agriculture, limited space, and clearing and fertilization restrictions in effect from the Central Pine Barrens CGA, CPBOD, and APOD. The variety of commercial uses would also be somewhat restricted in comparison to what is currently permitted in several of the existing business districts in the ROD. Commercial uses that could be established in the area are generally low impact uses and are important for providing essential goods and services, jobs, and community investment and vitality.

(8) Designating SGPAs as critical environmental areas.

This recommendation has since been implemented pursuant to Section 617.14 (g) of SEQRA. The subject Action has been deemed a Type I action under SEQRA and this Generic DEIS provides the requisite analysis of potential impacts and mitigation to the Central Suffolk (South) SGPA required for SGPAs.

(9) Wellhead protection programs including ensuring proper land uses nonpoint pollution controls, in these areas, regulation of land uses, and identify areas of protection around wellheads. The closest public water supply well Area (Riverhead Water District's Pulaski Street wellfield) is approximately 4,500 feet from the Study Area and up-groundwater gradient while the closest Flanders Distribution Area wellfield (Oak Avenue) is 1.6 miles from the Study Area and the wellfield's groundwater contributing areas are nowhere near the Study Area. The Action is also nowhere near the Oak Avenue wellfield's groundwater contributing areas.

In regard to private wells, some existing uses in Riverside may still rely on wells. Sites that are redeveloped will be compelled to connect to the existing water mains in the area and any on-site wells will be abandoned in accordance with applicable standards. Septic systems and cesspools will also be removed at future redevelopment sites and the new development connected to sewers thereby providing greater protection of any remaining private wells in the area.

(10) Utilization of wells that are located on publicly owned preserved open spaces and parklands.

Development in Riverside that is connected to the public water system will use the Oak Avenue well as its source.

(11) Clean-up of contaminated sites.

Future redevelopment under the proposed overlay zoning will provide opportunities to cleanup as many as 17 individual properties within the ROD identified as "Sites of Environmental Concern" by NP&V due to past or present uses and site contamination revealed through a comprehensive review of available records (Toxics Targeting database search), and a preliminary field inventory conducted by NP&V. Future demolition and redevelopment at these site will be preceded by Phase I Environmental Site Assessments (ESA) and subsequent Phase II ESAs, if necessary, to fully identify and rectify any remaining hazardous conditions including soil contamination from floor drains, fuel storage tanks, past outdoor leak, storage, or spill locations, drywells and other drainage leaching structures, and septic systems and cesspools. Assessments of the potential for the presence of asbestos containing materials (ACM) may also be necessary at some sites

depending on the age of the structure. In addition, developed sites that have not been identified as having specific environmental concerns, will nevertheless be subject to SCDHS sanitary system removal/abandonment standards and practices. Existing fuel storage tanks will have to be cleaned and properly disposed and all demolition debris must be discarded at a facility licensed to accept construction and demolition debris.

(12) The SGPA Plan also provides a few site specific recommendations associated with golf courses, farmlands, dwarf pine barrens, conversions of certain obsolete and intensive land uses, etc.

None of the identified sites or use-specific recommendations of the SGPA apply to land that is in or adjacent to the project Study Area. Aside from the mention of preserving land along the Peconic River, which is previously discussed as being addressed in large part by large tracts of land that have already been preserved, there are no other recommendations that can be construed as directly and specifically applicable to the Riverside Revitalization Study Area.

NYSDEC Freshwater Wetlands and Adjacent Areas

NYSDEC freshwater wetlands and/or their adjacent areas defined as 100 feet upland of delineated wetland boundaries that fall within or adjacent to the Study Area are identified by the Town to be a CEA. These features are generally located:

- north of SR 24 along the northwestern boundary of the Study Area;
- north of SR 24 and across from Suffolk Federal Credit Union between SR 24 and the river;
- south of SR 24, adjacent to the Little Peconic River, near the western boundary of the Study Area;
- adjacent to a small freshwater pond located east of Lake Avenue and its intersections with Pegs Lane and Woodhull Avenue;
- around two small ponds located south of Pond Drive; and
- on the east side of the eastern boundary of the Study Area near Whitebrook Drive.

Figure 4-2 shows the locations of NYSDEC regulated freshwater (and tidal) wetlands in or adjacent to the Study Area.

NYSDEC regulates these areas pursuant to Article 24, "Freshwater Wetlands," Title 23 of Article 71 of the Environmental Conservation Law and its implementing regulations provided in 6NYCRR Parts 663, 664, and 665. The NYSDEC requires the issuance of a freshwater wetlands permit before allowing almost any activity which may adversely impact the natural values of the wetlands or their adjacent areas. Some types of activities that require a permit include:

- construction of buildings, roadways, septic systems, bulkheads, dikes, or dams;
- placement of fill, excavation, or grading;
- modification, expansion, or extensive restoration of existing structures;
- drainage, except for agriculture; and

- application of pesticides in wetlands.

Freshwater wetlands that are regulated by the NYSDEC are also regulated by the Town wetlands permitting requirements. NYSDEC and the Town apply similar wetlands protection techniques. The standards applied are, however, often more stringent when applied by the Town. Common techniques employed to protect wetlands include but are not limited to: minimum wetlands setbacks, non-disturbance buffers (no clearing, digging, dredging, filling, etc.), restrictions on constructing or storing potentially hazardous uses near wetlands, implementation of erosion and sedimentation controls to protect these features during development, etc. These techniques are usually sufficient to protecting these CEAs.

Peconic Bay and Environs

The Study Area is adjacent to the tidal portion of the Peconic River which is part of the greater Peconic Estuary. The Peconic Estuary Program's Comprehensive Conservation and Management Plan identified the Estuary as being within a critical natural resource area (CNRA). CNRAs are described as geographic locations that contain significant biodiversity that warrant an additional level of protection to preserve or safeguard their unique and sensitive ecological and environmental characteristics (Peconic Estuary Program, 2001). This CNRA includes a large expanse of land including property located along the Peconic River in Riverside and Flanders, as well as the southern half of the Peconic River watershed.

Future development should be undertaken in a manner consistent with the spirit, intent and those general recommendations of the 2001 Peconic Estuary Conservation and Management Plan including the management of brown tide, nutrient loading, compliance with the existing TMDL standards, mitigation of pathogens, toxics, impacts on habitats and living resources, critical lands, as well as public education and outreach. Connecting future development to sanitary sewers, promoting the retention of native vegetation and restricting the establishment of fertilizer dependent vegetation, controlling stormwater discharges, preserving areas identified as the RPL (Riverside Parklands) Overlay District, and addressing potential pet waste will all help to reduce nitrogen loading to the Bay, maintain or help to regenerate oxygen concentrations in Bay waters and help in addressing pathogens concerns. Moreover, the overall purpose of the CPB Plan as noted in the Long Island Pine Barrens Protection Act is to provide standards and guidelines that protect the central Pine Barrens - Peconic Bay system which are inextricably connected. See previous CPB Plan and APOD CEA discussions regarding ground and surface water protection and ecological conservation.

Summary

The above described CEAs and the policies that have been assigned to them are very thorough and address the typical concerns that could be raised regarding land redevelopment and development activities in or adjacent to them. Impacts will occur if and as future development and operational activities fail to conform to them, except as such projects may be exempt, waived or modified pursuant to regulatory authority and procedures allowing such relaxation after careful examination and implementation of any necessary mitigation measures. The portion of the Study Area located south of SR 24 is within a Central Pine Barrens Compatible

Growth/CPBOD, APOD, and Central Suffolk SGPA but also contains 47.5 acres that have been duly designated as pine barrens transfer of development rights (TDR) receiving areas. Based on this designation and the potential for at least double density on this land without necessarily connecting to an STP, it appears that past planning and environmental assessments associated with the Central Pine Barrens Comprehensive Land Use Plan, as well as the Town's adoption of implementing regulations under its CPBOD, that at least some additional development density in the area is appropriate and acceptable after consideration of multiple environmental, social and economic factors.

6.2.2 Other Regulated Environmental Districts

New York State Wild, Scenic and Recreational Rivers

As shown in **Figure 4-1**, a portion of the west side of the Study Area, including a few commercially developed parcels located southwest of the traffic circle, the Woodhull Avenue/Pegs Lane subdivision, several small developed single-family residential lots along the south side of Maynard Street, land that is part of the David A. Sarnoff Pine Barrens Preserve, and an adjacent vacant/wooded parcel to the east of the Preserve are located within a New York State (WSRR) "Recreational" area. This WSRR Recreational area does not include land in the Study Area along the Peconic River, but instead is associated with land adjacent to the Little Peconic River tributary, which flows in a northerly direction between the western boundary of the Study Area and the Evan K. Griffing Center to its confluence with the Peconic River at Grangebel Park.

Although WSRR Recreational areas are not CEAs, *per se*, these areas are important natural resource management areas that must be considered as part of this review. The Wild, Scenic and Recreation Rivers Act (Act) is the basis for a statewide program which was created to protect rivers of New York State and their immediate environment for the benefit and enjoyment of present and future generations. That is, many rivers of the State, including sections of the Peconic River, Little Peconic River, and their immediate environments, are said to possess outstanding natural, scenic, ecological, recreational, aesthetic, botanical, fish and wildlife, historical, cultural, archeological and scientific values, and are therefore, worthy of protection and are regulated by the NYSDEC, through its WSRR permitting process (NYSDEC, 2015-b).

In general, WSRR regulations include management, protection, enhancement and oversight of land use and development in these areas. Before a river system permit can be issued by the NYSDEC, the Department must first determine that:

1. The proposed land use or development is consistent with the purposes and policies of the Act and with the provisions of 6NYCRR Part 666;
2. The resources specified in Section 666.2(e) will be protected and the proposed activity will not have an undue adverse environmental impact;
3. No reasonable alternative exists for modifying or locating the proposed activity outside of the designated river area; and
4. Actions proposed to be undertaken by state agencies are designed to preserve, protect or enhance the resources and values of designated rivers.

A review of the proposed standards for the WSRR Recreation section reveals relatively strict requirements, including prohibitions against nonresidential land uses and extensive setback requirements which would trigger the need for variances under the Proposed Action, particularly in the WSRR areas proposed to be RO-1, RO-2, RO-3 and RO-4, which are mixed-use zones (RO-5 is proposed as a primarily residential Overlay Zone).

In consideration of the long established residential nature (large single-family residential subdivision) and commercial uses in the WSRR of the Riverside community, the major network of roads that merge at the traffic circle in the area, the proximity and association with Downtown Riverhead, and the dire need for economic investment and revitalization in the area as demonstrated by several Town plans, a WSRR "Community" designation appears most appropriate for this neighborhood. Such a designation would be consistent with the recently "rezoned" WSRR Recreation area on the north side of the river, just west of the intersection of Peconic Avenue and West Main Street, opposite the County complex and near Downtown Riverhead which has been changed to a "Community" designation. While the existing "Recreational" designation affecting Riverside prohibits industrial, institutional, or commercial uses, the "Community" designation, which is also quite protective of the river in appropriately applied areas, allows controlled industrial, institutional or commercial uses.

The "Community" designation provides greater flexibility to allow the types of uses envisioned by Riverside residents and Town officials and required to address the critical need for economic development in the Hamlet. The criteria for the designation of "Community" WSRR areas are enumerated in Section 666.3 (m) of Part 666 and are summarized as follows:

> "Community" means an area of existing development delineated by DEC as part of the final boundary setting process that has a minimum of 30 acres and, at the time of legislative designation, a minimum of 85% of the lots developed. In addition, the area must have either lot sizes that average ½-acre or less or no less than 40% of the lots developed for industrial, institutional and/or commercial uses.

Using available GIS data it was determined that the portion of the WSRR's Recreational district within the Study Area encompasses a total of 34.2 acres, excluding that portion of David A. Sarnoff Preserve that extends into the Study Area. Within this 34.2 acre area, there are 95 tax lots, which have an average size of 17,913 SF which is considerably smaller (i.e., 18 percent or 3,867 SF smaller) than the maximum $^1/_2$-acre threshold which is 21,780 SF.

The New York State Wild, Scenic and Recreational River System Act, Title 27 of Article 15 of the E.C.L. legislative designation was enacted in 1987. After review of an aerial photograph of the Riverside community from 1984 (**Figure 6-5**) or three years prior to the legislative designation, it is clear that the area currently encumbered by the WSRR designation was nearly fully developed with 83 of the 95 lots being developed or disturbed. Dividing the total number of lots in the WSRR in the Study Area (95 excluding the Preserve) into the number of developed lots in this same area in 1984 (83) indicates that 87 percent of the lots were developed, thus meeting the minimum 85 percent threshold for a new Community WSRR designation.

It should be noted that while the "Community" designation allows some industrial, institutional, and commercial development, it also is heavily regulated under the WSRR in terms of lot coverage for these uses (10 percent after removal of wetlands, 100-year floodplains and areas containing water); setbacks from the riverbank, the 100-year floodplain, wetlands and tributaries (500 feet), setbacks from public roads (100 feet unless it diminishes the river setback), minimum lot size of 3 acres with a maximum of 30 percent disturbance of new lots; however, institutional, industrial and commercial uses are permitted on existing lots of less than 3 acres if the proposed development meets the other requirements), screening from view of the river, provision of wildlife corridors, water usage, groundwater protection, and open space retention to which future development would have to comply. This level of protection will help to provide considerable protection to the resources of the river and adjacent areas; however, it appears that variances would be required in some instances.

In conclusion, it is not expected that the RO-5 portion of the WSRR will be redeveloped or significantly modified in the future as it is currently built-out with residential uses and any redevelopment under the RO-5 Zone would primarily be residential in nature.[7] The Recreational district, adjacent to long developed land, is however, more consistent with a Community WSRR corridor than a Recreational WSRR corridor and maintaining the current designation would, greatly restrict mixed-used development in the areas proposed as RO-1, RO-2, RO-3, and RO-4 while the excessive setbacks would be prohibitive in terms of allowing redevelopment. For this reason, it is recommended that a Community designation be requested from the NYSDEC to allow for additional flexibility as the area meets the minimum requirements for this designation, would be better designated as such, and would help the Town and Riverside community to work toward its economic redevelopment and revitalization goals if certain relief is provided. If this redesignation to a Community "zone" is not possible, additional variances may have to be sought in the future to allow development.

Suffolk County Comprehensive Water Resources Management Plan

The Suffolk County Comprehensive Water Resources Management Plan (SCCWRMP) was developed by the Suffolk County Department of Health Services in recognition of the importance of developing strategies and actions to address negative trends in water quality, degradation of wetlands and seagrass beds, diminished shellfish and fisheries, and to address coastal resiliency and sea level rise. The goals of the SCCWRMP include goals for groundwater resource management, drinking water supply goals, surface water resource management, and wastewater management.

The critical findings of the SCCSWRMP include:

1. Downward trajectory of water quality, due to contamination from nitrogen, volatile organic chemicals, pesticides, pharmaceuticals and personal care products.
2. Surface water impairments due to excess coliform bacteria and nitrogen have caused many of the of the water bodies surrounding Suffolk County to be designated as impaired

[7] Permissible uses in the RO-5 Overlay Zone include home/home professional office, two-family residence, bed and breakfast, educational use, agriculture and utilities.

by the NYSDEC. Brown tide algae invasions have obliterated shellfish habitat. There was a loss of 18-35% of tidal wetlands and seagrass beds have been reduced by 90%.

3. Nitrogen from unsewered areas threatens water quality and human health.

The Plan also addresses sea level rise, and the implications for infrastructure, such as stormwater and wastewater collection, disposal systems, and water supply, and the need to improve coastal resiliency. Specific management actions, potential partners, and funding for implementation to achieve the goals and objectives are discussed in the SCCWRMP. Approaches for mitigating these concerns are discussed in detail throughout **Section 3.0**, **Section 4.0**, and **Section 6.0** of this DGEIS as it relates to stormwater, erosion and sedimentation control, wastewater collection, treatment, and disposal, groundwater, surface water and wellhead protection, and other facets of this review.

6.3 Mitigation Measures

- Future development must comply with all standards and requirements of the APOD, CPBOD, NYSDEC freshwater wetlands permit conditions, and be consistent with the guiding principles and recommendations of the Central Pine Barrens Comprehensive Land Use Plan and the Peconic Estuary Conservation and Management Plan and area TMDL standard, except as may be waived pursuant to applicable laws and procedures after review and consideration by the agency or board overseeing the review and having authority over consistency and compliance.
- Areas that may be fertilized in the future (15 percent of a site) should be required to incorporate the use of Best Management Practices to further reduce the level of fertilizer used to reduce nitrogen loading. Covenants and restrictions or the conditions of duly executed filed easements should be used to formalize such agreements and assist in any necessary enforcement actions.
- Existing private wells on redevelopment sites should be properly abandoned to ensure that they do not act as direct conduits for pollutants from the surface to be discharged to groundwater.
- All on-site sanitary systems (if proposed), dry wells and other potential pollutant sources shall be setback from nearby private wells in accordance with SCDHS setback requirements.
- All future development that exceeds Article 6 density should connect to an STP.
- All future development should connect to the public water supply.
- See also mitigations prescribed under **Section 3.3**, "Geology, Soils and Topography" (erosion and sedimentation controls) **Section 4.3**, "Water Resources" (stormwater controls), and **Section 5.3**, "Ecological Resources" (mitigation for protecting wildlife and wildlife habitats) of this Generic DEIS.

  In regard to clearing:
  - Ensure that not more than 13.09 acres of existing natural vegetation is removed within the Central Pine Barrens portion of the Study Area, unless and until the appropriate relief is granted by the Pine Barrens Commission.
  - Obtain a hardship waiver, or modification of the CLUP for any clearing that would exceed 13.09 acres. Consider a Riverside Pine Barrens Preservation Fund to advance

benefits to natural vegetation in the Central Pine Barrens (particularly those within a 5 mile radius of Riverside), including but not limited to:

- Purchase of Pine Barrens Credits;
- Purchase of land in the CGA that would effectively preserve greater natural vegetation if preserved;
- Restoration of impacted areas to establish pine barrens natural vegetation;
- Invasive species removal and control to increase pine barrens natural vegetation;
- ATV control, security and enforcement to ensure that natural vegetation impacts do not occur;
- Management programs that improve the quality of pine barrens vegetation (e.g., fire management, pine beetle management, etc.); and
- Other potential programs that benefit natural vegetation in the Central Pine Barrens within 5 miles of Riverside.

- Ensure that existing quality contiguous natural pine barrens habitat is retained in the Study Area through design.
- Advance wastewater treatment opportunities, nitrogen removal, stormwater management, other technologies that will improve water quality in the Pine Barrens and resultant water quality in the Peconic Bay system, consistent with the Legislative Findings and Intent of Article 57 (see Water Resources).

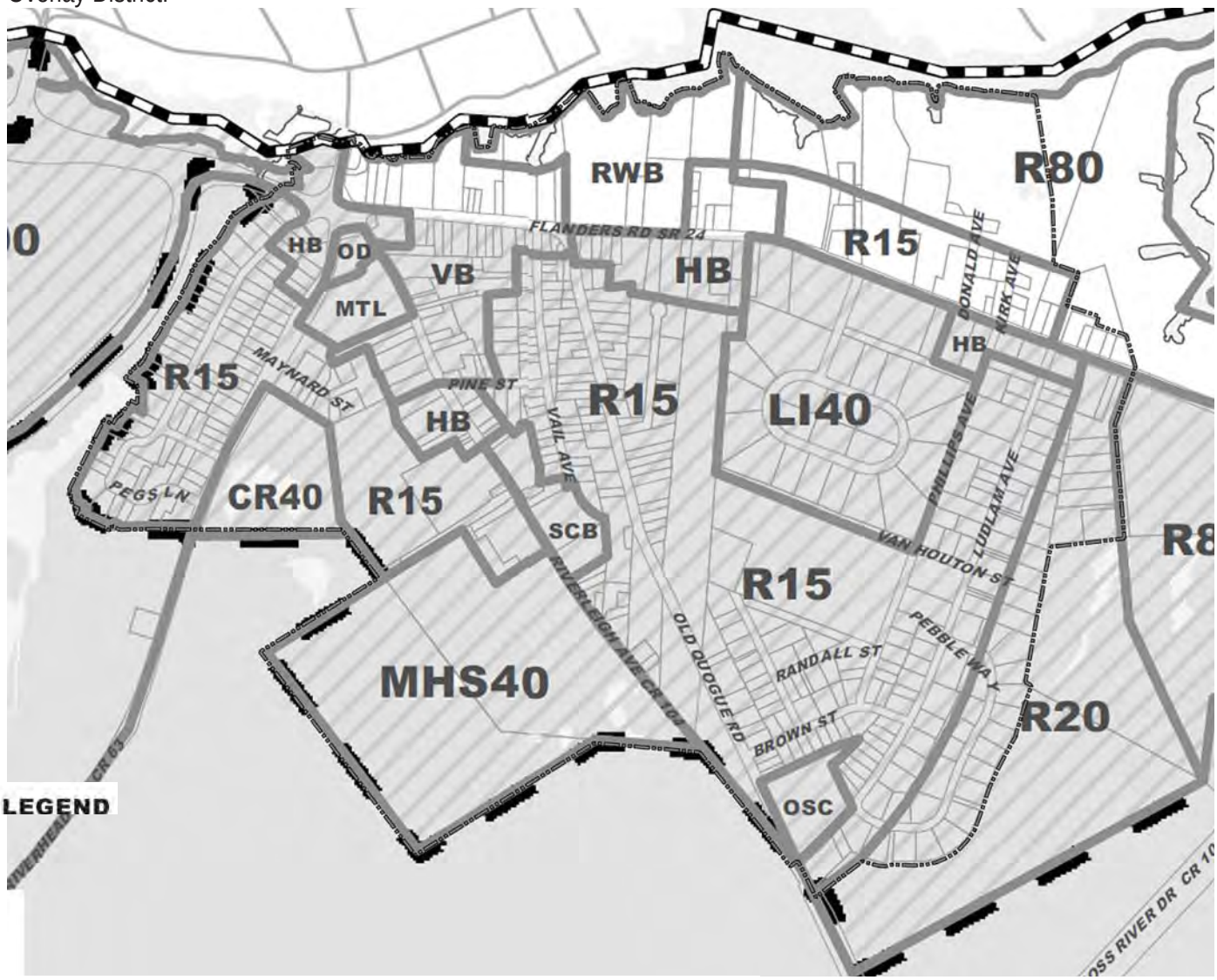
- Request a Community Wild, Scenic and Recreational Rivers designation in the Recreational area mapped along the western boundary of the Study Area or maintain the Recreational designation and comply or seek variances upon any redevelopment.
- New York State Coastal Consistency reviews may be required for future projects proposed north of SR 24 in the future if they require State or Federal Permits.

EXHIBIT E

ROD OFFICIAL TOWN OF SOUTHAMPTON ZONING MAP, FIGURE 405.A

405.A OFFICIAL TOWN OF SOUTHAMPTON ZONING MAP, SUFFOLK COUNTY, NY

This figure is an excerpt of the Official Town of Southampton Zoning Map designating the location of the Riverside Overlay District.



VB Village Business
HB Highway Business
SCB Shopping Center Business
OD Office Business
MTL Motel Business
RWB Resort and Waterfront Business
LI40 Light Industrial 40,000
R15 Residential 15,000
R20 Residential 20,000
CR40 Country Residential 40,000
R80 Residential 80,000
OSC Open Space Conservation
Zoning District Boundaries
Tax Parcel Lines
Aquifer Protection
Central Pine Barrens Overlay District Boundary
Central Pine Barrens Compatible Growth Area
Riverside Overlay District (ROD)

EXHIBIT F
DGEIS PAGES 7-1 THRU 7-37, BY NP&V

7.0 LAND USE, ZONING AND PLANS

7.1 Existing Conditions

This section describes existing land use and zoning and provides a summary of relevant land management plans and zoning regulations affecting the Riverside community. A field reconnaissance and existing conditions inventories and analyses were performed by NP&V staff to provide the bases for identifying potential impacts from the Proposed Action and developing appropriate impact avoidance and mitigation strategies. These land use and zoning investigations were especially important as the Proposed Action involves Official Zoning Map and Zoning Code amendments that will affect the types of land uses to be permitted in the future, as well as the dimensional zoning requirements and form-based design standards that will guide future development and redevelopment and revitalize the Riverside community.

7.1.1 Land Use

There are several basic characteristics that define land use conditions in the Riverside community. These include the Hamlet's close association with downtown Riverhead; the clear and present need for eliminating poverty, building vacancies, and blight through local investment, economic development, job creation, and area revitalization; the area's abundant and critically important natural resources and preserved open spaces; existing haphazard development patterns, the overall poor condition of the man-made environment, and limited aesthetic character; the multitude of zoning districts and the mix of land uses and conditions they have fostered; and a general inability for the community to function as a cohesive, successful and sustainable community.

The Hamlet of Riverside (i.e., Riverside Census Designated Place) encompasses a total land area of 5.2 square miles of which 5.1 square miles is uplands and 0.1 square miles is underwater land, while the Riverside Study Area, itself, consists of 467.6 acres or about 0.73 square miles. The communities of Riverside and downtown Riverhead are closely related by several factors that go beyond their obvious geographic proximity and sharing of the Peconic River and its associated resources. For example, Riverside is served by the Riverhead School District and Riverhead Fire District, it falls within the Riverhead postal district, and residents of the two communities commonly work, shop, and recreate at the same places. In fact, many facilities that are located within Riverside, such as the Suffolk County Jail, County office facility, and traffic circle are routinely mistaken as being within the Town of Riverhead. The effect of this relationship, therefore, is arguably, the absence of the Hamlet's own unique identity and sense of place.

Development along SR 24 and portions of several other major roads that merge at the traffic circle includes mixed commercial, industrial, residential, institutional land uses, vacant/boarded-up buildings, and vacant land. Since development along the SR 24 corridor is spatially intermittent and not compact, is inconsistent in terms of use (e.g., commercial building next to a single-family home next to a vacant lot, next to a vacant building, etc.), buildings tend to be single-story rather than two or three story structures, there are no significant business anchors, etc., the business district does not function as a compact, walkable and vibrant downtown or hamlet center.

Developed land outside the immediate corridor area consists primarily of an intermittent mix of medium to high density/small lot single-family residential neighborhoods and mobile home parks, vacant lots or buildings, light industrial development, and scattered institutional facilities. The general land use and development pattern in the Study Area is shown in **Figure 7-1** and is summarized as follows:

Single-family residential neighborhoods are present primarily south of SR 24 along the eastern and western boundaries of the study area as well as some areas adjacent to the southern boundary. Specifically, these areas include land along:

- Woodhull Avenue, Pegs Lane, Lake Avenue (CR 63), and Maynard Street to the west;
- Ludlam Avenue, Pebble Way, Phillips Avenue, White Brook Drive, Brown Street, and Goodridge Avenue, to the east.
- Old Quogue Road, Vail Avenue and Pine Street.
- There are also some small pockets of single-family development or individual isolated house lots scattered throughout the Study Area.

Manufactured home parks are found at the south end of the Study Area off of Riverleigh Avenue (CR 104) and on the north side of SR 24 along the Peconic River, opposite Enterprise Zone Drive and the Peconic Mini Storage facility. In total, there are three mobile home parks in the Study Area. The largest is the Riverwoods/MacLeod community located at the south end of the study area on the west side of Riverleigh Avenue. The two smaller mobile home parks are located adjacent to one another along the River, one of which has been identified as the Parkview community.

Commercial development exists primarily around the traffic circle, along Riverleigh Avenue and Lake Avenue (near the traffic circle) and at intermittent sites along SR 24. Commercial uses include but are not limited to several gasoline filling stations, convenience stores, a beverage distributor, hotel, credit union, a fast food restaurant, deli, a graphics business, billiard table sales and service business, antique shop, hair salon, barber shop, scuba diving equipment retailer, auto sales, auto repair, and other small miscellaneous retail and personal services businesses. A few vacant commercial buildings were also noted.

Industrial land uses are very limited and are relatively dispersed in the Study Area. The three largest developed industrial sites in the Study Area are located within or adjacent to the Southampton Enterprise Zone Subdivision, the largest of which is used as a mini storage facility, and the other two are undetermined industrial uses. Other industrial uses in the Study Area include a glass and mirror shop (south side of SR 24), an auto salvage yard and junk yard (along Old Quogue Road) and a few small sites that now contain vacant buildings. Several industrial lots remain undeveloped. Auto repair is also sometimes considered an industrial use.

Institutional land uses are widely dispersed throughout the Study Area and include: Phillips Avenue Elementary School (off of Phillips Avenue south of the Southampton Enterprise Zone subdivision) which is the largest institutional use in the Study Area; Southampton Head Start (off of SR 24, west of Suffolk Federal Credit Union); several places of worship (one on the west side of Riverleigh Avenue, one on the west side of Old Quogue Road, and another on the north side

of SR 24); a social/fraternal lodge (Masonic Temple) (on the north side of SR 24 and west side of the State recharge basin), and a State Police barracks (Riverleigh Avenue, approximately 500 feet southeast of the traffic circle).

Vacant land is located primarily north of SR 24 adjacent to the river, within the Southampton Enterprise Zone industrial subdivision, on a long wooded parcel (SCTM: 900-139-3-10.2) adjacent to the west of the subdivision which extends between SR 24 and Old Quogue Road, and within an undeveloped six-lot residential subdivision that is adjacent to Lot 10.2. In addition, there are a number of very small vacant lots scattered throughout the single-family residential neighborhood at the center of the Study Area. Vacant lots are publicly or privately owned and several appear to be owned by adjacent property owners to make a larger usable lot. The current and future disposition of some of the vacant publicly-owned land in the Study Area is unknown or not currently available and therefore is not currently classified as parks or open space. See ownership map **Figure 7-2**. Vacant buildings are also present in the Study Area including, but not limited to, a former gasoline station, what appears to have been a warehouse, and some former commercial uses.

Parks, open space, and wildlife preserves are prevalent throughout the Riverside community, especially outside and adjacent to the Study Area and serve to create well-defined boundaries for the hamlet. Nevertheless, several properties within the Study Area comprising an estimated 57.64 acres have also been preserved for one or more of these purposes. Preserved land within the Study Area includes two large Town-owned parcels located north of SR 24 on the east side of the Study Area; Town-owned land at the northeast corner of the intersection of Ludlam Avenue and Old Quogue Road (Ludlam Avenue Park); County-owned land situated southeast of the intersection of Maynard Street and Lake Avenue (CR 63) which contains a freshwater pond and is contiguous to the David A. Sarnoff Pine Barrens Preserve; and Town-owned land located at the northeast corner of the traffic circle between Peconic Avenue and Nugent Drive (CR 94).

Transportation land uses include State and County arterial highways and Town streets as well as three lots containing or designated as stormwater recharge basins, including two Town-owned lots, one located on the west side of the Southampton Enterprise Zone Subdivision and one located off of Pebble Way, and a NYSDOT recharge basin on the north side of SR 24, adjacent to the Masonic Temple. The Riverside portion of SR 24 is an important multifunctional roadway. The road is as a regional arterial serving the area's local commercial and residential uses and facilitates waterfront access. Development along this roadway has faced many challenges, particularly in light of the recent recession, which in turn has resulted in a high number of vacant and derelict buildings throughout the corridor and surrounding area. **Table 7-1** provides the total number of lots and total acreage for each general land use classification.

Table 7-1
EXISTING LAND USE

Land Use	Number of Parcels	Total Acres	Proportion of Study Area (%)
Residential	364	211.7	45.28
Commercial	40	37.3	7.98
Industrial	10	8.0	1.71
Institutional	15	28.8	6.16
Transportation	9	7.7	1.65
Streets and Rights-of-Way	---	49.0	10.48
Dedicated Parks and Recreation	7	38.7	8.28
Vacant Land	95	86.3	18.46
Surface Waters[(1)]	2	[(1)]0.0028	[(1)]0
Total	**542**	**467.5**	**100%**

Source: Town of Southampton Division of Geographic Information Systems and New York State Department of State

Notes:

1. These figures represent surface water features that are "parcelized." Small ponds that are located on a larger parcel would be classified according to the primary use of the parcel (e.g., vacant). In total, there are 6.5 acres of open surface waters within the ROD boundaries. Any differences in total acreage due to rounding.

Development patterns in Riverside have remained relatively stagnant with the exception of the construction of the Suffolk Federal Credit Union at the corner of SR 24 and Enterprise Zone Drive approximately seven or eight years ago, a redevelopment that involved the construction of a convenience store, and more recent development on two lots within the Southampton Enterprise Zone industrial subdivision that are now developed with light industrial uses. Several other lots within this subdivision remain vacant, which may be due in part to the recent recession and a general decline in industrial development in the Town and throughout the northeastern United States. The State Police barracks at 234 Riverleigh Avenue is also a recent addition and provides a greater police presence in the community. Many lots in the Study Area remain vacant, some of which are publicly owned as described previously. The State acquired land on the north side of SR 24 approximately 10 years ago for use as a stormwater recharge basin and the County acquired other nearby land along the river for parkland or open space preservation. The more recent County land acquisitions along the river were once part of a proposal for a large hotel, catering facility and restaurant which never came to fruition.

Land Uses with Past or Present Site Contamination

A preliminary inventory and assessment of properties that may have been adversely affected by past land use activities or that may currently pose risks to the environment due to site uses or known handling, storage, or disposal of hazardous materials was conducted by NP&V's Environmental Site Assessment specialists. This investigation included a review of a comprehensive 2015 environmental database report prepared by Toxics Targeting, Inc. for the

Study Area, as well as a follow-up preliminary site identification and land use inventory performed by NP&V. The Toxics Targeting database includes information from 21 different environmental databases which identify past and present environmental issues and the current cleanup status of known materials releases. Issues considered by the report include but are not limited to hazardous materials spills, leaking above- and below-ground fuel storage tanks, known brownfield sites, waste disposal treatment sites, toxic materials storage and discharge areas, hazardous conditions cleanup locations, air pollutant dischargers, and past environmental violations. Based on a review of the Toxics Targeting database report and a subsequent field inventory and review of building records, the following 19 sites are identified as having past or present environmental issues. **Figure 7-3** shows the locations of these sites based on the site identification number provided with each description. **Appendix B** contains the Brownfield Opportunity Area Nomination Study which provides additional detail regarding sites of environmental concern which are summarized below.

EC-1 **89 Peconic Avenue** (Peconic Paddler). Listed as a petroleum bulk storage (PBS) facility and as being the subject of a closed spill incident that affected groundwater. Listed on Sanborn Maps as a filling station with four tanks on-site. **Moderate Risk** due to spill incident and previous site use as a gas station.

EC-2 **7 Peconic Avenue** (Valero Service Station). Listed as a PBS facility, a Resource Conservation Recovery Act (RCRA) Generator and being subject to closed spill incidents that impacted groundwater. Listed on Sanborn Maps as a filling station with tanks present (1969). Property has a **High Risk** due to historical use and recorded spill incidents that impacted groundwater.

EC-3 **8 Lake Avenue** (Shell Service Station). Listed as a PBS facility and being the subject of several closed spill incidents, some of which have impacted groundwater. Listed on Sanborn Maps as a filling station with tanks present (1969). **High Risk** due to history of spills and property use.

EC-4 **30 East Moriches Road** (Former Riverboat Diner). Listed as being the subject of a closed spill incident. Listed on Sanborn Maps as a Restaurant (1969). Property has a **Low to Moderate Risk** due to former property use as a food preparation establishment. Sanitary discharges could present an issue.

EC-5 **11 Flanders Road** (Vacant Getty Station). Listed as being a PBS facility and RCRA Generator as well as being the subject of several closed spill incidents. Several tanks reported to have been removed but one tank may remain. Listed on Sanborn Maps as a filling station and auto repair with tanks present (1969). **High Risk** due to former use and impacts to groundwater reported.

EC-6 **35 Flanders Road** (Slepboy Property). Subject of a closed spill incident that occurred in 1990 that affected groundwater and listed as a PBS facility and RCRA Generator. Formerly listed on Sanborn Maps as a dwelling (1969). **Moderate Risk** event though spill closed issues related to adjacent vacant Getty gas station may present other issues including soil vapor intrusion.

EC-7 **104 Flanders Road** (Mildred Thomas Residence). Active Spill for incident that occurred in 2006. Unknown quantity. Historically listed as a dwelling on Sanborn Maps. **Moderate Risk** since still an active spill but limited to soil.

EC-8 **113 Flanders Road** (Riverhead Precision Auto Collision). Listed as a PBS facility and RCRA Generator. Historically listed as an auto repair facility on Sanborn Maps. **Moderate Risk** due to property use.

EC-9 **310 Riverleigh Avenue** (Riverhead Auto Supply & Universal Service of America). Listed as a RCRA Generator. Property is now vacant with only concrete slab foundation of the building present. Historically listed as an auto sales and service facility on Sanborn Maps. **Moderate Risk** due to former property use.

EC-10 **454 Riverleigh Avenue** (Best Price Auto Repair and Tires). Listed as a PBS facility and RCRA Generator. Listed on Sanborn Maps as previously being occupied by dwellings. **Moderate to High Risk** due to property use.

EC-11 **500 Riverleigh Avenue** (Riverhead Trailer). Formerly Dyer Motors. Listed as a PBS facility and RCRA Generator. Listed on Sanborn Maps as being occupied by dwellings. **Moderate Risk** due to former site use.

EC-12 **568 Riverleigh Avenue** (Woodward Residence). Listed as an active spill incident that occurred in 1999. Resulted in the release of 250 gallons of fuel oil that impacted soil. Listed on Sanborn Maps as historically being occupied by dwellings. **Moderate Risk** due to active spill incident and quantity of product released. However, older spill and may be limited.

EC-13 **182 Old Quogue Road** (Juniors Auto Salvage). Active junk yard that was the subject of a closed spill incident. No Sanborn Map provided. **High Risk** due to property use and poor housekeeping practices.

EC-14 **219-223 Flanders Road** (Apartment Complex). Active Spill that occurred in 2007. Unknown quantity. No Sanborn Map provided. **Moderate to High Risk** since spill still active but seems to be limited to soil. However soil excavated to 12 feet and strong odor reported to still be present.

EC-15 **301 Flanders Road** (Shamrock Gas Station). Listed as a PBS facility and being the subject of a closed spill incident. No Sanborn Map provided. **High Risk** due to use.

EC-16 **Intersection of Ludlam Ave. and Flanders Road** (was an Ocean Gas Station now is a Valero Gas Station). Active spill that occurred in 1998. Also the subject of several closed spills and listed as a RCRA Generator as well as PBS facility. Groundwater reported to have been affected and elevated levels of MTBE in on-site monitoring wells. Site also a risk due to property use. May have resulted in a soil vapor intrusion issue at home located at 404 Flanders Road. No Sanborn Map provided. **High Risk** due to use and active incidents that affected groundwater.

EC-17 **117 Ludlam Avenue** (Cedar Graphics, Inc.). Listed as a PBS facility and a RCRA Generator. Property currently vacant but appears to have been recently used as a church.

No Sanborn Map provided. **Moderate to High Risk** due to former use and regulatory listings.

EC-18 97 Old Quogue Road. This property is developed with a single family home that faces the street, and a fence which partially obstructs views into the yard. The front of the lot is paved and during inspections was used by several cars. In the rear yard area multiple vehicles are stored. While there are no records of environmental contamination, redevelopment of this site may be delayed due to a need for environmental remediation from past land uses.

EC-19 48 Old Quogue Road. This property is developed two and a half story building that was reportedly used for auto repair with double garage doors on the ground level and reported to have multifamily housing above. There is a small boarded up building towards the street as well. The large building is currently boarded up and according to SC Department of Economic Development and Planning has been condemned by the Town of Southampton and is tax delinquent and being considered under their TDR program. The program seeks to transfer properties that have become tax delinquent for redevelopment and has Phase I ESA and if necessary Phase II Testing completed make properties more palatable for the development community to purchase, clean up and redevelop. However, funds have yet to be made available for a Phase I ESA for this particular site.

EC-20 98 Old Quogue Road. This ½ acre property is developed with three one story buildings and the remainder of the site is generally paved for outdoor storage of vehicles and equipment. The property is currently used as an automobile towing facility. NP&V has classified the property as having **Moderate to High Risk** due to property use. Prior to redevelopment, a Phase I ESA would be appropriate to determine whether testing is required.

7.1.2 Zoning

Zoning Districts

Figure 7-4 shows the existing zoning pattern in the Riverside Study Area. Currently, there are 13 zoning districts regulating land use within the Study Area, including five single-family residence district, six commercial, one light industry, and one open space conservation district. **Table 7-2** provides a list of the existing zoning districts, the total number of lots in each zone and total acreage by zone.

Table 7-2
EXISTING ZONING

Zoning	Number of Parcels	Total Acres[1]
Residential Districts		
Residence-15 (R-15)	365	203.8
Residence-20 (R-20)	43	24.9
Country Residence 40 (CR-40)	1	11.2

Zoning	Number of Parcels	Total Acres[1]
Mobile Home Subdivision (MHS-40)	2	57.3
Residence-80 (R-80)	18	30.6
Business Districts		
Highway Business (HB)	47	30.1
Village Business (VB)	55	28.2
Shopping Center Business (SCB)	6	6.2
Resort Waterfront Business (RWB)	7	19
Office Business (OD)	1	1.5
Motel Business (MTL)	1	4.9
Industrial Districts		
Light Industry (LI-40)	29	45
Parks, Open Space and Conservation Districts		
Open Space and Conservation (OSC)	4	4.8
Total	**579 (542 tax lots, 37 of which are split zoned)[(2)]**	**467.5**

Source: Town of Southampton Division of Geographic Information Systems and New York State Department of State

Notes: 1 - Includes abutting streets and ROWs

2 - The total number of tax lots in the Study Area is 542; however, 37 of these lots are split zoned and are double counted, thereby making the total lots by zoning district artificially high. Differences in total acreage due to rounding.

Single-family residential zoning districts cover more land than any other zoning classification in the Study Area and are found along the eastern (R-15), western (R-20 and R-15), and southern (MHS-40 & R-15) Study Area boundaries, as well as near the center of the Study Area (R-15), and in the northeastern corner of the Study Area (R-80 along the river and R-15 along SR 24). The R-15 and R-20 zoning districts allow lots as small as 15,000 and 20,000 square feet, respectively, and are the highest density single-family residential density zones in the Town, while the CR-40 requires lots to be 40,000 square feet. The MHS-40 district requires a minimum lot size for a manufactured home park of 40,000 square feet, but the zoning regulations require only that the units be separated a distance of 15 feet, therefore resulting in a higher density of residential units than other zoning districts. The area zoned CR-40 has been acquired by the State and preserved as open space and wildlife habitat.

Commercial zones in the Study Area are found near the traffic circle, along the north ends of Lake Avenue and Riverleigh Avenue, and along SR 24 and include the following districts: Highway Business (HB), Village Business (VB), SCB (Shopping Center Business), Resort Waterfront Business (RWB); Office Business (OD); and Motel Business (MTL). The RWB zone is located on the north side of SR 24 along the Peconic River. Land within the Study Area that is within the RWB is owned by Suffolk County.

Industrially zoned land (LI-40, Light Industry) is found along Enterprise Zone Drive and the south side of SR 24 near the center of the Study Area and includes land occupied by the

Southampton Enterprise Zone industrial subdivision, Peconic Mini Storage, Suffolk Federal Credit Union (SFCU) and Southampton Head Start.

Open Space Conservation (OSC) zoned land is located at the south end of the Study Area, north of the intersection of Ludlam Avenue and Old Quogue Road at the site of Ludlam Avenue Park. **Table 7-3** identifies each zoning district in the Study Area, the general location and distribution of each district, and types of as-of-right uses that are permitted.

Table 7-3
ZONING DISTRICTS, PATTERNS, AND TYPES OF USES PERMITTED IN THE RIVERSIDE STUDY AREA

Zoning District	Location & Distribution	Permissible As-of-Right Uses[1,2]
R-15	w/o study area along Woodhull Ave. and Pegs Ln.; n/o SR 24 opposite SH Head Start & Ludlam Ave; w/in central & south central portion of study area	Single-family homes; lawfully existing dwelling; parks, play-grounds and recreational facilities; fire station or municipal office; government building; schools; agriculture; nurseries
R-20	along part of Pebble Way east to eastern study area boundary; this district creates several split zones	Single-family homes; lawfully existing dwelling; planned residential development; residential density incentive; parks, play-grounds and recreational facilities; schools; agriculture; nurseries
R-80	n/o SR 24 at northeast corner of study area, including mobile home park	Single-family homes; conversion of Single-family home to 2-family; lawfully existing dwelling; fire station or municipal office; government building; planned residential development; residential density incentive; parks, play-grounds and recreational facilities; schools; agriculture; nurseries
CR-40	Land owned by County containing small pond e/o Lake Ave. s/o Maynard St.	Single-family homes; lawfully existing dwelling; fire station or municipal office; government building; planned residential development; residential density incentive; parks, play-grounds and recreational facilities; schools; agriculture; nurseries
MHS-40	Southwest corner of study area at the Riverwoods/MacLeod mobile home park	Single-family homes; lawfully existing dwelling; mobile homes; parks, playgrounds and recreational facilities; nurseries
HB	Around traffic circle; s/o SR 24 e/o Old Quogue Rd. & w/o SH Head Start; s/o SR 24 between Peconic Mini Storage and Ludlam Ave.; along Riverleigh Ave. between VB & SCB zones	Lawfully existing dwelling; restaurants; wholesale; parks, playgrounds and recreational facilities; library and museum; fire station or municipal office; government building; schools; some retail; some personal services; agriculture; and others
RWB	n/o SR 24 s/o Peconic River near center of study area	Lawfully existing dwelling; church/religious institution; library or museum; park, playground and recreational facility; fire station or municipal office; government building; schools; agriculture; landscaping services; and others; hotels, waterfront businesses and certain water dependent businesses &

Zoning District	Location & Distribution	Permissible As-of-Right Uses[1,2]
		uses are permitted by SE only
OD	s/o HB district at traffic circle between Lake Ave. & Riverleigh Ave.	Office; restaurant; antique store; lawfully existing dwelling; church/religious institution; library or museum; parks, playgrounds and recreational facilities; fire station or municipal office; government building; schools; agriculture; and others
MTL	s/o OD district described above, near traffic circle	Single-family detached home; restaurant; church or other religious institution; library or museum; social club; parks, playgrounds and recreational facilities; fire station or municipal office; government building; schools; agriculture; and others; motels and hotels by SE only
VB	e/o traffic circle & e/o HB, OD & MTL zones	Lawfully existing dwelling; office; retail; restaurant; some personal services; church or other religious institution; library or museum; social club; parks, playgrounds and recreational facilities; fire station or municipal office; government building; schools; landscape or horticulture; and others
SCB	Both sides of Riverleigh Ave. ne/o corner of Riverwoods	Lawfully existing dwelling; church or other religious institution; retail; office; restaurant; library or museum; social club; parks, playgrounds and recreational facilities; fire station or municipal office; government building; schools; some services; and others
LI-40	Southampton Enterprise Zone Industrial Subdivision, SFCU, SH Head Start, and Peconic Mini Storage properties	Lawfully existing dwelling; fire station or municipal office; government building; bus passenger shelter; public utilities; agriculture; animal husbandry; landscaping/ horticulture; offices; industry; miscellaneous wholesale, retail, and some service
OSC	South end of study area e/o Old Quogue Rd. & w/o Ludlam Ave. at Ludlam Avenue Park	Land in public and private ownership used for golf courses, tennis courts, nature preserves, hunting preserves, parks, recreational areas and beach areas

Notes:

1. Does not include special exception uses or permissible accessory structure uses. See Town Code Sections 330-10, Residence Table of Dimensional Regulations; 330-33, Commercial Table of Dimensional Regulations; and 330-38, Industrial Table of Dimensional Regulations at http://www.ecode360.com/8700216 for full list of permissible, SE and accessory uses. OSC included in Residential Districts Table.
2. Includes all as-of-right residential and OSC uses and general classes of uses for commercial and industrial zones. The full list of commercial and industrial uses are available as noted above.

The dimensional standards for the Study area's 13 zoning districts are quite variable with minimum lot sizes ranging from 12,000 SF for the OD to 220,000 SF for the SCB; lot coverage standards ranging between 10 percent for the R-80 and 70 percent for the VB; and maximum building height standards that range from 32 feet and two stories for residential zones, 35 feet

and two stories for the business districts, and 40 feet and three stories for the LI-40 zone. There are no dimensional standards for the OSC. A summary of the existing dimensional standards for the 13 standard zoning districts in the Study Area are provided in **Appendix H**.

Town Overlay Districts

Land located south of SR 24 is also within two Town overlay districts: the "Aquifer Protection Overlay District" (APOD) and the "Central Pine Barrens Overlay District" (CPBOD). An overlay zoning district is a zoning tool that superimposes an additional "layer" of development standards or restrictions beyond the existing "underlying" zoning requirements. These districts are defined geographic areas shown on a zoning map and are commonly applied to locations that need an additional measure of protection, such as areas containing important environmental resources (e.g., groundwater supplies, wetlands, agricultural soils), or in areas that compel additional consideration due to potential development issues (e.g., steep slopes, wetlands, etc.).

The Town has classified the APOD and CPBOD as "Critical Areas" pursuant to Section 157-10, "Critical areas," of the Southampton Town Code and Section 617.14 (g), "Individual agency procedures to implement SEQR" for Critical Environmental Areas ("CEAs"). **Section 6.0** of this Generic DEIS discusses CEAs, including the APOD and CPBOD and examines their specific requirements in detail.

A third overlay district, the Tidal Wetlands and Ocean Beach Overlay District ("TWOBOD"), applies to the tidal wetlands on the north side of SR 24 along the tidal portion of the Peconic River (see "high marsh," "intertidal marsh," and "littoral zone" depicted on the wetlands map identified as **Figure 4-2**). The overlay district is predicated on the recognition that tidal wetlands and ocean beaches are unique and relatively scarce geographic environments that make possible the ecological system necessary to propagate finfish and shellfish for food, recreation, and the fisheries industry; provide the natural habitat for migratory waterfowl; maintain the fundamental scenic character and recreational opportunities that support tourism; perpetuate a high quality of life for year-round residents; and most importantly to ensure that these interests are maintained. Chapter 330, Article VIII of the Southampton Town Code provides the requirements of this overlay district which can be summarized as follows:

> A. No building other than a government facility shall be constructed or maintained on or in a public tidal wetland.
>
> B. No structure or floating facility, including regular or permanent moorings, shall be constructed or maintained or used for living quarters on or in a public tidal wetland, except as a permitted accessory use to an adjoining on-shore parcel of land or lot, a governmental facility or other facility only when found necessary to protect the natural environment from excessive erosion, silting or an imbalance in the ecological system of the tidal wetlands, after approval by the appropriate public agencies and the Trustees of the Freeholders and Commonalty of the Town of Southampton, and except for a fishing structure, duck blind and permanent mooring established in approved areas by the Trustees of the Freeholders and Commonalty of the Town of Southampton.

C. Where a private landowner presents to the Town a claim to title of lands within a tidal wetland area, he shall consent to Town inspection of such lands so that such tests and investigations as may be considered appropriate by the Town may be made. The Town shall establish whether or not such a title is satisfactory within 120 days of receipt of such claim. Where such title is determined to be satisfactory, such a private landowner may fill not more than 10 percent of the required minimum lot area in the applicable upland district in which such property is located for a building site, and further provided that the location of such fill shall have been approved by the Trustees of the Freeholders and Commonalty of the Town of Southampton as that which will have the least impact on the ecological system of the tidal wetlands, and also provided that it shall have the approval of all other public agencies having jurisdiction.

D. Channel construction in the tidal wetlands shall be limited to only such channels as are necessary to provide minimum boat access to contiguous upland areas and then only if no suitable substitute structure can be used for such access that would have a lesser impact on the ecological system of the tidal wetlands as established by the Trustees of the Freeholders and Commonalty of the Town of Southampton. No such facility shall be designed or used for any purpose incompatible with standard district regulations applicable to the adjoining onshore land.

E. Bulkheads shall be prohibited in all tidal wetlands except those in the resort and Waterfront Business District or when found necessary to protect the natural environment from excessive erosion, silting or an imbalance in the ecological system of the tidal wetlands after approval by the appropriate public agencies and the Trustees of the Freeholders and Commonalty of the Town of Southampton.

Tidal wetlands are subject to Town and NYSDEC wetlands requirements and may be subject to federal wetlands permits if navigable waters are affected.

Parking Standards

Off-street parking standards in the Town of Southampton are regulated in accordance with Sections 330-92 through 330-101 of the Town Code. The Schedule of Parking Requirements, which dictates the minimum number of parking spaces which shall be provided for residential or nonresidential uses, is identified in Sections 330-94 and 330-95, respectively. The schedules require a minimum number of parking spaces that are conventionally required for a development site. However, the parking regulations are flexible in that Section 330-100 allows the Planning Board (or Zoning Board of Appeals) to waive the minimum parking requirements based on certain findings and conditions which are generally as follows:

- The Planning Board determines that a proposed land use, building or structure is adequately served by existing or proposed public parking facilities, in whole or in part.
- The Planning Board determines that dedication of land or an easement is desirable to facilitate improvement of existing or proposed public parking facilities and the dedication of land or easement is voluntarily and unconditionally offered to the Town for that purpose. The off-street parking requirements may be waived in whole or in part. No off-street parking fee is required to be paid.
- The Planning Board finds that a proposed use's parking needs do not necessitate the construction of additional parking. The site plan must show sufficient spaces reserved for future parking

requirements with the combined number of spaces being not less than that required by the zoning, and in all cases at least 2/3 of the number of required parking spaces.

- The Planning Board can allow shared use of off-street parking between adjoining sites, subject to conditions.
- The Planning Board can allow shared parking where it determines that a proposed development consisting of two or more uses located on a single and separate parcel will generate different hourly, daily and seasonal accumulations of parking demand due to the varied hours of operation of each use and frequencies of customer and employee occupancy of available parking spaces, but at least 2/3 of the number of required spaces shall be provided.
- The Planning Board determines that the off-street parking requirements of a proposed development can be met by the construction of new off-street parking spaces or the use of an existing off-street parking area located on a single and separate parcel within 500 feet of the proposed development. The Planning Board may approve a site plan requiring the present construction of a lesser number of spaces, but at least 2/3 of the number of required parking spaces shall be provided on the proposed development site.

Where a parking waiver has been granted by the Planning Board for an application involving property in the VB or OD zoning districts, the applicant must pay a fee of $2,000 per parking space for each space so waived. Also, the Zoning Board of Appeals has the authority to grant a variance from the parking requirements, in whole or in part.

7.1.3 Plans

The Town and its consultants have conducted or overseen numerous planning studies over the past several decades that have recognized the need for redevelopment and revitalization of the Riverside community. Recommendations of these plans focus on redevelopment and place emphasis on creating a more compact, physically integrated, economically sustainable centralized, mixed-use hamlet center. The following is a chronological outline of previous plans and land use studies that address or specifically target all or part of the Riverside community. Environmental resource protection plans are addressed in **Section 6.0** of this Draft GEIS.

- 1970 Town of Southampton Master Plan;
- 1999 Comprehensive Plan Update ("Southampton Tomorrow");
- 2004 Flanders/Riverside/Northampton Revitalization Study;
- 2008 Riverside Hamlet Plan;
- 2009 Riverside Urban Renewal Plan (including input from the 2006 Blight Study);
- 2011 Suffolk County Comprehensive Plan 2035

Town of Southampton Master Plan (McCrosky-Reuter, 1970)

The 1970 Master Plan established long-term Town-wide planning recommendations. The following excerpts from the Master Plan summarize its recommendations for the Riverside community:

- The Master Plan of Future Land Use…depicts an area predominantly residential [in Riverside] with a business and governmental center located at Riverhead.
- Residential development near [Riverhead's downtown] will be the densest in order to establish a cohesive neighborhood offering various housing types and accessibility to shopping, business, transportation and jobs, and…nearby utility services.
- In the case of the Riverside business district, which stretches along both sides of Riverhead-Hampton Bays Road and along both sides of Peconic Avenue north to the Peconic River, there is need for a major land use redevelopment to improve the traffic circulation [most specifically the traffic circle], off-street parking, and the general quality of the district. This redevelopment should also include programs for housing and neighborhood improvements.
- Since [the existing and future hamlet business districts, including Riverside] are centrally located with respect to the principal centers of residential development, existing and proposed, the Community Master Plan emphasizes their expansion rather than the creation of major new centers. As a result of the smaller parcels in these older Village Business areas, increased off-street parking facilities and truck loading areas will be needed to meet future demands. It is anticipated that, in the unincorporated areas, the town must take the initiative due to the limited size and poor arrangement of land parcels. This will make it possible to provide coordination of layout, access points and overall design of improvements and landscaping.
- As noted in the Building and Environmental Condition section of the Surveys and Analyses Report, the area of blight has fairly extensive spread and will require concerted effort by several levels of government and private owners together with support from the community at large.

The Master Plan also recommends expanding or preserving open spaces in the area for parks and groundwater protection and suggests various road improvements including modifications to the traffic circle.

Comprehensive Plan Update ("Southampton Tomorrow") (Land Ethics, 1999)

The 1999 update to the 1970 Master Plan is the most complete revision or amendment to the 1970 Plan to date. The Comprehensive Plan Update provides additional and sometimes more specific guidance relative to the 1970 Plan but is still very general due to the large geographic area and broad subject matter covered by the plan. Major topics discussed in the 1999 Update include transportation[1], the local economy, housing, public facilities and capital infrastructure, and natural, historic and cultural resources. According to the 1999 Update, a major hamlet center similar to but smaller than the village/town centers, with shopping centers and retail corridors should be created in Riverside using PDD zoning.

Generally, the Update indicates that hamlet centers should:

- Combine convenience, destination, and specialty shopping, and therefore serve larger portions of the town;
- Promote streetscape improvements unique to each hamlet/village center's themes and assets, through zoning guidelines, Planned Development District (PDD) guidelines, design guidelines, Capital Improvement Projects (CIP), etc.;

[1] In 2004, the Town amended the comprehensive plan by adopting a transportation element.

- Focus landscape and other improvements on critical vistas which shape the image of hamlet/village centers;
- Retain or promote train stations, bus and jitney stops, beach shuttles, and other public transportation elements in the hamlet/village centers;
- Carefully consider how arterial access to hamlet/village centers can be improved without compromising on-street parking, the tranquility of adjoining neighborhoods, and pedestrian ambiance;
- Provide parking waiver fees in order to keep pace with inflation;
- Pursue on-street parking, sidewalk extensions, pedestrian-oriented lighting, street trees, traffic lights, and consistent building setbacks so as to create a pedestrian ambiance in hamlet/village centers;
- Target hamlet/village centers for TDR, PDD, MX zoning, and infill zoning (zero-lot line and 100 percent coverage) so as to promote concentration of uses in these centers;
- Target hamlet/village centers for civic and Town facilities and amenities, including "greens" and pocket parks;
- Establish a Town Business Development Center to serve as a resource and clearing house for technical assistance and small business development services; and
- Explore the options of establishing Business Improvement Districts in one or several of the hamlet/village centers.

The 1999 Update also recommends the following land use action items be applied to the center of the Study Area at the Southampton Enterprise Zone property:

> Promote commercial/industrial development at the former drive-in site, ideally incorporating adjoining vacant and underutilized property. Consider a supermarket (but not a conventional shopping center) as one of the uses. The development should place priority on landscaping and buffers, especially proximate to an adjoining school, which might benefit from expansion in this direction.

The Comprehensive Plan Update also states that low density residential development should be established within the Aquifer Protection Overlay District; however, it should also be noted that 47.5 acres of land within the Study Area are designated Central Pine Barrens transfer of development rights (TDR) receiving areas indicating that additional development density can and should be provide in the area.

Many of the transportation-related Hamlet Center strategies for all of the Town's hamlets identified in the 1999 Comprehensive Plan were also largely related to land use. A summary of applicable recommendations are provided below:

- The primary land use strategy to reduce automobile trips is to reinforce increased density and a mix of uses in the town's hamlet and village centers.
- Higher densities are needed in order to generate more support for rail and bus service, both of which are to be focused in hamlet and village centers. Simply put, the more people there are that can walk to a transit facility, the better the ridership possibilities become, without added strain on the streets that also may access that transit facility."

- A mix of uses is significant in order to reduce automobile trips between uses e.g., not just one-stop-shop for stores (as also met in shopping centers and malls), but also one-stop for the library, post office, a visit to a friend, and a meal out.
- The land use techniques to achieve higher density mixed-use districts in hamlet and village centers are addressed in detail elsewhere in the Hamlet Business Strategies Chapter of the comprehensive plan. A number of transportation-related strategies bear repetition, nonetheless. These include: locating mini-intermodal (train/bus/taxi/bicycle) centers in the hamlet and village areas; traffic calming and sidewalks to create walkable hamlet and village areas; consolidated parking and service roads to ease intrahamlet circulation; eased parking regulations, including those with regard to change of use in Village business districts; and beach access linkages to and from hamlet centers. The intent of these recommendations is to make the village and hamlet centers more convenient places for all local residents.

The Flanders/Riverside/Northampton Revitalization Study (Ferrandino & Associates, et al, 2004)

This Study found that the Riverside "area is an extremely complex mix of traffic, land use and zoning" and that it should "serve as a key gateway, welcoming people into the Town of Southampton and the hamlet of Riverside, but that existing uses "are not inviting and do not connote any sense of 'arrival'."

The Revitalization Study addresses a wide variety of issues relating to land development, community growth and revitalization, and resource protection. It also provides some specific guidelines for the future development of the central portion of the Study Area as the Riverside Hamlet Center which eventually led to the development of the 2008 Draft Riverside Hamlet Plan prepared by Hutton Associates (see below). Recommendations of the Flanders/ Riverside/ Northampton Revitalization Study focus on creating a hamlet center that supports local level retail and commercial uses, pedestrian activity, and a second-story residential uses to create a 24-hour presence and vibrant spaces (Ferrandino and Associates, 2004).

Draft Riverside Hamlet Plan: A Vision for the Future (Hutton Associates, 2008)

The draft Riverside Hamlet Center Plan prepared by Hutton Associates (2008) was a follow-up to the Flanders/Riverside/Northampton Revitalization Study. The Hamlet Center Plan recommended the creation of a "Riverside Hamlet Center Mixed-Use Planned Development District" (MUPDD) at the center of the current Study Area on the Southampton Enterprise Zone industrial subdivision property and the 12.5-acre woodlands that is adjacent to and west of the subdivision. The MUPDD was to involve a change of zone on a total of 32 separate but contiguous Suffolk County tax lots totaling 53.3 acres from Highway Business (HB), R-15, and LI-40 to a unified MUPDD. The MUPDD was to consist of three separate blocks or zoning district subsections (Blocks, I, II, and III) and a fourth optional overlay block (Block IIa) which was to be governed by specific land management regulations and design guidelines that were specifically tailored toward each block.

Types of land uses that had been contemplated for the MUPDD included a mix of multi-family residences, commercial retail, personal services, restaurants, offices, community facilities, warehouses, light industry, and open space in the form of plazas and/or small Hamlet greens,

again suggesting the need to establish a more vibrant mixed use hamlet business district that promotes activity. Consideration of safe and convenient public access and circulation were also significant components of the plan, and included the development of new and modified road improvements and other public infrastructure, services and facilities to serve a more dense mixed use community. The Riverside Hamlet Center Plan and associated zoning amendments were never officially adopted by the Town.

Riverside Urban Renewal Plan (Saccardi & Schiff, Inc., 2009)

The study area for this plan involved approximately 93 acres extending from the rear lot lines of parcels fronting on the south side of SR 24 to the intersection of Riverleigh Avenue and Old Quogue Road and included properties fronting on the east side of Old Quogue Road to Brown Street and Ludlam Avenue Park, as well as properties fronting on the west side of Riverleigh Avenue from the traffic circle south to the church and MacLeod Mobile Home Park. The purpose and objectives of this plan were to provide a strategy for:

- reinforcing a sense of community and neighborhood identity;
- eliminating blight conditions defined in the 2006 Blight Study;
- rehabilitating certain residential properties;
- redeveloping vacant, deteriorating or deteriorated buildings, incompatible land uses or underutilized properties with residential, community and commercial uses consistent with the area's desired neighborhood character;
- providing local commercial uses to meet resident's needs;
- expanding the property tax base and provide additional employment opportunities;
- developing land uses within the project area that can complement and benefit from the proposed Riverside Hamlet Center, which is adjacent to the project area;
- improving vehicle and pedestrian circulation and safety within the project area and creating connections to the adjacent proposed Riverside Hamlet Center; and
- facilitating the creation of a Gateway Center that concentrates residential and nonresidential development and brings a focal point to the project area.

General recommendations of the plan include but are not limited to:

- acquiring and assembling blighted properties for redevelopment;
- rezoning certain parcels from VB or HB to R-15 or R-40 zones, MTL zone to the MUPDD and OD;
- securing funding and providing certain capital improvements including extensions and realignments of streets, new sidewalks, curbing, gutters, crosswalks, outdoor lighting, and other streetscape features in selected locations in the project area. This included construction of a road from Old Quogue Road into the Hamlet Center and realigning Old Quogue Road and Riverleigh Avenue and incorporating the southern end of the Old Quogue Road right-of-way into Ludlam Avenue Park; and
- establishing site-specific design and performance standards for the two large commercial uses in the area – the former auto dealer site, and the existing motel and diner site.

2015 Framework for the Future - Suffolk County Master Plan (2015)

Suffolk County produced the Framework for the Future – Suffolk County Comprehensive Master Plan 2035 in order to define long-term planning goals intended to guide activities related to growth in Suffolk County. These goals are to provide the foundation for sustainable growth and resiliency of Suffolk County, and to encourage economic development that will help to retain and attract businesses and create jobs for Suffolk County residents.

The following Priority Actions and Recommendations of the Master Plan, while not specific to the Riverside community, are consistent with the goals and objectives of the proposed redevelopment. The priority actions of the Master Plan reflect the six Livability Principles adopted at the federal level by U.S. Department of Housing and Urban Development, U.S. Environmental Protection Agency, and U.S. Department of Transportation:

1. Build a 21st Century Transit Network to Provide More Transportation Choices to Improve Mobility, Access, and Safety
2. Provide Equitable, Affordable, Fair Housing
3. Enhance Economic Competitiveness and Capacity to Build an Innovation Economy
4. Support Vibrant Communities
5. Streamline Government, Coordinate Policies, and Leverage Investment
6. Protect the Environment and Enhance Our Human Capital

7.2 Potential Impacts

7.2.1 Land Use

Proposed Action

The Proposed Action involves the adoption of amendments to the Town Zoning Map and Town Zoning Code that will create the Riverside Overlay District (ROD)[2] and implement the standards and policies necessary to fulfill the vision of the RRAP, the Comprehensive Plan Update and various Riverside studies and public outreach. Property owners will have the option to develop within the allowances of existing zoning or choose to develop under the parameters of the applicable Overlay Zone. As the underlying zoning will remain in place, the proposed zoning will not render any pre-existing uses nonconforming. As described in **Section 2.4**, seven Overlay Zones have been conceptualized so as to provide for a coordinated mix of commercial, retail, office, restaurant, hospitality, civic, recreational, educational, institutional, assisted living, and multi-family and two-family residential land uses centered around the traffic circle. The purposes of the proposed ROD zones are summarized below. **Figure 7-5** shows the geographic locations, pattern, and scale of these proposed overlay zones.

RO-1: The RO-1 Zone ("Riverside Hamlet Center") is located around the traffic circle and is closest to Downtown Riverhead and the Riverhead Train Station ("Riverhead Station"). This zone would allow the tallest buildings and greatest development density and permit the greatest number and most diverse land uses, including residential, retail, hospitality, cultural and entertainment, as well as promoting public activities and community interaction.

RO-2: The RO-2 Zone ("Riverside Hamlet Neighborhood") is adjacent to and south of RO-1 and spans from Moriches Riverhead Road (CR 63) to SR 24. This zone, which is within ½-mile of the traffic circle and Downtown Riverhead, would also allow for higher density development and a range of commercial, retail and residential uses to support the RO-1.

RO-3: Adjacent and to the south of the RO-2 is the RO-3 Zone ("Riverside Special District") which also abuts the Riverwoods/MacLeod community and includes the Southampton Enterprise Subdivision. The RO-3 Zone is between ½ and ¾ of a mile from the traffic circle and Downtown Riverhead. This area would promote a variety of housing options and serve as an employment center but would promote lower intensity uses when compared to the RO-1 and RO-2 Zones.

RO-4: The RO-4 Zone ("Gateway District") is located at the east end of the ROD along both sides of SR 24 and along the south side of Nugent Drive at the west end of the ROD. The RO-4 provides a transition for motorists passing through the area along major routes and provides the eastern and western gateways to the Riverside community. This zone allows for a wider range of land uses than the underlying zone but at lower densities than other proposed zones.

[2] Note: The ROD and Study Area have the same boundaries and contain the same area.

RO-5: The RO-5 Zone ("Suburban District") includes three areas along the perimeter of the ROD where there are existing single-family residential neighborhoods. These areas include the existing Woodhull Avenue subdivision located along the western boundary of the ROD; the Riverwoods/MacLeod community located along part of the southern perimeter of the ROD; and the Ludlam Avenue residential neighborhood located along the eastern perimeter and part of the southern perimeter of the ROD. This district is designed to maintain the suburban character of existing residential neighborhoods, while allowing higher densities than the underlying zoning currently permits.

RO-6: The RO-6 Zone ("Riverside Waterfront District") includes those properties located along the Peconic River that are not within the RO-1 or RO-7 zones. The purpose of the RO-6 is to accentuate Riverside's character while allowing a greater mix of uses and waterfront related businesses than the underlying zones permit.

RO-7: Also referred to as the RPL Zone, the last proposed zone is the RO-7 Zone ("Recreation and Parklands"). This district includes five relatively large land areas that have been either preserved as open space or are used as parkland. These properties could not be developed under the proposed zoning strategy, however, their integration within the overlay is important for passive and active recreation and overall quality of life and marketability of new development.

In addition, the proposed form-based design standards and descriptive development controls within each Zone described in detail in **Section 7.2.2** will promote orderly development in accordance to the land uses, design issues, amenities and infrastructure, and character that have been sought by the community for many years and is supportive of long held goals for the area as indicated by the various planning studies for the area including the Comprehensive Plan Update.

Portions of Riverside are currently blighted, contain vacant buildings or structures that are in disrepair, as well as a number of sites and land uses that have or still do pose environmental concerns. Early on in the planning process for the Proposed Action it was determined that there is a need to create incentives to achieve the level of interest necessary to redevelop and revitalize the area and promote sustainable smart growth envisioned by past planning studies and public outreach. The proposed ROD will permit a wide variety of uses and opportunities that will help to achieve greater development yields through density bonuses that allow taller buildings and promote the assembly of land into larger more dense development sites. Where lots are assembled into large development sites, additional height is permitted in all but the RO-7 Zone which are identified as preserved or publicly owned lands.

A key change that will occur under the proposed action is the allowance of a broader mix of uses within a single zone rather than having 13 separate zoning districts predicated on strict segregation of land uses that conventional "Euclidian" zoning typically provides. The introduction of more diverse uses will provide the means to bring more activity and vibrancy into the ROD and allow the community to have greater self-sustainability by increasing the customer base for hamlet merchants, providing a larger employee pool for these businesses, creating more employment opportunities for residents where few jobs exist, and developing more favorable conditions that will be more conducive to future success and vitality. This mixing of uses and resulting increased activity will benefit both existing and future uses and will promote more

options for economic growth and investment in the area. **Table 7-4** lists the uses that would be permitted in the six Overlay Zones that can be developed (excluding the RO-7 RPL Zone). Note that existing single-family residences will continue to be allowed in accordance with underlying residential zoning.

Table 7-4
PROPOSED SCHEDULE OF USES FOR RIVERSIDE OVERLAY DISTRICT
BY OVERLAY ZONE

Use	RO-1	RO-2	RO-3	RO-4	RO-5	RO-6
Mixed-Use						
Mixed-Use Building	P	P	P	P	X	P
Live-Work Building	P	P	P	X	X	X
Retail						
Retail	P	P	P	X	X	SE
Restaurant	P	P	P	X	X	SE
Office						
Office	P	P	P	P	X	X
Medical Office	P	P	P	P	X	X
Professional Service	P	P	P	P	X	X
Business Incubators	P	P	P	X	X	X
Residential[1]						
Home Occupation/Home Professional Office	P	P	P	P	P	P
Two-family Residence	P	P	P	P	P	P
Multiple Dwelling	P	P	P	P	X	P
Multifamily Residence	P	P	P	P	X	X
Cultural						
Theater	P	P	P	X	X	X
Museum	P	P	P	X	X	SE
Hospitality						
Hotel	P	P	P	X	X	P
Bed and Breakfast	P	P	P	P	P	P
Residential Care Facility	P	P	P	P	X	P
Recreation/Education						
Recreational Business	P	P	P	P	X	P
Educational Use	P	P	P	P	P	P
Religious/Civic						
Houses of Worship	P	P	P	P	X	P
Library	P	P	P	P	X	X
Special Waterfront						
Marina	P	X	X	X	X	P
Light Industry						
Artisan Production Facilities	P	P	P	P	X	P
Research & Development Facility	P	P	P	P	X	X
Data Information Center	P	P	P	P	X	X
Document/Misc. Storage	P	P	P	P	X	X
Renewable Energy Facilities	P	P	P	P	X	P

Use	RO-1	RO-2	RO-3	RO-4	RO-5	RO-6
Agricultural Use	P	P	P	P	P	P
Animal Husbandry	X	X	P	P	X	P
Parking Facilities						
Parking Structure	P	P	P	P	X	P
Parking Lot	P	P	P	P	X	P
Adult Entertainment[2]						
Adult Entertainment Use	X	X	X	X	X	X
Utilities						
Utilities	P	P	P	P	P	P

Notes: P = Permitted; SE = Allowed by Special Exception for waterfront related or enhancing use; X = Prohibited
1=Residential use and private dwelling units are prohibited within the Private Frontage area on the first floor of Store frontages
2=As defined in §330-162.17 of the Town of Southampton Zoning Ordinance

Development under the proposed zoning and development scenario would also be more compact. Greater density and the availability of bus, cab, and train transportation in the area, enhanced street connectivity, construction of sidewalks and other pedestrian amenities, and the creation of public spaces, will offer an environment that has more eyes on the street and provides residents with conditions that are more conducive to a community for living, working, shopping, and relaxing in an environment that promotes walking, biking and use of multiple modes of transportation. Future residential and office uses will provide a consumer base that enables new businesses such as restaurants to capture local spending, not to mention opportunities for capturing dollars from the considerable volume of pass-by traffic that traverses the area, especially in the summer. Since many of the housing units will be marketed as workforce housing, there will be an increase in units to serve local emergency service providers, school teachers, and other members of the community who are essential to its long-term functionality. As the character of the downtown improves and becomes more vibrant, it is expected that additional redevelopment opportunities will be catalyzed, thus encouraging additional mixed-use development.

The proposed zoning amendments are largely "form-based" in nature which is intended to provide more consistent and compatible developments with enhanced streetscapes through the use of uniform street and building standards that are based on frontage type, site layout, building form, and integrated function, rather than simply the use proposed. This approach will establish consistent, inviting and pedestrian friendly Hamlet character in the area and create a new image and sense of place and community pride in the area. For example, the RO Zones require that any building opting into the RO-1, RO-2 or RO-3 Zones build a minimum two-story building, thus promoting greater density and more mixed use buildings. Additional height may be achieved if a parcel has adequate lot area and street frontage which may be achieved through the assemblage of small lots.

The proposed Overlay Zones also require that storefronts be created at key street front locations, as defined by the Regulating Plan, thereby promoting street level interest and activity, social interaction, and enhancing the overall function and appearance of highly visible land uses that face and address major streets. Consequently, standards for achieving the visual intent of

storefronts are an important design feature and component of the code and foster the creation of a more traditional mixed use community center.
Important use and design parameters that are included in proposed code amendments include:

- Promoting an appropriate mix of land uses for a healthy hamlet center;
- Enhancing streetscapes and sidewalks to promote business activity, walking, biking, and other alternative modes of transportation, and social interaction;
- Identifying a suitable hierarchal street classifications to promote quality access, connectivity, circulation, order, function, and public safety;
- Encouraging consolidation and assembly of parcels for planned block and sub-block developments to eliminate substandard sized lots and promote the use of density bonuses;
- Encouraging and requiring parking opportunities while recognizing the importance of shared parking to provide the most efficient use of land;
- Providing for civic space and green space as part of redevelopment to promote outdoor activity and enjoyment, public health, and public gatherings; and
- Definition of architectural character in terms of terminating vistas, significant corners, storefronts, and more detailed design enhancements.

The combination of the above land development techniques with the mixed of land uses recommended and highly coordinated development, will help to mitigate potential impacts associated with the redevelopment of the Hamlet. However, the use of the Overlay Zones as a basis for future development will be voluntary and will be determined by market conditions and landowner preferences. The impact of the anticipated change in land use character is expected to be primarily beneficial based on the design/use parameters inherent in the code provisions and the crafting of the zoning amendments to achieve long-established community goals.

Development Scenario

As described in **Section 2.5**, a theoretical build-out analysis based on the proposed zoning was performed as part of the preparation of the RRAP. This analysis provided the basis for assessing and quantifying a likely level of development in the ROD. The analysis estimated the anticipated square footage of retail, office, residential, hospitality, adult day care, and cultural space that might reasonably be built based on allowable height and parking requirements under a Theoretical Development Scenario. **Table 7-5** summarizes the level of new development that could be expected under the Theoretical Development Scenario if the proposed zoning amendments are adopted.

Table 7-5
THEORETICAL DEVELOPMENT SCENARIO
RIVERSIDE OVERLAY ZONES
(Zones RO-1 through RO-6)

Land Use	Additional Square Feet, Rooms, and Dwelling Units
Retail	133,517 Square Feet
Office	62,000 Square Feet
Hotel	97 Hotel Rooms
Residential Units	2,267 Dwelling Units
Adult Care/Nursing Home	63,910 Square Feet
Artisan Lofts/Production	30,900 Square Feet
Cultural	11,032 Square Feet
Parking Garage	550 Spaces
Surface Parking Lots	1,602 spaces
On-Street Parking Spaces	1,107 spaces
Indoor Ice Skating/Hockey Rink	100,000 SF, plus parking

In regard to the residential dwelling units included in **Table 7-5**, excluding adult care/nursing home (assisted living) units, the Zoning Amendments require that 50 percent of the residential units be reserved as Community Benefit Units in perpetuity and administered pursuant to Chapter 216 of the Town Code. For analysis purposes, the Theoretical Development Scenario evaluates ten percent of the residential units (226 units) as studio apartments, 50 percent of the residential units (1,134) as one bedroom units, and 40 percent of the units (907) as two bedroom units, including 157 two bedroom townhomes. Ten percent of the units are evaluated as age restricted, 70 percent of the units are evaluated as renter-occupied, and 30 percent are evaluated as owner-occupied units. See **Appendix L**.

This mix of land uses includes uses that are necessary to achieve Town goals and that are compatible, easily integrated and supportive enough to promote economic development and create a more sustainable community that provides goods and services, temporary construction jobs, full and part-time employment, and tax revenues to local taxing jurisdictions. It should also be noted that there would be nearly 58 acres of open space, not counting courtyards, plazas, pedestrian ways, etc. that would be constructed as part of future development projects.

The Theoretical Development Scenario outlined above is just that, theoretical, but provides a basis for a generic analysis of the potential impacts that may be expected from a likely development scenario within the Study Area. The impacts of development will occur intermittently and at different locations throughout the ROD over the course of many years. The Master Developer would begin work as soon as possible with the first step being the identification of a suitable existing STP that has the capacity to accommodate flow or the expansion or new construction of a facility to serve future development. While there are currently no specific development proposals, this Generic DEIS considers the potential for

redevelopment and the potential impacts from adopting amendments to the Town Zoning Map and Town Code, in order to address potential adverse environmental impacts at the earliest planning stages of a project. The assumed uses and yields are necessary to establish the potential impacts of the Proposed Action as required by SEQRA and are expected to be generally beneficial and appropriate for promoting the land uses identified as most desirable by past planning initiatives.

Sites of Environmental Concern

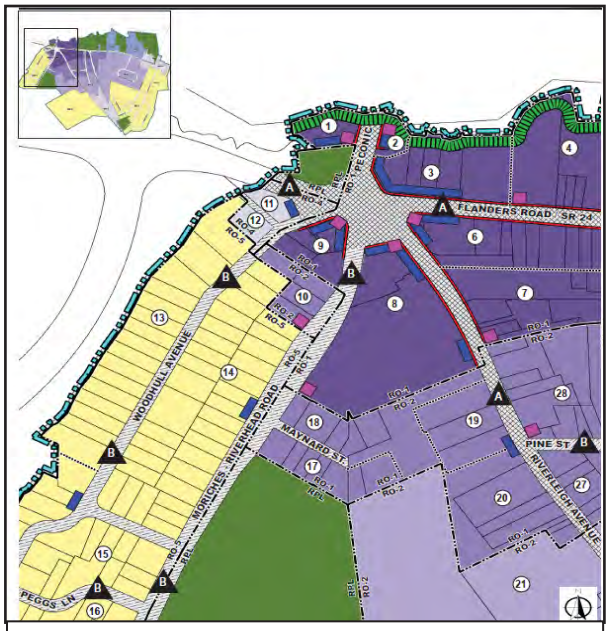
Any redevelopment or property transfer will include the necessary regulatory steps and agency oversight to properly investigate and remediate, if necessary, any environmental conditions warranting such action. This would occur based on Phase I ESAs and follow-up investigations (Phase II ESAs) as warranted as well as the abandonment and/or removal of septic systems, cesspools, underground storage tanks and other similar infrastructure and the cleanup of soil or other hazardous conditions in accordance with standard regulatory policies and practices of the profession. **Section 3.2.2** outlines the types of conditions to be addressed and actions to be undertaken prior to future demolition and site disturbance.

7.2.2 Zoning

The following describes the specific dimensional and design standards proposed for the Overlay Zones that are necessary to achieve the goals of the RRAP and previous Town land use studies and the overall vision for the Riverside community. Potential impacts associated with the land use component of the proposed zoning amendments were discussed previously under **Section 7.2.1**.

Riverside Overlay District Map and Zoning Standards Map

Figure 7-5 presents the Riverside Overlay District (ROD) which depicts the boundaries, locations, relative sizes, and spatial distribution of the seven ROD Overlay Zones. The Zoning Standards Map for the ROD graphically depicts the more salient features of the proposed Overlay Zones such as the distribution of and relationship between "Street Types" and building "Frontage Types" that will apply in the revitalization area should a land owner choose to develop pursuant to the proposed standards. The Zoning Standards Map regulates the Street Types and required Frontage Types along existing and proposed streets, as well as the locations of Terminating Vistas and Significant Corners, all of which are described below.



Section of Zoning Standards Map Showing Street Types

Street Types

Three Street Types are proposed including "A", "B" and "C" Streets (C Streets to be designated if necessary for new site plan approval). The A-Streets are "Primary Streets" and represent the corridors intended for the greatest pedestrian and commercial activity. A-Streets are the highest order street in the proposed Riverside street classification system. A-Streets include the traffic circle, Peconic Avenue, Flanders Road (SR 24), Riverleigh Avenue (CR 104), and Old Quogue Road. B-Streets are "Secondary Streets" with less pedestrian activity, that offer opportunities for pedestrian oriented streetscape designs and occasional storefront activity. B-Streets include Woodhull Avenue, Peg's Lane, Moriches-Riverhead Road, Maynard Street, Pine Street, Vail Avenue, Enterprise Zone Drive, Phillips Avenue, Ludlam Avenue, Goodridge Road, Randall Street, Brown Street, and Pebble Way. C- Streets are all other streets in the Study Area. These streets help to increase site connectivity, encourage better vehicular and pedestrian access and circulation, and provide service entrances within existing blocks. C-Streets therefore provide access to parking areas, offer secondary development access, and can be used for emergency access. To address the primary intent of the proposed Riverside street classification system, different development parameters and frontage requirements apply to each of the street types (i.e., requirements for store frontages, frontage occupancy, increased sidewalk widths, standards for pavement widths).

Build-to-Line ("BTL") and Public Frontage

The BTL refers to the line parallel to the street along which a building must be constructed (see graphic below) and is the outer limit of the Build-to-Zone (BTZ). The BTZ as shown in the graphic is that area between the BTL and a line parallel to the BTL located deeper within the lot. The "Private Frontage" extends from the BTL for a depth of BTZ parallel to the BTL toward the interior of the property. The Build-to-Zone (BTZ) represents the Private Frontage within which the building's Street Wall (front façade) is located at the required length and height.

The Private Frontage is a privately owned, visible element of the streetscape, defined by the architectural treatment and use of the ground floor, the depth of the visible yard, and the combination of Frontage Edging Elements.[3] The BTZ allows for façade articulation and inclusion of recessed and/or pronounced recessed building elements, entrance alcoves and expanded sidewalk areas for outdoor dining, and alignment with existing neighboring buildings. The area between the BTL (or Private Frontage) and the curb is the "Public Frontage," which is public property, consisting of three zones:

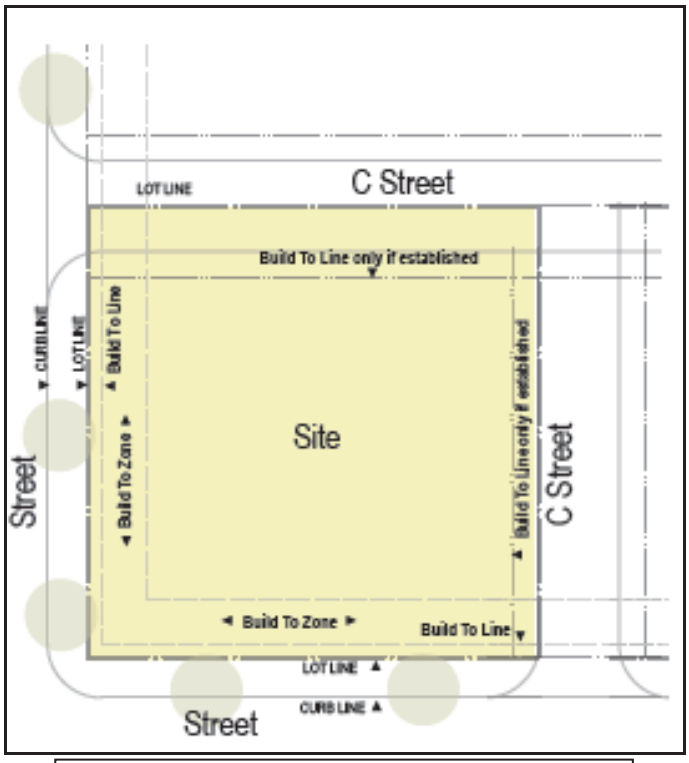
1) Transition Zone, which is located between the Pedestrian Clearway and BTL and allows for the placement of building fixtures (signage and signage boards, lighting, projecting architectural features, and permanent and removable planters);

[3] Edging elements are structures, walls, or landscaping along the edges of public spaces and the public realm that define and enclose the public realm. See Section 330-410 D of the Uses and Development Standards provided in the RRAP in **Appendix A-1**.

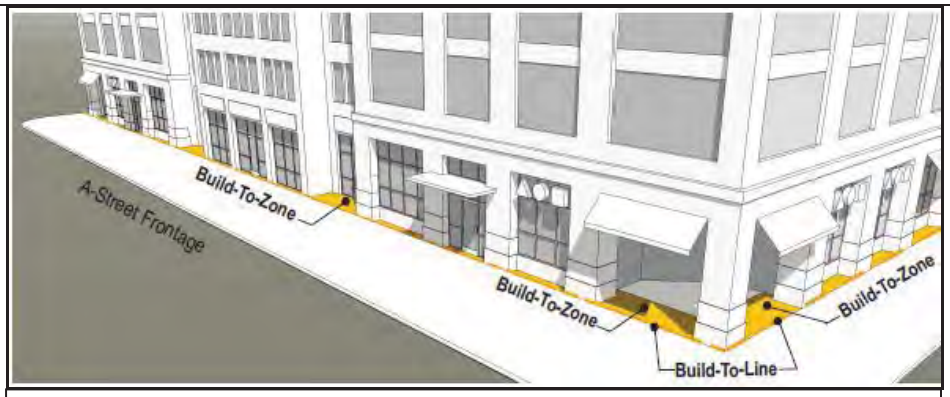
2) Pedestrian Clearway Zone, which is the area of the sidewalk which must remain clear of obstruction to allow pedestrian passage in the public right-of-way (ROW); and
3) Landscape and Furnishing Zone, which allows for placement of parking meters, street signage, bike racks, trash receptacles, street furniture, street trees and planters, etc.

Section 330-408 B. of the proposed zoning amendments provide in the RRAP in **Appendix A-1** provides a diagram of these zones.

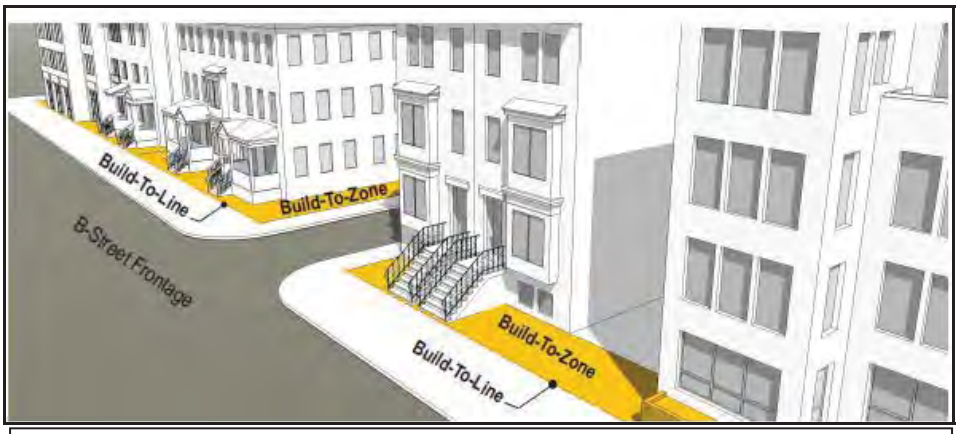
The BTL is referenced from the existing curb as this provides the most consistent reference point and ensures that the public space and publicly visible private space along the frontage coherently shapes the buildings and street to achieve the desired form/design. The BTL is proposed to be 12 feet from the curb for A- Streets, 17.5 feet along B-Streets, and 6 feet along at least one side of a C Street. As a result, the Build-to-Zone, which varies from 10 feet for frontages FR-1, FR-2 and FR-3 and 15 feet for FR-4, FR-5 and FR-6, allows buildings to be constructed to the edge of the defined "public" space and allows for articulation of building faces within the parameters noted (i.e., 10 feet and 15 feet) based on the applicable RO Zone.



Plan Demonstrating BTL and BTZ



Profile Demonstrating BTL and BTZ



Profile Demonstrating BTL and BTZ

Lot Area, Width, and Minimum Building Height

There is a minimum lot area and street frontage of 7,500 SF and 75 feet, respectively, for parcels to be developed or redeveloped under the proposed ROD Zones.[4] These parameters help to ensure that parcels have sufficient area to be used in a manner consistent with the form/design intent of the proposed ROD Zones. The height of buildings in the RO-1, RO-2 and RO-3 must be a minimum of two stories or a maximum of three stories except where the density incentives in **Table 7-6** apply. In the RO-4, RO-5 and RO-6 Zones, the minimum is one-story or a maximum of two stories is required, except where the density incentives set forth in **Table 7-6** apply.

Density Incentive Bonuses

Two types of density Incentive Bonuses are proposed for Riverside, designated Riverside Incentive Bonus 1 ("RIB1") and Riverside Incentive Bonus 2 ("RIB2"). The RIB2 bonus would provide a higher level of yield than the RIB1 bonus but requires a larger minimum lot area. In

[4] With the exception of parcels in RO-7, Parkland and Recreation District, as future private development is not permitted in this zone.

order to achieve a RIB, a landowner must control a larger minimum lot size (15,000 square feet ["SF"] for RIB1 and 60,000 SF for RIB2) as well as minimum street frontage (150 linear feet ["LF"] for RIB1 and 300 LF for RIB2). An increase in land size and frontage for RIB1 allows for available building height to 3.5 stories (RIB1) in the RO-1, RO-2 and RO-3 zones, and 2.5 stories or 35 feet maximum in the RO-4, RO-5, and RO-6 zones. In the RIB2 scenario, building height would increase to 4.5 stories in the RO-1 zone, 4 stories in the RO-2 and RO-3 zones, 3.5 stories in the RO-4 and RO-6 zones with no bonus in the RO-5 zone. Additionally, there will be sustainable "green" development requirements that a developer must meet to qualify for the RIBs. The height and other incentives were created to provide a mechanism for owners of small or substandard-sized lots that would otherwise be unable to meet the necessary development thresholds of the proposed zoning, to join forces and participate in property owner alliances that encourage land assembly that provides the land area to ensure suitable development conditions, form and proportion. Other incentives include:

- Expanding the range of uses allowed;
- Reducing parking requirements;
- Allowing payments in lieu of required on-site parking spaces;
- Providing shared parking opportunities;
- Allowing payments in lieu of parks and open space requirements;
- Providing for shared parks and open space opportunities; and
- Providing an expedited review and approval process.

Frontage Type and Significant Corners

The Zoning Standards Map establishes options for Frontage Types (i.e., storefront, hamlet, porch, arcade, stoop, and forecourt) which specify frontage occupancy and required elements within the public and private frontages (i.e., glazing requirements, entrance requirements, distance between doors, placement of signage and lighting, etc.). One of the key Frontage Types is a storefront that is primarily for retail use, requires substantial glazing, and allows for entrance alcoves, expanded sidewalk areas for outdoor dining, façade articulation, inclusion of recessed building elements, and alignment with existing neighboring buildings. Storefronts are an important place-making feature; they create an appealing visual appearance, are inviting and activate the street. Consequently, the Code amendments provide a variety of storefront options to appropriately define the public frontage. Additionally, there are certain "Edging Elements" that are permitted in each of the Frontage Types. Examples of Edging Elements include low wall, raised edges, stairs/steps/stoops, ornamental fences, privacy fences, planters, and landscaped edges.

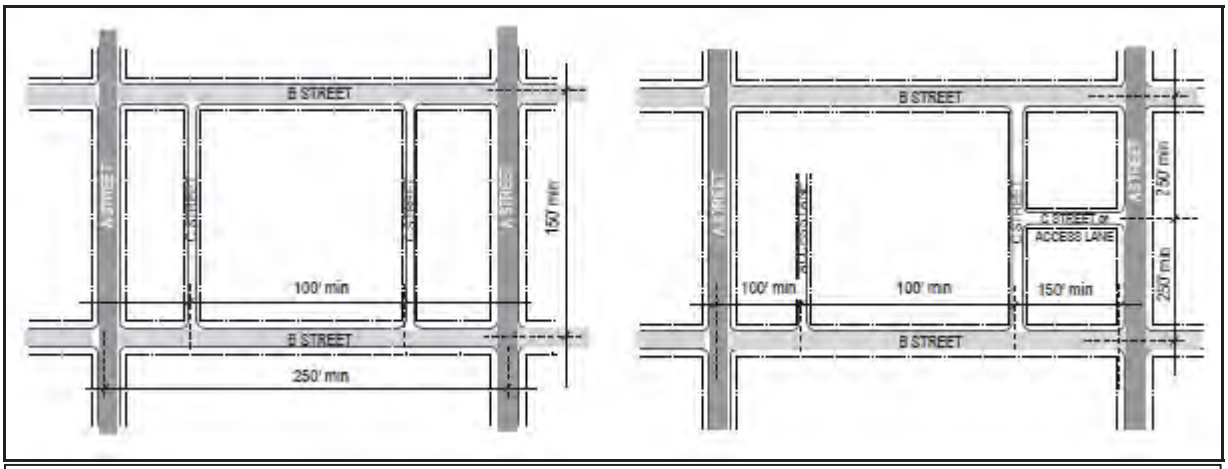


Rendering of a Significant Corner

The corners of intersections involve public gathering areas and opportunities for interesting views of defining architecture that stimulates public interest. The Code amendment seeks to identify "Significant Corners" defined as "corner locations, typically at intersections, with distinctive architectural elements or civic space framed by buildings of high architectural quality," and which may function as "terminating vistas," in order to encourage design that promotes appropriate architectural features in these areas. Significant Corners are located primarily in the area surrounding the traffic circle with additional Significant Corners located at the intersections of other A and/or B streets throughout the Study Area. In these areas, Significant Corners can exceed the maximum height limits to promote the construction of significant architectural features that will enrich community character.

Block Frontage and New Streets

The purpose of this provision is to reduce the length of uninterrupted block frontages and provide a lighted and connected network of walkways through large blocks and to improve connectivity linking each site to its surrounding block and neighborhood. As envisioned, the Code would seek to provide for a new Mid-Block Pedestrian Way or Civic Space where blocks facing A Streets or B Streets are 500 feet or longer. Sites with more than 200 feet of street frontage may be required to provide mid-block pedestrian ways and/or civic spaces at least 16 feet in width to connect the front of the site to existing or planned pedestrian ways at the rear of the site. The minimum separation distance between street intersections for new streets are 250 feet for A Streets, 150 feet for B streets, and 100 feet for C Streets. Greater connectivity is also another feature of the proposal which helps to enhance access, walkability and bikability, and mitigate traffic issues.



Block Subdivision and New Street Placements

Table 7-6
SUMMARY OF PROPOSED ZONING STANDARDS
Riverside Overlay District Zones

Minimum Site and Building Requirements				
ROD Zone	***Zoning Standard***	***Overlay Baseline Requirements***	***Riverside Overlay Development Incentive Bonus 1 (RIB1)***	***Riverside Overlay Development Incentive Bonus 2 (RIB2)***
RO-1	Minimum Frontage	75 feet	150 feet	300 feet
	Minimum Site Area	7,500 SF	15,000 SF	60,000 SF
	Stories	Minimum 2, Maximum 3	Maximum 3.5	Maximum 4.5
	Height	Minimum 30 foot Street Wall	---	---
RO-2	Minimum Frontage	75 feet	150 feet	300 feet
	Minimum Site Area	7,500 SF	15,000 SF	60,000 SF
	Stories	Minimum 2, Maximum 3	Maximum 3.5	Maximum 4
	Height	---	---	---
RO-3	Minimum Frontage	75 feet	150 feet	300 feet
	Minimum Site Area	7,500 SF	15,000 SF	60,000 SF
	Stories	Minimum 2, Maximum 3	Maximum 3.5	Maximum 4
	Height	---	---	---
RO-4	Minimum Frontage	75 feet	150 feet	300 feet
	Minimum Site Area	7,500 SF	15,000 SF	60,000 SF
	Stories	Minimum 1, Maximum 2	Maximum 2.5 OR maximum 35 feet	Maximum 3.5
	Height	---	Maximum 2.5 stories OR Maximum 35 feet	---
RO-5	Minimum Frontage	75 feet	150 feet	No Bonus Available
	Minimum Site Area	7,500 SF	15,000 feet	No Bonus Available
	Stories	Minimum 1, Maximum 2	Maximum 2.5 OR Maximum 35 feet	No Bonus Available

Minimum Site and Building Requirements				
ROD Zone	***Zoning Standard***	***Overlay Baseline Requirements***	***Riverside Overlay Development Incentive Bonus 1 (RIB1)***	***Riverside Overlay Development Incentive Bonus 2 (RIB2)***
	Height	---	Maximum 2.5 stories OR Maximum 35 feet	No Bonus Available
RO-6	Minimum Frontage	75 feet	150 feet	300 feet
	Minimum Site Area	7,500 SF	15,000 SF	60,000 SF
	Stories	Minimum 1, Maximum 2	Maximum 2.5 OR Maximum 35 feet	Maximum 3.5
	Height	---	Maximum 2.5 stories OR Maximum 35 feet	---
RO-7	No Development	No Development	No Bonus Available	No Bonus Available

Other Provisions

Terminating Vistas involve an important concept of providing appropriate architecture in areas where a street terminates in the middle of a block. Within the Study Area, a number of terminating vistas are located in the area surrounding the traffic circle and at various "T" intersections along other A Streets and B streets throughout the area. The Code amendments seek to provide architectural guidance and design criteria for these locations (located on the Zoning Standards Map) to provide for attractive views along these terminating streets.



Visual Depiction of Terminating Vista

As described above, there are a number of locations identified as "Significant Corners" in the Study Area. Significant Corners are corner locations, typically at intersections having a distinctive architectural element or a civic space framed by buildings of high architectural quality. These locations may also function as Terminating Vistas and help to enrich community character and enhance an area's identity and sense of place. Under the proposed Code amendments, construction at Significant Corners would be permitted to exceed the maximum height standard to allow for significant architectural features in locations so designated by the Zoning Map as per proposed Section 330-407.

The ROD Code amendments incorporate a number of other provisions to promote appropriate form-based design including street frontage design, stoops, yards and porches and related design criteria. These are illustrated and describe in the draft Zoning Amendment in order to encourage the form-based development that was envisioned by past planning and public visioning efforts.

Where Code amendments should not be too prescriptive, a design guidelines manual will provide further guidance to landowners, developers and applicable Town Boards that will review projects in order to expand the options but encourage the look and feel intended to be achieved in creating a downtown environment.

Civic Space Requirements and Pedestrian Access

The proposed ROD includes provisions for Public Civic Space and Private Open Space. Specifically, the proposed Civic and Private Open Space Standards regulate the size of the spaces, identifies the permitted Frontage Types and Edging Elements to be used, and allows for a variety of spaces types including plazas, courtyards, corner plazas, piazzas, greens, squares, pedestrian ways and walkways, front courts, roof gardens, and pocket parks. Under the Proposed Action, Public Civic Spaces and Private Open Spaces would be required as a percentage of lot size, with a minimum of 10 percent required for Civic Spaces and a minimum of 5 percent for Private Open Spaces. The provision of Streetscape Enhancement Areas (constructed to provide high quality paving materials, street furnishings, pedestrian-oriented lighting, and landscaping requirements) and Public Sidewalks along new streets would also count towards the required percentage of the Civic Space requirements.

Payments in-lieu of dedicating such space based on site and floor area of the proposed development would also be permitted. Properties that are larger than 15,000 SF would be required to provide Civic Space on-site; however, properties smaller than 15,000 SF would be permitted to provide the space on other sites, if it is within 1,000 feet of the development site. Civic space would be designed during site plan review at which time the appropriate civic space option would be determined to ensure improved aesthetics and the maximization of function within the public realm.

Parking

The Proposed Action encourages the establishment of shared parking between proximate uses as a way to reduce the number of parking lots and parking spaces constructed (see Section 330-410 I. 3 and 4). In addition, the Proposed Action seeks to move parking areas to locations where it would be more aesthetically appropriate, such as locating shared surface parking behind buildings. "Liner" buildings would screen parked cars but allow for parking to be situated in convenient proximity to new uses. In addition, the parking setback requirements for A- and B-Streets would locate surface lots (even those exposed to public view) outside of the Build-To-Zone, which would improve visual qualities from streets and sidewalks and allow for street-side landscaping thus enhancing the overall appearance of development and the streetscape. The exact location of parking will be determined by the Town Planning Board and/or applicable parking agency during site plan review. C-Streets do not have a minimum setback unless it is declared a frontage.

The number of parking spaces required of an applicant seeking site plan approval is as follows:

(a) Residential: one parking space per unit

(b) Commercial: 2.5 parking spaces per 1,000 square feet of gross floor area (GFA)
(c) Retail: three parking spaces per 1,000 square feet of GFA

The number of parking spaces may be reduced or increased under either the Riverside Incentive Bonus RIB1 or RIB2 classifications if the applicant can demonstrate through a Parking Management Plan (PMP) that a sufficient level of parking to serve the development is provided. The reduction or increase must be warranted based on the projected operational characteristics of the use and its need for parking, a study of parking demand for similar uses in similar locations, and/or shared-use parking.

Where parking will be provided off-site, the Applicant will be required to pay a fee-in-lieu of spaces to the applicable Parking Agency/Fund according to a fee schedule established by the Town Board.

Sustainable Development Standards

Development under the Proposed Action must also comply with minimum sustainable development standards depending on whether the proposed developer chooses the Baseline, Incentive Bonus 1 or Incentive Bonus 2 development option. **Table 7-7** outlines the minimum standards listed in Section 330-410 J. of the draft Code which is provided in its entirety in the RRAP in **Appendix A-1** of this document.

Table 7-7
SUSTAINABLE DEVELOPMENT STANDARDS

	ROD Requirement	**Riverside Incentive Bonuses (RIBs)**	
	Baseline	***Bonus 1 (RIB1)***	***Bonus 2 (RIB2)***
Minimum Requirement	Attain equivalent of points [TBD] for Riverside sustainability strategies		In addition to ROD min, min requirement to attain equivalent of points [TBD] for Riverside sustainability strategies
Indoor Water Use	20% below baseline		
Water Efficient Landscaping	Reduce potable water consumption for outdoor landscape irrigation by 50% from a calculated midsummer baseline case		
Heat Island Reduction*	50% of the non-roof site hardscape		
	"Green" roof for at least 50% of roof area or 75% of roof with low SRI		
Parking	ROD minimum requirements		Provide shared access, new streets and Parking Management Plan
Bicycle Parking	ROD minimum requirements		RIB1 & RIB2 minimum requirements (410. K.)

*Except for approved Piazza as Public Civic Space

Based on the above table, the Sustainable Development Standards would:

1. Reduce impacts to water resources by creating water efficiency standards for indoor water use in new buildings or significantly renovated buildings. These buildings must use on average 20 percent less water than baseline buildings.
2. Reduce outdoor potable water consumption by creating standards for water efficient landscaping. Reductions may be attributed to any combination of the following items:
    - Use of captured rainwater or recycled water
    - Plant species density and microclimate factor
    - Irrigation efficiency
    - Use of water treated and conveyed specifically for non-potable uses
    - Use of other non-potable water sources such as storm water, air conditioning condensate, and foundation drain water.
3. Reduction of the Heat Island by applying the following strategies for 50 percent of the non-roof site hardscape (including sidewalks, courtyards, parking lots, parking structures, and driveways):
    - Provide shade from open structures such as those supporting solar photovoltaic panels, canopied walkways, and pergolas
    - Have open grid pavement system (at least 50 percent pervious)
    - Provide shade from the tree canopy (within 5 years of landscape installation)
    - Install a vegetated (green) roof or use roofing materials with a suitable Solar Reflectance Index (SRI) in accordance with the specifications outline in the proposed Code
4. Provide bicycle parking and storage facilities according to the standards for residential, retail uses, and non-residential uses other than retail.

Sustainable development is a goal of the RRAP and is just another step toward protecting the environment and providing sustainable smart growth development in Riverside. Locating the densest and most varied uses around the traffic circle would help in creating compact, walkable, transit-oriented redevelopment. The consolidation of development, the redevelopment of existing brownfield sites, the removal of many of the older and less efficient buildings, conformance to new building codes, and promotion of green construction practices within Riverside will assist the Town in achieving promoting energy efficiency and more sustainable redevelopment.

The overall impact of the proposed overlay zoning and future Theoretical Development Scenario from land use and zoning perspectives is potential increases in development density, associated impacts of this increased density (more clearing, impervious ground cover, stormwater generation, wastewater generation, increased use of energy and water, and traffic, and increased demand for services, which are discussed separately) and a greater mix of land uses. The mix of uses and development density proposed is necessary to achieve a number of well-established, greatly supported, long-term planning goals identified by the Town and Riverside community, including making Riverside more economically sustainable, increasing housing choices, increasing job opportunities for residents, reducing unemployment, spurring investment in the area, increasing property values, expanding the tax base, and improving the quality of life for

residents. The overall goal of the overlay zonings and Code amendments, however, is to properly mitigate impacts and achieve the many goals and objectives for the area. Despite some of the potential impacts (e.g., increases in wastewater generation and stormwater generation), connecting to a sewage treatment facility, providing better stormwater management, and improving the road network, especially the traffic circle, future development under the Proposed Action will have an overall positive effect. Moreover, the proposed design guidelines support a "form-based" zoning approach that will help the community to grow in a positive well-planned and executed way that is consistent with past Town planning initiatives and contemporary planning principles and practices.

Maintenance

The proposed zoning amendments would require that Privately-Owned Civic Space be maintained by its owner or a private entity such as a Property Owners Association, Municipal Improvement District or Business Improvement District, while Publicly-Owned Civic Space must be maintained by its public owner or a contracted entity such as a Property Owners Association, Municipal Improvement District or Business Improvement District.

7.2.3 Plans

As previously noted, there have been many studies of the Riverside community which have consistently identified the need to eliminate blight and redevelop and revitalize the area to benefit and support the health, safety, and general welfare of the Hamlet. The proposed Overlay Zones and expected development they would produce will help the Town to effectuate the recommendations identified by several past planning studies, satisfy social, economic, and environmental goals, and effect positive change. These past studies, and the array of recommendations they provide (see **Section 7.1.3**) have been similar in scope and nature, and clearly are the key to resolving ongoing issues in Riverside, if only they would be implemented. In fact, the Proposed Action will specifically assist the Town in finally achieving the following general land development themes identified by the Town, Riverside Community, and professional planners over the past 16 years:

- Assemble land, eliminate blight, and redevelop and revitalize the area;
- Provide or enhance essential capital infrastructure to better serve the area and protect the environment and public health;
- Create a vibrant cohesive hamlet center with mixed uses (including residential, commercial, retail, restaurants, offices, light industry, and others);
- Create a community that is walkable and relies on multiple modes of transportation;
- Establish appropriate design guidelines for development and improve landscaping and streetscapes;
- Enhance access, circulation and traffic safety;
- Capture a larger proportion of the area's commercial market and promote business development and economic growth;
- Produce more jobs;
- Expand the tax base;

- Provide and enhance civic spaces that serve the public; and
- Protect the environment.

The Proposed Action has been designed in concert with the Town and the community to provide the type of redevelopment envisioned by past Town planning initiatives and would revitalize the Study Area and Riverside Community. As a consequence of such consistency, the Proposed Action, with all of the checks and balances, is not expected to result in any adverse impacts relative to land uses or zoning but instead provided a great benefit to the community.

7.3 Mitigation Measures

- Incentive Bonus Verification: Applications opting into the Incentive Bonuses must demonstrate the application meets the requirements for minimum lot area and street frontage, Sustainability Standards.

- Phase I Environmental Site Assessments (and Phase II ESAs if deemed necessary by the findings of the Phase I ESA) shall be conducted to identify any existing recognized environmental conditions (RECs) or potential concerns relating to demolition and site preparation prior to building demolition, site preparation and redevelopment. An ESA will identify the need for further testing to determine if RECs are present and if further testing, site remediation, impact abatement, regulatory oversight or other appropriate action is warranted. Any redevelopment or property transfer will be subject to the required regulatory procedures and applicable agency oversight to properly investigate, and remediate if necessary, RECs warranting such action. Issues that must be considered include the cleanup of any soil contamination that contains elevated concentrations of contaminants in excess of regulatory standards. Of particular concern are potential issues associated with above- and below-ground fuel storage tanks, drywells, stormwater leaching pools, septic systems and cesspools, floor drains, past on-site dumping, hazardous materials releases from materials storage areas, leaking containers, spilled or mishandled materials, intentional discharges of toxic materials or other hazardous materials releases that have resulted in or may have caused adverse health or environmental conditions. If hazardous conditions that exceed required thresholds are identified, a plan to rectify these concerns will be developed and implemented.

EXHIBIT G
UNITED STATES CENSUS BUREAU DATA

S0101

AGE AND SEX

2011-2015 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Riverside CDP, New York				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total population	4,912	+/-779	3,675	+/-603	1,237
AGE					
Under 5 years	2.0%	+/-2.3	0.2%	+/-0.2	7.4%
5 to 9 years	1.2%	+/-1.5	0.9%	+/-1.6	2.1%
10 to 14 years	0.1%	+/-0.2	0.2%	+/-0.2	0.0%
15 to 19 years	2.5%	+/-1.4	2.7%	+/-1.6	2.2%
20 to 24 years	13.3%	+/-4.0	15.0%	+/-5.2	8.2%
25 to 29 years	15.7%	+/-3.6	17.5%	+/-3.5	10.1%
30 to 34 years	13.0%	+/-3.1	14.3%	+/-3.2	9.3%
35 to 39 years	6.7%	+/-2.3	5.6%	+/-1.7	10.3%
40 to 44 years	11.4%	+/-3.8	10.5%	+/-4.6	14.0%
45 to 49 years	11.4%	+/-3.2	13.1%	+/-4.2	6.2%
50 to 54 years	8.1%	+/-2.0	8.7%	+/-2.9	6.3%
55 to 59 years	3.0%	+/-1.5	3.6%	+/-1.7	1.3%
60 to 64 years	3.2%	+/-2.1	2.5%	+/-1.4	5.3%
65 to 69 years	2.2%	+/-1.5	1.6%	+/-1.3	4.0%
70 to 74 years	3.9%	+/-2.0	3.5%	+/-2.1	5.1%
75 to 79 years	0.8%	+/-0.9	0.3%	+/-0.5	2.4%
80 to 84 years	1.1%	+/-1.7	0.0%	+/-0.8	4.3%
85 years and over	0.4%	+/-0.7	0.0%	+/-0.8	1.5%
SELECTED AGE CATEGORIES					
5 to 14 years	1.4%	+/-1.5	1.1%	+/-1.6	2.1%
15 to 17 years	0.8%	+/-0.6	0.9%	+/-0.8	0.6%
18 to 24 years	15.0%	+/-3.8	16.7%	+/-4.7	9.8%
15 to 44 years	62.6%	+/-6.1	65.5%	+/-6.2	54.0%
16 years and over	96.6%	+/-3.5	98.7%	+/-1.6	90.5%
18 years and over	95.8%	+/-3.5	97.8%	+/-1.8	89.9%
60 years and over	11.6%	+/-3.6	7.8%	+/-3.1	22.6%
62 years and over	9.4%	+/-3.3	6.8%	+/-2.9	17.3%
65 years and over	8.4%	+/-3.1	5.4%	+/-2.5	17.3%
75 years and over	2.3%	+/-2.0	0.3%	+/-0.5	8.2%

Subject	Riverside CDP, New York				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
SUMMARY INDICATORS					
Median age (years)	36.4	+/-2.7	34.7	+/-2.8	40.1
Sex ratio (males per 100 females)	297.1	+/-86.4	(X)	(X)	(X)
Age dependency ratio	14.3	+/-6.0	(X)	(X)	(X)
Old-age dependency ratio	9.6	+/-3.9	(X)	(X)	(X)
Child dependency ratio	4.8	+/-4.2	(X)	(X)	(X)
PERCENT IMPUTED					
Sex	0.0%	(X)	(X)	(X)	(X)
Age	0.0%	(X)	(X)	(X)	(X)

Subject	Riverside CDP, New York
	Female
	Margin of Error
Total population	+/-363
AGE	
Under 5 years	+/-8.1
5 to 9 years	+/-3.5
10 to 14 years	+/-2.4
15 to 19 years	+/-2.2
20 to 24 years	+/-4.1
25 to 29 years	+/-7.6
30 to 34 years	+/-6.1
35 to 39 years	+/-7.2
40 to 44 years	+/-7.5
45 to 49 years	+/-4.4
50 to 54 years	+/-5.0
55 to 59 years	+/-2.2
60 to 64 years	+/-7.1
65 to 69 years	+/-3.9
70 to 74 years	+/-4.6
75 to 79 years	+/-3.2
80 to 84 years	+/-6.9
85 years and over	+/-2.6
SELECTED AGE CATEGORIES	
5 to 14 years	+/-3.5
15 to 17 years	+/-1.0
18 to 24 years	+/-4.8
15 to 44 years	+/-10.6
16 years and over	+/-8.5
18 years and over	+/-8.4
60 years and over	+/-10.6
62 years and over	+/-9.5
65 years and over	+/-9.5
75 years and over	+/-8.0
SUMMARY INDICATORS	
Median age (years)	+/-3.9
Sex ratio (males per 100 females)	(X)
Age dependency ratio	(X)
Old-age dependency ratio	(X)
Child dependency ratio	(X)
PERCENT IMPUTED	
Sex	(X)
Age	(X)

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The age dependency ratio is derived by dividing the combined under-18 and 65-and-over populations by the 18-to-64 population and multiplying by 100.

The old-age dependency ratio is derived by dividing the population 65 and over by the 18-to-64 population and multiplying by 100.

The child dependency ratio is derived by dividing the population under 18 by the 18-to-64 population and multiplying by 100.

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

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S1101

HOUSEHOLDS AND FAMILIES

2011-2015 American Community Survey 5-Year Estimates

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Subject	Riverside CDP, New York				
	Total		Married-couple family household		Male householder, no wife present, family household
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total households	570	+/-209	112	+/-84	0
Average household size	2.11	+/-0.50	3.50	+/-1.14	-
FAMILIES					
Total families	152	+/-88	112	+/-84	0
Average family size	3.88	+/-0.90	3.50	+/-1.14	-
AGE OF OWN CHILDREN					
Households with own children of the householder under 18 years	55	+/-66	55	+/-66	0
Under 6 years only	38.2%	+/-61.8	38.2%	+/-61.8	-
Under 6 years and 6 to 17 years	61.8%	+/-61.8	61.8%	+/-61.8	-
6 to 17 years only	0.0%	+/-38.4	0.0%	+/-38.4	-
Total households	570	+/-209	112	+/-84	0
SELECTED HOUSEHOLDS BY TYPE					
Households with one or more people under 18 years	14.2%	+/-13.6	49.1%	+/-34.0	-
Households with one or more people 60 years and over	69.8%	+/-19.8	26.8%	+/-28.8	-
Householder living alone	54.6%	+/-19.7	(X)	(X)	(X)
65 years and over	39.6%	+/-19.6	(X)	(X)	(X)
UNMARRIED-PARTNER HOUSEHOLDS					
Same sex	0.0%	+/-5.1	(X)	(X)	(X)
Opposite sex	5.8%	+/-7.1	(X)	(X)	(X)
UNITS IN STRUCTURE					
1-unit structures	36.1%	+/-18.6	57.1%	+/-35.1	-
2-or-more-unit structures	6.7%	+/-7.6	0.0%	+/-23.2	-

Subject	Riverside CDP, New York				
	Total		Married-couple family household		Male householder, no wife present, family household
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Mobile homes and all other types of units	57.2%	+/-19.3	42.9%	+/-35.1	-
HOUSING TENURE					
Owner-occupied housing units	80.4%	+/-19.4	100.0%	+/-23.2	-
Renter-occupied housing units	19.6%	+/-19.4	0.0%	+/-23.2	-

Subject	Riverside CDP, New York				
	Male householder, no wife present, family household	Female householder, no husband present, family household		Nonfamily household	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total households	+/-11	40	+/-48	418	+/-197
Average household size	**	4.95	+/-0.68	1.46	+/-0.43
FAMILIES					
Total families	+/-11	40	+/-48	(X)	(X)
Average family size	**	4.95	+/-0.68	(X)	(X)
AGE OF OWN CHILDREN					
Households with own children of the householder under 18 years	+/-11	0	+/-11	(X)	(X)
Under 6 years only	**	-	**	(X)	(X)
Under 6 years and 6 to 17 years	**	-	**	(X)	(X)
6 to 17 years only	**	-	**	(X)	(X)
Total households	+/-11	40	+/-48	418	+/-197
SELECTED HOUSEHOLDS BY TYPE					
Households with one or more people under 18 years	**	65.0%	+/-62.9	0.0%	+/-6.9
Households with one or more people 60 years and over	**	100.0%	+/-45.1	78.5%	+/-26.2
Householder living alone	(X)	(X)	(X)	74.4%	+/-25.6
65 years and over	(X)	(X)	(X)	54.1%	+/-26.3
UNMARRIED-PARTNER HOUSEHOLDS					
Same sex	(X)	(X)	(X)	(X)	(X)
Opposite sex	(X)	(X)	(X)	(X)	(X)
UNITS IN STRUCTURE					
1-unit structures	**	100.0%	+/-45.1	24.4%	+/-21.9
2-or-more-unit structures	**	0.0%	+/-45.1	9.1%	+/-10.7
Mobile homes and all other types of units	**	0.0%	+/-45.1	66.5%	+/-23.0
HOUSING TENURE					
Owner-occupied housing units	**	100.0%	+/-45.1	73.2%	+/-26.0
Renter-occupied housing units	**	0.0%	+/-45.1	26.8%	+/-26.0

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Average family size is derived by dividing the number of related people in households by the number of family households.

Housing unit weight is used throughout this table (only exception is the average household and family size cells).

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Explanation of Symbols:

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B25077

MEDIAN VALUE (DOLLARS)
Universe: Owner-occupied housing units
2011-2015 American Community Survey Selected Population Tables

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	Riverside CDP, New York	
	Total population	
	Estimate	Margin of Error
Median value (dollars)	70,400	+/-21,568

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

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B25077

MEDIAN VALUE (DOLLARS)
Universe: Owner-occupied housing units
2015 American Community Survey 1-Year Estimates

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	Suffolk County, New York	
	Estimate	Margin of Error
Median value (dollars)	381,700	+/-3,200

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Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Estimates

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S1501

EDUCATIONAL ATTAINMENT

2011-2015 American Community Survey 5-Year Estimates

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Subject	Riverside CDP, New York				
	Total		Percent		Males
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Population 18 to 24 years	736	+/-259	(X)	(X)	615
Less than high school graduate	345	+/-161	46.9%	+/-13.1	302
High school graduate (includes equivalency)	268	+/-126	36.4%	+/-12.3	197
Some college or associate's degree	103	+/-63	14.0%	+/-7.9	96
Bachelor's degree or higher	20	+/-26	2.7%	+/-3.3	20
Population 25 years and over	3,971	+/-537	(X)	(X)	2,980
Less than 9th grade	308	+/-198	7.8%	+/-4.8	301
9th to 12th grade, no diploma	848	+/-186	21.4%	+/-3.5	595
High school graduate (includes equivalency)	1,710	+/-241	43.1%	+/-4.8	1,412
Some college, no degree	717	+/-216	18.1%	+/-4.4	482
Associate's degree	193	+/-99	4.9%	+/-2.4	88
Bachelor's degree	178	+/-90	4.5%	+/-2.1	85
Graduate or professional degree	17	+/-22	0.4%	+/-0.6	17
Percent high school graduate or higher	(X)	(X)	70.9%	+/-5.2	(X)
Percent bachelor's degree or higher	(X)	(X)	4.9%	+/-2.3	(X)
Population 25 to 34 years	1,409	+/-293	(X)	(X)	1,169
High school graduate or higher	932	+/-208	66.1%	+/-8.1	799
Bachelor's degree or higher	24	+/-31	1.7%	+/-2.4	17
Population 35 to 44 years	890	+/-251	(X)	(X)	590
High school graduate or higher	582	+/-191	65.4%	+/-17.1	338
Bachelor's degree or higher	98	+/-79	11.0%	+/-8.1	35
Population 45 to 64 years	1,261	+/-224	(X)	(X)	1,024
High school graduate or higher	1,019	+/-206	80.8%	+/-7.6	782
Bachelor's degree or higher	40	+/-28	3.2%	+/-2.3	33
Population 65 years and over	411	+/-151	(X)	(X)	197
High school graduate or higher	282	+/-122	68.6%	+/-20.6	165

Subject	Riverside CDP, New York				
	Total		Percent		Males
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Bachelor's degree or higher	33	+/-27	8.0%	+/-6.7	17
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT					
White alone	2,150	+/-380	(X)	(X)	1,487
High school graduate or higher	1,557	+/-304	72.4%	+/-8.1	1,058
Bachelor's degree or higher	179	+/-97	8.3%	+/-4.1	93
White alone, not Hispanic or Latino	1,929	+/-314	(X)	(X)	1,288
High school graduate or higher	1,489	+/-293	77.2%	+/-6.5	990
Bachelor's degree or higher	179	+/-97	9.3%	+/-4.5	93
Black alone	1,345	+/-330	(X)	(X)	1,120
High school graduate or higher	935	+/-246	69.5%	+/-8.3	775
Bachelor's degree or higher	16	+/-17	1.2%	+/-1.2	9
American Indian or Alaska Native alone	0	+/-11	(X)	(X)	0
High school graduate or higher	0	+/-11	-	**	0
Bachelor's degree or higher	0	+/-11	-	**	0
Asian alone	0	+/-11	(X)	(X)	0
High school graduate or higher	0	+/-11	-	**	0
Bachelor's degree or higher	0	+/-11	-	**	0
Native Hawaiian and Other Pacific Islander alone	0	+/-11	(X)	(X)	0
High school graduate or higher	0	+/-11	-	**	0
Bachelor's degree or higher	0	+/-11	-	**	0
Some other race alone	128	+/-80	(X)	(X)	99
High school graduate or higher	106	+/-69	82.8%	+/-21.3	77
Bachelor's degree or higher	0	+/-11	0.0%	+/-20.7	0
Two or more races	348	+/-122	(X)	(X)	274
High school graduate or higher	217	+/-108	62.4%	+/-14.8	174
Bachelor's degree or higher	0	+/-11	0.0%	+/-8.3	0
Hispanic or Latino Origin	632	+/-241	(X)	(X)	517
High school graduate or higher	349	+/-137	55.2%	+/-18.7	277
Bachelor's degree or higher	0	+/-11	0.0%	+/-4.6	0
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT					
Less than high school graduate	(X)	(X)	6.8%	+/-14.6	(X)
High school graduate (includes equivalency)	(X)	(X)	1.0%	+/-2.6	(X)
Some college or associate's degree	(X)	(X)	7.0%	+/-10.5	(X)
Bachelor's degree or higher	(X)	(X)	0.0%	+/-25.9	(X)
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)					
Population 25 years and over with earnings	(X)	(X)	(X)	(X)	(X)
Less than high school graduate	(X)	(X)	(X)	(X)	(X)
High school graduate (includes equivalency)	(X)	(X)	(X)	(X)	(X)
Some college or associate's degree	(X)	(X)	(X)	(X)	(X)
Bachelor's degree	(X)	(X)	(X)	(X)	(X)
Graduate or professional degree	(X)	(X)	(X)	(X)	(X)

Subject	Riverside CDP, New York				
	Males	Percent Males		Females	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 18 to 24 years	+/-254	(X)	(X)	121	+/-61
Less than high school graduate	+/-162	49.1%	+/-13.9	43	+/-32
High school graduate (includes equivalency)	+/-99	32.0%	+/-12.1	71	+/-47
Some college or associate's degree	+/-63	15.6%	+/-8.8	7	+/-13
Bachelor's degree or higher	+/-26	3.3%	+/-3.8	0	+/-11
Population 25 years and over	+/-401	(X)	(X)	991	+/-269
Less than 9th grade	+/-196	10.1%	+/-6.2	7	+/-13
9th to 12th grade, no diploma	+/-141	20.0%	+/-3.6	253	+/-113
High school graduate (includes equivalency)	+/-186	47.4%	+/-4.9	298	+/-136
Some college, no degree	+/-155	16.2%	+/-4.4	235	+/-132
Associate's degree	+/-60	3.0%	+/-2.0	105	+/-79
Bachelor's degree	+/-58	2.9%	+/-1.9	93	+/-77
Graduate or professional degree	+/-22	0.6%	+/-0.7	0	+/-11
Percent high school graduate or higher	(X)	69.9%	+/-6.0	(X)	(X)
Percent bachelor's degree or higher	(X)	3.4%	+/-2.3	(X)	(X)
Population 25 to 34 years	+/-237	(X)	(X)	240	+/-128
High school graduate or higher	+/-185	68.3%	+/-9.0	133	+/-73
Bachelor's degree or higher	+/-22	1.5%	+/-2.0	7	+/-13
Population 35 to 44 years	+/-198	(X)	(X)	300	+/-139
High school graduate or higher	+/-95	57.3%	+/-21.2	244	+/-139
Bachelor's degree or higher	+/-39	5.9%	+/-6.6	63	+/-67
Population 45 to 64 years	+/-176	(X)	(X)	237	+/-126
High school graduate or higher	+/-152	76.4%	+/-8.9	237	+/-126
Bachelor's degree or higher	+/-27	3.2%	+/-2.8	7	+/-13
Population 65 years and over	+/-92	(X)	(X)	214	+/-120
High school graduate or higher	+/-85	83.8%	+/-19.2	117	+/-79
Bachelor's degree or higher	+/-27	8.6%	+/-14.5	16	+/-26
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT					
White alone	+/-266	(X)	(X)	663	+/-215
High school graduate or higher	+/-181	71.1%	+/-10.1	499	+/-187
Bachelor's degree or higher	+/-63	6.3%	+/-4.2	86	+/-75
White alone, not Hispanic or Latino	+/-182	(X)	(X)	641	+/-210
High school graduate or higher	+/-166	76.9%	+/-6.7	499	+/-187
Bachelor's degree or higher	+/-63	7.2%	+/-4.8	86	+/-75
Black alone	+/-243	(X)	(X)	225	+/-143
High school graduate or higher	+/-183	69.2%	+/-7.8	160	+/-111
Bachelor's degree or higher	+/-17	0.8%	+/-1.5	7	+/-13
American Indian or Alaska Native alone	+/-11	(X)	(X)	0	+/-11
High school graduate or higher	+/-11	-	**	0	+/-11
Bachelor's degree or higher	+/-11	-	**	0	+/-11
Asian alone	+/-11	(X)	(X)	0	+/-11
High school graduate or higher	+/-11	-	**	0	+/-11
Bachelor's degree or higher	+/-11	-	**	0	+/-11
Native Hawaiian and Other Pacific Islander alone	+/-11	(X)	(X)	0	+/-11
High school graduate or higher	+/-11	-	**	0	+/-11
Bachelor's degree or higher	+/-11	-	**	0	+/-11

Subject	Riverside CDP, New York				
	Males	Percent Males		Females	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Some other race alone	+/-77	(X)	(X)	29	+/-38
High school graduate or higher	+/-65	77.8%	+/-27.7	29	+/-38
Bachelor's degree or higher	+/-11	0.0%	+/-25.7	0	+/-11
Two or more races	+/-96	(X)	(X)	74	+/-63
High school graduate or higher	+/-77	63.5%	+/-14.3	43	+/-55
Bachelor's degree or higher	+/-11	0.0%	+/-10.4	0	+/-11
Hispanic or Latino Origin	+/-214	(X)	(X)	115	+/-75
High school graduate or higher	+/-122	53.6%	+/-23.3	72	+/-67
Bachelor's degree or higher	+/-11	0.0%	+/-5.6	0	+/-11
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT					
Less than high school graduate	(X)	0.0%	+/-16.2	(X)	(X)
High school graduate (includes equivalency)	(X)	2.0%	+/-5.0	(X)	(X)
Some college or associate's degree	(X)	3.3%	+/-8.0	(X)	(X)
Bachelor's degree or higher	(X)	0.0%	+/-41.6	(X)	(X)
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)					
Population 25 years and over with earnings	(X)	(X)	(X)	(X)	(X)
Less than high school graduate	(X)	(X)	(X)	(X)	(X)
High school graduate (includes equivalency)	(X)	(X)	(X)	(X)	(X)
Some college or associate's degree	(X)	(X)	(X)	(X)	(X)
Bachelor's degree	(X)	(X)	(X)	(X)	(X)
Graduate or professional degree	(X)	(X)	(X)	(X)	(X)

Subject	Riverside CDP, New York	
	Percent Females	
	Estimate	Margin of Error
Population 18 to 24 years	(X)	(X)
Less than high school graduate	35.5%	+/-21.6
High school graduate (includes equivalency)	58.7%	+/-22.1
Some college or associate's degree	5.8%	+/-10.5
Bachelor's degree or higher	0.0%	+/-21.7
Population 25 years and over	(X)	(X)
Less than 9th grade	0.7%	+/-1.4
9th to 12th grade, no diploma	25.5%	+/-9.0
High school graduate (includes equivalency)	30.1%	+/-12.5
Some college, no degree	23.7%	+/-11.1
Associate's degree	10.6%	+/-7.2
Bachelor's degree	9.4%	+/-7.1
Graduate or professional degree	0.0%	+/-3.0
Percent high school graduate or higher	73.8%	+/-9.2
Percent bachelor's degree or higher	9.4%	+/-7.1
Population 25 to 34 years	(X)	(X)
High school graduate or higher	55.4%	+/-11.8
Bachelor's degree or higher	2.9%	+/-6.1
Population 35 to 44 years	(X)	(X)
High school graduate or higher	81.3%	+/-13.1
Bachelor's degree or higher	21.0%	+/-19.3
Population 45 to 64 years	(X)	(X)
High school graduate or higher	100.0%	+/-11.9
Bachelor's degree or higher	3.0%	+/-5.9
Population 65 years and over	(X)	(X)
High school graduate or higher	54.7%	+/-32.7
Bachelor's degree or higher	7.5%	+/-12.1
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT		
White alone	(X)	(X)
High school graduate or higher	75.3%	+/-12.2
Bachelor's degree or higher	13.0%	+/-9.1
White alone, not Hispanic or Latino	(X)	(X)
High school graduate or higher	77.8%	+/-12.8
Bachelor's degree or higher	13.4%	+/-9.4
Black alone	(X)	(X)
High school graduate or higher	71.1%	+/-19.5
Bachelor's degree or higher	3.1%	+/-6.9
American Indian or Alaska Native alone	(X)	(X)
High school graduate or higher	-	**
Bachelor's degree or higher	-	**
Asian alone	(X)	(X)
High school graduate or higher	-	**
Bachelor's degree or higher	-	**
Native Hawaiian and Other Pacific Islander alone	(X)	(X)
High school graduate or higher	-	**
Bachelor's degree or higher	-	**

Subject	Riverside CDP, New York	
	Percent Females	
	Estimate	Margin of Error
Some other race alone	(X)	(X)
High school graduate or higher	100.0%	+/-52.9
Bachelor's degree or higher	0.0%	+/-52.9
Two or more races	(X)	(X)
High school graduate or higher	58.1%	+/-45.3
Bachelor's degree or higher	0.0%	+/-32.0
Hispanic or Latino Origin	(X)	(X)
High school graduate or higher	62.6%	+/-28.7
Bachelor's degree or higher	0.0%	+/-22.7
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT		
Less than high school graduate	18.6%	+/-35.9
High school graduate (includes equivalency)	0.0%	+/-18.5
Some college or associate's degree	8.8%	+/-14.8
Bachelor's degree or higher	0.0%	+/-39.9
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)		
Population 25 years and over with earnings	(X)	(X)
Less than high school graduate	(X)	(X)
High school graduate (includes equivalency)	(X)	(X)
Some college or associate's degree	(X)	(X)
Bachelor's degree	(X)	(X)
Graduate or professional degree	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Questions for "wage and salary" and "tips, bonuses and commissions" were asked separately for the first time during non-response follow-up via Computer Assisted Telephone Interview (CATI) and Computer Assisted Personal Interview (CAPI). Prior to 2013 these questions were asked in combination, "wages, salary, tips, bonuses and commissions."

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is

not appropriate.

7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

8. An '(X)' means that the estimate is not applicable or not available.

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EDUCATIONAL ATTAINMENT

2015 American Community Survey 1-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Suffolk County, New York				
	Total		Percent		Males
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Population 18 to 24 years	140,080	+/-345	(X)	(X)	72,093
Less than high school graduate	13,499	+/-2,091	9.6%	+/-1.5	6,966
High school graduate (includes equivalency)	42,899	+/-3,233	30.6%	+/-2.3	26,126
Some college or associate's degree	60,794	+/-3,232	43.4%	+/-2.3	29,496
Bachelor's degree or higher	22,888	+/-2,418	16.3%	+/-1.7	9,505
Population 25 years and over	1,032,219	+/-345	(X)	(X)	498,647
Less than 9th grade	48,479	+/-3,606	4.7%	+/-0.3	23,463
9th to 12th grade, no diploma	56,283	+/-3,414	5.5%	+/-0.3	30,099
High school graduate (includes equivalency)	291,757	+/-7,798	28.3%	+/-0.8	142,175
Some college, no degree	188,806	+/-6,244	18.3%	+/-0.6	99,034
Associate's degree	90,681	+/-4,828	8.8%	+/-0.5	39,199
Bachelor's degree	195,968	+/-6,987	19.0%	+/-0.7	96,216
Graduate or professional degree	160,245	+/-5,280	15.5%	+/-0.5	68,461
Percent high school graduate or higher	(X)	(X)	89.9%	+/-0.4	(X)
Percent bachelor's degree or higher	(X)	(X)	34.5%	+/-0.8	(X)
Population 25 to 34 years	171,545	+/-415	(X)	(X)	88,461
High school graduate or higher	153,606	+/-2,177	89.5%	+/-1.2	79,594
Bachelor's degree or higher	66,757	+/-3,148	38.9%	+/-1.8	28,027
Population 35 to 44 years	183,875	+/-223	(X)	(X)	91,104
High school graduate or higher	163,339	+/-2,461	88.8%	+/-1.3	79,066
Bachelor's degree or higher	72,207	+/-3,713	39.3%	+/-2.0	31,745
Population 45 to 64 years	442,363	+/-523	(X)	(X)	217,427
High school graduate or higher	406,419	+/-2,960	91.9%	+/-0.7	196,171
Bachelor's degree or higher	153,639	+/-5,387	34.7%	+/-1.2	70,712
Population 65 years and over	234,436	+/-285	(X)	(X)	101,655
High school graduate or higher	204,093	+/-2,311	87.1%	+/-1.0	90,254
Bachelor's degree or higher	63,610	+/-3,065	27.1%	+/-1.3	34,193

Subject	Suffolk County, New York				
	Total		Percent		Males
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT					
White alone	862,929	+/-6,275	(X)	(X)	417,030
High school graduate or higher	791,634	+/-5,633	91.7%	+/-0.5	380,213
Bachelor's degree or higher	302,719	+/-7,555	35.1%	+/-0.9	140,602
White alone, not Hispanic or Latino	750,507	+/-959	(X)	(X)	359,127
High school graduate or higher	708,811	+/-3,283	94.4%	+/-0.4	338,177
Bachelor's degree or higher	282,545	+/-6,852	37.6%	+/-0.9	131,310
Black alone	71,320	+/-1,999	(X)	(X)	32,874
High school graduate or higher	61,808	+/-2,465	86.7%	+/-2.4	28,855
Bachelor's degree or higher	18,870	+/-2,209	26.5%	+/-3.0	8,200
American Indian or Alaska Native alone	N	N	(X)	(X)	N
High school graduate or higher	N	N	N	N	N
Bachelor's degree or higher	N	N	N	N	N
Asian alone	40,406	+/-839	(X)	(X)	19,198
High school graduate or higher	36,442	+/-1,233	90.2%	+/-2.5	17,118
Bachelor's degree or higher	24,012	+/-1,755	59.4%	+/-4.4	11,386
Native Hawaiian and Other Pacific Islander alone	N	N	(X)	(X)	N
High school graduate or higher	N	N	N	N	N
Bachelor's degree or higher	N	N	N	N	N
Some other race alone	38,424	+/-6,161	(X)	(X)	20,570
High school graduate or higher	25,000	+/-4,330	65.1%	+/-5.4	12,997
Bachelor's degree or higher	5,830	+/-1,732	15.2%	+/-4.0	2,857
Two or more races	17,428	+/-3,993	(X)	(X)	8,509
High school graduate or higher	10,880	+/-2,220	62.4%	+/-10.9	5,444
Bachelor's degree or higher	4,163	+/-1,178	23.9%	+/-7.1	1,563
Hispanic or Latino Origin	161,659	*****	(X)	(X)	83,654
High school graduate or higher	113,459	+/-4,229	70.2%	+/-2.6	57,811
Bachelor's degree or higher	27,019	+/-3,284	16.7%	+/-2.0	12,612
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT					
Less than high school graduate	(X)	(X)	17.9%	+/-2.3	(X)
High school graduate (includes equivalency)	(X)	(X)	8.1%	+/-0.9	(X)
Some college or associate's degree	(X)	(X)	5.5%	+/-0.8	(X)
Bachelor's degree or higher	(X)	(X)	3.1%	+/-0.5	(X)
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)					
Population 25 years and over with earnings	47,811	+/-1,400	(X)	(X)	55,838
Less than high school graduate	26,729	+/-1,483	(X)	(X)	30,172
High school graduate (includes equivalency)	36,725	+/-1,383	(X)	(X)	45,193
Some college or associate's degree	45,428	+/-1,810	(X)	(X)	56,354
Bachelor's degree	60,835	+/-1,549	(X)	(X)	75,851
Graduate or professional degree	85,348	+/-4,873	(X)	(X)	100,148

Subject	Suffolk County, New York				
	Males	Percent Males		Females	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 18 to 24 years	+/-222	(X)	(X)	67,987	+/-284
Less than high school graduate	+/-1,483	9.7%	+/-2.1	6,533	+/-1,374
High school graduate (includes equivalency)	+/-2,438	36.2%	+/-3.4	16,773	+/-2,054
Some college or associate's degree	+/-2,141	40.9%	+/-2.9	31,298	+/-2,374
Bachelor's degree or higher	+/-1,449	13.2%	+/-2.0	13,383	+/-1,782
Population 25 years and over	+/-222	(X)	(X)	533,572	+/-284
Less than 9th grade	+/-2,427	4.7%	+/-0.5	25,016	+/-2,872
9th to 12th grade, no diploma	+/-2,940	6.0%	+/-0.6	26,184	+/-2,057
High school graduate (includes equivalency)	+/-5,568	28.5%	+/-1.1	149,582	+/-5,445
Some college, no degree	+/-4,156	19.9%	+/-0.8	89,772	+/-4,130
Associate's degree	+/-3,300	7.9%	+/-0.7	51,482	+/-3,689
Bachelor's degree	+/-4,463	19.3%	+/-0.9	99,752	+/-4,277
Graduate or professional degree	+/-3,740	13.7%	+/-0.7	91,784	+/-3,669
Percent high school graduate or higher	(X)	89.3%	+/-0.7	(X)	(X)
Percent bachelor's degree or higher	(X)	33.0%	+/-1.0	(X)	(X)
Population 25 to 34 years	+/-209	(X)	(X)	83,084	+/-314
High school graduate or higher	+/-1,646	90.0%	+/-1.9	74,012	+/-1,364
Bachelor's degree or higher	+/-2,425	31.7%	+/-2.7	38,730	+/-2,257
Population 35 to 44 years	+/-136	(X)	(X)	92,771	+/-201
High school graduate or higher	+/-1,737	86.8%	+/-1.9	84,273	+/-1,547
Bachelor's degree or higher	+/-2,403	34.8%	+/-2.6	40,462	+/-2,291
Population 45 to 64 years	+/-299	(X)	(X)	224,936	+/-436
High school graduate or higher	+/-2,358	90.2%	+/-1.1	210,248	+/-1,584
Bachelor's degree or higher	+/-3,419	32.5%	+/-1.6	82,927	+/-3,519
Population 65 years and over	+/-182	(X)	(X)	132,781	+/-187
High school graduate or higher	+/-1,442	88.8%	+/-1.4	113,839	+/-1,670
Bachelor's degree or higher	+/-2,058	33.6%	+/-2.0	29,417	+/-1,853
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT					
White alone	+/-3,654	(X)	(X)	445,899	+/-3,241
High school graduate or higher	+/-3,936	91.2%	+/-0.7	411,421	+/-3,137
Bachelor's degree or higher	+/-4,798	33.7%	+/-1.1	162,117	+/-4,479
White alone, not Hispanic or Latino	+/-543	(X)	(X)	391,380	+/-579
High school graduate or higher	+/-2,374	94.2%	+/-0.6	370,634	+/-1,774
Bachelor's degree or higher	+/-4,207	36.6%	+/-1.2	151,235	+/-4,301
Black alone	+/-1,002	(X)	(X)	38,446	+/-1,506
High school graduate or higher	+/-1,332	87.8%	+/-3.1	32,953	+/-1,926
Bachelor's degree or higher	+/-1,611	24.9%	+/-4.6	10,670	+/-1,594
American Indian or Alaska Native alone	N	(X)	(X)	N	N
High school graduate or higher	N	N	N	N	N
Bachelor's degree or higher	N	N	N	N	N
Asian alone	+/-435	(X)	(X)	21,208	+/-525
High school graduate or higher	+/-820	89.2%	+/-3.7	19,324	+/-676
Bachelor's degree or higher	+/-1,053	59.3%	+/-5.6	12,626	+/-1,102
Native Hawaiian and Other Pacific Islander alone	N	(X)	(X)	N	N
High school graduate or higher	N	N	N	N	N
Bachelor's degree or higher	N	N	N	N	N

Subject	Suffolk County, New York				
	Males	Percent Males		Females	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Some other race alone	+/-3,498	(X)	(X)	17,854	+/-3,226
High school graduate or higher	+/-2,662	63.2%	+/-6.2	12,003	+/-2,322
Bachelor's degree or higher	+/-1,044	13.9%	+/-4.7	2,973	+/-1,023
Two or more races	+/-2,004	(X)	(X)	8,919	+/-2,335
High school graduate or higher	+/-1,287	64.0%	+/-11.3	5,436	+/-1,252
Bachelor's degree or higher	+/-695	18.4%	+/-8.1	2,600	+/-791
Hispanic or Latino Origin	*****	(X)	(X)	78,005	*****
High school graduate or higher	+/-2,602	69.1%	+/-3.1	55,648	+/-2,693
Bachelor's degree or higher	+/-2,166	15.1%	+/-2.6	14,407	+/-1,967
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT					
Less than high school graduate	(X)	17.8%	+/-3.2	(X)	(X)
High school graduate (includes equivalency)	(X)	6.8%	+/-1.3	(X)	(X)
Some college or associate's degree	(X)	3.9%	+/-1.0	(X)	(X)
Bachelor's degree or higher	(X)	2.3%	+/-0.7	(X)	(X)
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)					
Population 25 years and over with earnings	+/-1,375	(X)	(X)	40,345	+/-597
Less than high school graduate	+/-1,906	(X)	(X)	22,411	+/-2,883
High school graduate (includes equivalency)	+/-4,094	(X)	(X)	27,218	+/-1,950
Some college or associate's degree	+/-1,758	(X)	(X)	35,546	+/-2,135
Bachelor's degree	+/-2,760	(X)	(X)	50,108	+/-3,809
Graduate or professional degree	+/-4,132	(X)	(X)	77,215	+/-2,999

Subject	Suffolk County, New York	
	Percent Females	
	Estimate	Margin of Error
Population 18 to 24 years	(X)	(X)
Less than high school graduate	9.6%	+/-2.0
High school graduate (includes equivalency)	24.7%	+/-3.0
Some college or associate's degree	46.0%	+/-3.5
Bachelor's degree or higher	19.7%	+/-2.6
Population 25 years and over	(X)	(X)
Less than 9th grade	4.7%	+/-0.5
9th to 12th grade, no diploma	4.9%	+/-0.4
High school graduate (includes equivalency)	28.0%	+/-1.0
Some college, no degree	16.8%	+/-0.8
Associate's degree	9.6%	+/-0.7
Bachelor's degree	18.7%	+/-0.8
Graduate or professional degree	17.2%	+/-0.7
Percent high school graduate or higher	90.4%	+/-0.6
Percent bachelor's degree or higher	35.9%	+/-1.0
Population 25 to 34 years	(X)	(X)
High school graduate or higher	89.1%	+/-1.6
Bachelor's degree or higher	46.6%	+/-2.7
Population 35 to 44 years	(X)	(X)
High school graduate or higher	90.8%	+/-1.7
Bachelor's degree or higher	43.6%	+/-2.5
Population 45 to 64 years	(X)	(X)
High school graduate or higher	93.5%	+/-0.7
Bachelor's degree or higher	36.9%	+/-1.5
Population 65 years and over	(X)	(X)
High school graduate or higher	85.7%	+/-1.2
Bachelor's degree or higher	22.2%	+/-1.4
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT		
White alone	(X)	(X)
High school graduate or higher	92.3%	+/-0.6
Bachelor's degree or higher	36.4%	+/-1.1
White alone, not Hispanic or Latino	(X)	(X)
High school graduate or higher	94.7%	+/-0.5
Bachelor's degree or higher	38.6%	+/-1.1
Black alone	(X)	(X)
High school graduate or higher	85.7%	+/-3.4
Bachelor's degree or higher	27.8%	+/-4.2
American Indian or Alaska Native alone	(X)	(X)
High school graduate or higher	N	N
Bachelor's degree or higher	N	N
Asian alone	(X)	(X)
High school graduate or higher	91.1%	+/-2.4
Bachelor's degree or higher	59.5%	+/-5.1
Native Hawaiian and Other Pacific Islander alone	(X)	(X)
High school graduate or higher	N	N
Bachelor's degree or higher	N	N

Subject	Suffolk County, New York	
	Percent Females	
	Estimate	Margin of Error
Some other race alone	(X)	(X)
High school graduate or higher	67.2%	+/-7.7
Bachelor's degree or higher	16.7%	+/-4.9
Two or more races	(X)	(X)
High school graduate or higher	60.9%	+/-12.4
Bachelor's degree or higher	29.2%	+/-8.9
Hispanic or Latino Origin	(X)	(X)
High school graduate or higher	71.3%	+/-3.5
Bachelor's degree or higher	18.5%	+/-2.5
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT		
Less than high school graduate	18.1%	+/-3.0
High school graduate (includes equivalency)	9.2%	+/-1.2
Some college or associate's degree	7.0%	+/-1.3
Bachelor's degree or higher	3.9%	+/-0.7
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)		
Population 25 years and over with earnings	(X)	(X)
Less than high school graduate	(X)	(X)
High school graduate (includes equivalency)	(X)	(X)
Some college or associate's degree	(X)	(X)
Bachelor's degree	(X)	(X)
Graduate or professional degree	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Estimates

Explanation of Symbols:

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7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

S1901

INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)

2011-2015 American Community Survey 5-Year Estimates

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Subject	Riverside CDP, New York				
	Households		Families		Married-couple families
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total	570	+/-209	152	+/-88	112
Less than $10,000	2.8%	+/-4.8	0.0%	+/-17.8	0.0%
$10,000 to $14,999	14.0%	+/-13.4	0.0%	+/-17.8	0.0%
$15,000 to $24,999	19.6%	+/-17.1	11.8%	+/-19.9	16.1%
$25,000 to $34,999	3.3%	+/-5.4	0.0%	+/-17.8	0.0%
$35,000 to $49,999	25.3%	+/-21.8	0.0%	+/-17.8	0.0%
$50,000 to $74,999	17.7%	+/-12.5	45.4%	+/-29.7	38.4%
$75,000 to $99,999	5.4%	+/-7.0	20.4%	+/-25.1	15.2%
$100,000 to $149,999	11.8%	+/-12.5	22.4%	+/-31.6	30.4%
$150,000 to $199,999	0.0%	+/-5.1	0.0%	+/-17.8	0.0%
$200,000 or more	0.0%	+/-5.1	0.0%	+/-17.8	0.0%
Median income (dollars)	39,571	+/-12,010	73,942	+/-4,328	71,932
Mean income (dollars)	48,282	+/-12,163	77,845	+/-19,209	N
PERCENT IMPUTED					
Household income in the past 12 months	27.4%	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	17.1%	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)

Subject	Riverside CDP, New York		
	Married-couple families	Nonfamily households	
	Margin of Error	Estimate	Margin of Error
Total	+/-84	418	+/-197
Less than $10,000	+/-23.2	3.8%	+/-6.7
$10,000 to $14,999	+/-23.2	19.1%	+/-18.4
$15,000 to $24,999	+/-25.4	22.5%	+/-21.7
$25,000 to $34,999	+/-23.2	4.5%	+/-7.6
$35,000 to $49,999	+/-23.2	34.4%	+/-27.7
$50,000 to $74,999	+/-37.8	7.7%	+/-9.4
$75,000 to $99,999	+/-22.3	0.0%	+/-6.9
$100,000 to $149,999	+/-37.9	7.9%	+/-9.8
$150,000 to $199,999	+/-23.2	0.0%	+/-6.9
$200,000 or more	+/-23.2	0.0%	+/-6.9
Median income (dollars)	+/-9,660	33,750	+/-25,045
Mean income (dollars)	N	37,531	+/-11,954
PERCENT IMPUTED			
Household income in the past 12 months	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	31.1%	(X)

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

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S1901

INCOME IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)

2016 American Community Survey 1-Year Estimates

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Subject	Suffolk County, New York				
	Households		Families		Married-couple families
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total	474,311	+/-4,927	349,115	+/-5,998	272,856
Less than $10,000	3.5%	+/-0.4	2.2%	+/-0.5	0.8%
$10,000 to $14,999	2.6%	+/-0.4	1.7%	+/-0.5	0.9%
$15,000 to $24,999	6.2%	+/-0.5	3.2%	+/-0.5	2.0%
$25,000 to $34,999	5.6%	+/-0.5	4.3%	+/-0.6	3.6%
$35,000 to $49,999	8.0%	+/-0.7	6.5%	+/-0.6	5.5%
$50,000 to $74,999	14.5%	+/-0.8	14.3%	+/-1.0	12.7%
$75,000 to $99,999	12.8%	+/-0.7	13.5%	+/-0.9	12.9%
$100,000 to $149,999	20.1%	+/-0.8	22.8%	+/-1.0	24.6%
$150,000 to $199,999	12.9%	+/-0.7	15.2%	+/-0.8	17.4%
$200,000 or more	13.8%	+/-0.7	16.5%	+/-0.9	19.6%
Median income (dollars)	92,933	+/-2,401	107,747	+/-2,649	122,043
Mean income (dollars)	118,609	+/-2,466	133,523	+/-3,157	147,904
PERCENT ALLOCATED					
Household income in the past 12 months	44.7%	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	46.7%	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)

Subject	Suffolk County, New York		
	Married-couple families	Nonfamily households	
	Margin of Error	Estimate	Margin of Error
Total	+/-5,516	125,196	+/-5,192
Less than $10,000	+/-0.3	8.8%	+/-1.3
$10,000 to $14,999	+/-0.4	5.5%	+/-1.0
$15,000 to $24,999	+/-0.5	15.2%	+/-1.7
$25,000 to $34,999	+/-0.6	9.5%	+/-1.3
$35,000 to $49,999	+/-0.7	12.4%	+/-1.4
$50,000 to $74,999	+/-1.1	16.4%	+/-1.8
$75,000 to $99,999	+/-1.1	11.0%	+/-1.4
$100,000 to $149,999	+/-1.2	12.5%	+/-1.6
$150,000 to $199,999	+/-1.0	4.3%	+/-0.8
$200,000 or more	+/-1.1	4.3%	+/-0.8
Median income (dollars)	+/-2,763	47,270	+/-3,191
Mean income (dollars)	+/-3,503	68,706	+/-3,677
PERCENT ALLOCATED			
Household income in the past 12 months	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	36.9%	(X)

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When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

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Source: U.S. Census Bureau, 2016 American Community Survey 1-Year Estimates

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DP03

SELECTED ECONOMIC CHARACTERISTICS

2009-2013 American Community Survey 5-Year Estimates

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Subject	Riverside CDP, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	4,415	+/-680	4,415	(X)
In labor force	1,133	+/-290	25.7%	+/-6.3
Civilian labor force	1,133	+/-290	25.7%	+/-6.3
Employed	968	+/-253	21.9%	+/-5.6
Unemployed	165	+/-114	3.7%	+/-2.5
Armed Forces	0	+/-12	0.0%	+/-0.7
Not in labor force	3,282	+/-630	74.3%	+/-6.3
Civilian labor force	1,133	+/-290	1,133	(X)
Percent Unemployed	(X)	(X)	14.6%	+/-9.0
Females 16 years and over	1,316	+/-266	1,316	(X)
In labor force	449	+/-133	34.1%	+/-9.4
Civilian labor force	449	+/-133	34.1%	+/-9.4
Employed	384	+/-119	29.2%	+/-8.5
Own children under 6 years	77	+/-102	77	(X)
All parents in family in labor force	57	+/-95	74.0%	+/-57.6
Own children 6 to 17 years	167	+/-139	167	(X)
All parents in family in labor force	167	+/-139	100.0%	+/-17.6
COMMUTING TO WORK				
Workers 16 years and over	950	+/-253	950	(X)
Car, truck, or van -- drove alone	729	+/-178	76.7%	+/-9.0
Car, truck, or van -- carpooled	110	+/-134	11.6%	+/-12.2
Public transportation (excluding taxicab)	0	+/-12	0.0%	+/-3.4
Walked	62	+/-86	6.5%	+/-9.1
Other means	49	+/-65	5.2%	+/-7.2
Worked at home	0	+/-12	0.0%	+/-3.4
Mean travel time to work (minutes)	20.3	+/-7.0	(X)	(X)

Subject	Riverside CDP, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian employed population 16 years and over	968	+/-253	968	(X)
Management, business, science, and arts occupations	104	+/-78	10.7%	+/-8.5
Service occupations	298	+/-172	30.8%	+/-19.1
Sales and office occupations	158	+/-122	16.3%	+/-13.2
Natural resources, construction, and maintenance occupations	310	+/-292	32.0%	+/-25.3
Production, transportation, and material moving occupations	98	+/-85	10.1%	+/-9.1
INDUSTRY				
Civilian employed population 16 years and over	968	+/-253	968	(X)
Agriculture, forestry, fishing and hunting, and mining	181	+/-278	18.7%	+/-26.0
Construction	57	+/-56	5.9%	+/-5.6
Manufacturing	0	+/-12	0.0%	+/-3.3
Wholesale trade	111	+/-72	11.5%	+/-8.1
Retail trade	166	+/-130	17.1%	+/-13.9
Transportation and warehousing, and utilities	8	+/-16	0.8%	+/-1.7
Information	17	+/-27	1.8%	+/-2.9
Finance and insurance, and real estate and rental and leasing	17	+/-27	1.8%	+/-2.9
Professional, scientific, and management, and administrative and waste management services	126	+/-116	13.0%	+/-12.8
Educational services, and health care and social assistance	211	+/-133	21.8%	+/-14.4
Arts, entertainment, and recreation, and accommodation and food services	0	+/-12	0.0%	+/-3.3
Other services, except public administration	74	+/-72	7.6%	+/-7.2
Public administration	0	+/-12	0.0%	+/-3.3
CLASS OF WORKER				
Civilian employed population 16 years and over	968	+/-253	968	(X)
Private wage and salary workers	698	+/-244	72.1%	+/-13.1
Government workers	160	+/-88	16.5%	+/-9.7
Self-employed in own not incorporated business workers	110	+/-102	11.4%	+/-10.0
Unpaid family workers	0	+/-12	0.0%	+/-3.3
INCOME AND BENEFITS (IN 2013 INFLATION-ADJUSTED DOLLARS)				
Total households	803	+/-172	803	(X)
Less than $10,000	15	+/-23	1.9%	+/-2.9
$10,000 to $14,999	46	+/-43	5.7%	+/-5.1
$15,000 to $24,999	179	+/-118	22.3%	+/-13.2
$25,000 to $34,999	133	+/-113	16.6%	+/-13.5
$35,000 to $49,999	185	+/-149	23.0%	+/-16.7
$50,000 to $74,999	172	+/-71	21.4%	+/-9.6
$75,000 to $99,999	43	+/-58	5.4%	+/-7.4
$100,000 to $149,999	0	+/-12	0.0%	+/-4.0
$150,000 to $199,999	0	+/-12	0.0%	+/-4.0
$200,000 or more	30	+/-49	3.7%	+/-6.0
Median household income (dollars)	36,781	+/-8,300	(X)	(X)
Mean household income (dollars)	48,720	+/-14,774	(X)	(X)
With earnings	557	+/-143	69.4%	+/-12.2
Mean earnings (dollars)	47,897	+/-20,826	(X)	(X)
With Social Security	426	+/-133	53.1%	+/-14.4
Mean Social Security income (dollars)	16,578	+/-3,904	(X)	(X)
With retirement income	214	+/-108	26.7%	+/-13.1
Mean retirement income (dollars)	16,562	+/-8,010	(X)	(X)
With Supplemental Security Income	69	+/-64	8.6%	+/-7.6

Subject	Riverside CDP, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Mean Supplemental Security Income (dollars)	4,494	+/-2,304	(X)	(X)
With cash public assistance income	48	+/-58	6.0%	+/-6.9
Mean cash public assistance income (dollars)	2,329	+/-1,064	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	196	+/-91	24.4%	+/-11.5
Families	337	+/-143	337	(X)
Less than $10,000	0	+/-12	0.0%	+/-9.2
$10,000 to $14,999	0	+/-12	0.0%	+/-9.2
$15,000 to $24,999	61	+/-70	18.1%	+/-18.8
$25,000 to $34,999	85	+/-100	25.2%	+/-22.2
$35,000 to $49,999	0	+/-12	0.0%	+/-9.2
$50,000 to $74,999	148	+/-73	43.9%	+/-21.0
$75,000 to $99,999	43	+/-58	12.8%	+/-17.4
$100,000 to $149,999	0	+/-12	0.0%	+/-9.2
$150,000 to $199,999	0	+/-12	0.0%	+/-9.2
$200,000 or more	0	+/-12	0.0%	+/-9.2
Median family income (dollars)	54,315	+/-28,635	(X)	(X)
Mean family income (dollars)	51,131	+/-9,837	(X)	(X)
Per capita income (dollars)	13,149	+/-2,928	(X)	(X)
Nonfamily households	466	+/-187	466	(X)
Median nonfamily income (dollars)	35,375	+/-15,066	(X)	(X)
Mean nonfamily income (dollars)	46,976	+/-24,418	(X)	(X)
Median earnings for workers (dollars)	14,018	+/-4,648	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	35,821	+/-4,352	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	40,500	+/-38,164	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	2,012	+/-446	2,012	(X)
With health insurance coverage	1,146	+/-348	57.0%	+/-11.2
With private health insurance	620	+/-237	30.8%	+/-11.0
With public coverage	830	+/-307	41.3%	+/-11.9
No health insurance coverage	866	+/-287	43.0%	+/-11.2
Civilian noninstitutionalized population under 18 years	258	+/-178	258	(X)
No health insurance coverage	82	+/-58	31.8%	+/-23.9
Civilian noninstitutionalized population 18 to 64 years	1,320	+/-370	1,320	(X)
In labor force:	1,009	+/-308	1,009	(X)
Employed:	862	+/-262	862	(X)
With health insurance coverage	354	+/-176	41.1%	+/-20.6
With private health insurance	288	+/-177	33.4%	+/-20.4
With public coverage	66	+/-70	7.7%	+/-8.0
No health insurance coverage	508	+/-259	58.9%	+/-20.6
Unemployed:	147	+/-111	147	(X)
With health insurance coverage	16	+/-31	10.9%	+/-20.8
With private health insurance	0	+/-12	0.0%	+/-19.7
With public coverage	16	+/-31	10.9%	+/-20.8
No health insurance coverage	131	+/-105	89.1%	+/-20.8
Not in labor force:	311	+/-206	311	(X)
With health insurance coverage	166	+/-124	53.4%	+/-29.4
With private health insurance	78	+/-88	25.1%	+/-25.0
With public coverage	138	+/-117	44.4%	+/-35.5
No health insurance coverage	145	+/-144	46.6%	+/-29.4

Subject	Riverside CDP, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	12.5%	+/-16.3
With related children under 18 years	(X)	(X)	22.0%	+/-26.8
With related children under 5 years only	(X)	(X)	0.0%	+/-34.4
Married couple families	(X)	(X)	9.7%	+/-17.8
With related children under 18 years	(X)	(X)	24.6%	+/-43.7
With related children under 5 years only	(X)	(X)	0.0%	+/-69.9
Families with female householder, no husband present	(X)	(X)	22.0%	+/-35.0
With related children under 18 years	(X)	(X)	36.1%	+/-56.3
With related children under 5 years only	(X)	(X)	-	**
All people	(X)	(X)	20.8%	+/-12.0
Under 18 years	(X)	(X)	34.8%	+/-34.8
Related children under 18 years	(X)	(X)	34.8%	+/-34.8
Related children under 5 years	(X)	(X)	0.0%	+/-32.9
Related children 5 to 17 years	(X)	(X)	50.9%	+/-38.2
18 years and over	(X)	(X)	18.8%	+/-9.6
18 to 64 years	(X)	(X)	22.8%	+/-11.8
65 years and over	(X)	(X)	6.7%	+/-7.4
People in families	(X)	(X)	13.5%	+/-17.7
Unrelated individuals 15 years and over	(X)	(X)	33.2%	+/-11.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Workers include members of the Armed Forces and civilians who were at work last week.

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

DP03

SELECTED ECONOMIC CHARACTERISTICS

2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Suffolk County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	1,190,240	+/-793	1,190,240	(X)
In labor force	786,380	+/-3,521	66.1%	+/-0.3
Civilian labor force	785,784	+/-3,509	66.0%	+/-0.3
Employed	727,484	+/-3,598	61.1%	+/-0.3
Unemployed	58,300	+/-1,937	4.9%	+/-0.2
Armed Forces	596	+/-157	0.1%	+/-0.1
Not in labor force	403,860	+/-3,630	33.9%	+/-0.3
Civilian labor force	785,784	+/-3,509	785,784	(X)
Percent Unemployed	(X)	(X)	7.4%	+/-0.2
Females 16 years and over	610,612	+/-628	610,612	(X)
In labor force	369,689	+/-2,361	60.5%	+/-0.4
Civilian labor force	369,608	+/-2,350	60.5%	+/-0.4
Employed	343,473	+/-2,432	56.3%	+/-0.4
Own children under 6 years	99,653	+/-1,021	99,653	(X)
All parents in family in labor force	64,514	+/-1,335	64.7%	+/-1.3
Own children 6 to 17 years	238,700	+/-1,169	238,700	(X)
All parents in family in labor force	171,125	+/-2,306	71.7%	+/-0.9
COMMUTING TO WORK				
Workers 16 years and over	712,824	+/-3,722	712,824	(X)
Car, truck, or van -- drove alone	566,531	+/-3,956	79.5%	+/-0.4
Car, truck, or van -- carpooled	57,159	+/-2,347	8.0%	+/-0.3
Public transportation (excluding taxicab)	44,395	+/-1,418	6.2%	+/-0.2
Walked	10,731	+/-860	1.5%	+/-0.1
Other means	8,538	+/-824	1.2%	+/-0.1
Worked at home	25,470	+/-1,278	3.6%	+/-0.2
Mean travel time to work (minutes)	30.7	+/-0.2	(X)	(X)

Subject	Suffolk County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian employed population 16 years and over	727,484	+/-3,598	727,484	(X)
Management, business, science, and arts occupations	274,762	+/-3,454	37.8%	+/-0.4
Service occupations	125,053	+/-2,595	17.2%	+/-0.3
Sales and office occupations	190,382	+/-2,794	26.2%	+/-0.4
Natural resources, construction, and maintenance occupations	67,271	+/-1,850	9.2%	+/-0.3
Production, transportation, and material moving occupations	70,016	+/-1,921	9.6%	+/-0.3
INDUSTRY				
Civilian employed population 16 years and over	727,484	+/-3,598	727,484	(X)
Agriculture, forestry, fishing and hunting, and mining	2,492	+/-432	0.3%	+/-0.1
Construction	55,818	+/-1,580	7.7%	+/-0.2
Manufacturing	56,947	+/-1,972	7.8%	+/-0.3
Wholesale trade	23,996	+/-1,029	3.3%	+/-0.1
Retail trade	86,276	+/-2,086	11.9%	+/-0.3
Transportation and warehousing, and utilities	38,639	+/-1,337	5.3%	+/-0.2
Information	19,711	+/-1,017	2.7%	+/-0.1
Finance and insurance, and real estate and rental and leasing	52,820	+/-1,603	7.3%	+/-0.2
Professional, scientific, and management, and administrative and waste management services	79,389	+/-2,064	10.9%	+/-0.3
Educational services, and health care and social assistance	190,062	+/-2,782	26.1%	+/-0.4
Arts, entertainment, and recreation, and accommodation and food services	51,478	+/-1,619	7.1%	+/-0.2
Other services, except public administration	32,405	+/-1,263	4.5%	+/-0.2
Public administration	37,451	+/-1,395	5.1%	+/-0.2
CLASS OF WORKER				
Civilian employed population 16 years and over	727,484	+/-3,598	727,484	(X)
Private wage and salary workers	557,898	+/-4,119	76.7%	+/-0.4
Government workers	132,636	+/-2,516	18.2%	+/-0.3
Self-employed in own not incorporated business workers	36,222	+/-1,575	5.0%	+/-0.2
Unpaid family workers	728	+/-194	0.1%	+/-0.1
INCOME AND BENEFITS (IN 2013 INFLATION-ADJUSTED DOLLARS)				
Total households	497,347	+/-2,256	497,347	(X)
Less than $10,000	15,940	+/-944	3.2%	+/-0.2
$10,000 to $14,999	13,124	+/-881	2.6%	+/-0.2
$15,000 to $24,999	30,662	+/-1,200	6.2%	+/-0.2
$25,000 to $34,999	30,183	+/-926	6.1%	+/-0.2
$35,000 to $49,999	45,389	+/-1,375	9.1%	+/-0.3
$50,000 to $74,999	74,974	+/-1,964	15.1%	+/-0.4
$75,000 to $99,999	71,080	+/-1,774	14.3%	+/-0.4
$100,000 to $149,999	106,871	+/-1,881	21.5%	+/-0.4
$150,000 to $199,999	55,179	+/-1,588	11.1%	+/-0.3
$200,000 or more	53,945	+/-1,405	10.8%	+/-0.3
Median household income (dollars)	87,763	+/-1,101	(X)	(X)
Mean household income (dollars)	108,316	+/-878	(X)	(X)
With earnings	402,903	+/-2,265	81.0%	+/-0.3
Mean earnings (dollars)	109,182	+/-1,052	(X)	(X)
With Social Security	159,541	+/-1,701	32.1%	+/-0.3
Mean Social Security income (dollars)	19,824	+/-132	(X)	(X)
With retirement income	105,269	+/-1,417	21.2%	+/-0.3
Mean retirement income (dollars)	31,408	+/-624	(X)	(X)
With Supplemental Security Income	17,048	+/-944	3.4%	+/-0.2

Subject	Suffolk County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Mean Supplemental Security Income (dollars)	10,554	+/-374	(X)	(X)
With cash public assistance income	10,905	+/-698	2.2%	+/-0.1
Mean cash public assistance income (dollars)	5,364	+/-372	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	28,132	+/-1,284	5.7%	+/-0.3
Families	374,411	+/-2,271	374,411	(X)
Less than $10,000	7,384	+/-725	2.0%	+/-0.2
$10,000 to $14,999	4,542	+/-464	1.2%	+/-0.1
$15,000 to $24,999	13,953	+/-750	3.7%	+/-0.2
$25,000 to $34,999	17,878	+/-836	4.8%	+/-0.2
$35,000 to $49,999	30,462	+/-1,197	8.1%	+/-0.3
$50,000 to $74,999	55,238	+/-1,659	14.8%	+/-0.4
$75,000 to $99,999	56,153	+/-1,550	15.0%	+/-0.4
$100,000 to $149,999	90,812	+/-1,785	24.3%	+/-0.5
$150,000 to $199,999	49,327	+/-1,429	13.2%	+/-0.4
$200,000 or more	48,662	+/-1,336	13.0%	+/-0.3
Median family income (dollars)	100,652	+/-981	(X)	(X)
Mean family income (dollars)	120,896	+/-1,098	(X)	(X)
Per capita income (dollars)	36,945	+/-293	(X)	(X)
Nonfamily households	122,936	+/-2,069	122,936	(X)
Median nonfamily income (dollars)	45,622	+/-1,181	(X)	(X)
Mean nonfamily income (dollars)	62,999	+/-1,254	(X)	(X)
Median earnings for workers (dollars)	40,869	+/-340	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	65,289	+/-788	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	49,516	+/-605	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	1,481,777	+/-868	1,481,777	(X)
With health insurance coverage	1,337,029	+/-4,452	90.2%	+/-0.3
With private health insurance	1,158,121	+/-6,575	78.2%	+/-0.4
With public coverage	359,666	+/-4,933	24.3%	+/-0.3
No health insurance coverage	144,748	+/-4,273	9.8%	+/-0.3
Civilian noninstitutionalized population under 18 years	350,078	+/-135	350,078	(X)
No health insurance coverage	14,918	+/-1,170	4.3%	+/-0.3
Civilian noninstitutionalized population 18 to 64 years	929,734	+/-662	929,734	(X)
In labor force:	734,730	+/-3,157	734,730	(X)
Employed:	682,249	+/-3,407	682,249	(X)
With health insurance coverage	599,041	+/-4,105	87.8%	+/-0.4
With private health insurance	577,306	+/-4,194	84.6%	+/-0.4
With public coverage	33,352	+/-1,690	4.9%	+/-0.2
No health insurance coverage	83,208	+/-2,656	12.2%	+/-0.4
Unemployed:	52,481	+/-1,842	52,481	(X)
With health insurance coverage	35,156	+/-1,631	67.0%	+/-1.8
With private health insurance	26,733	+/-1,274	50.9%	+/-1.7
With public coverage	9,635	+/-850	18.4%	+/-1.4
No health insurance coverage	17,325	+/-1,094	33.0%	+/-1.8
Not in labor force:	195,004	+/-2,955	195,004	(X)
With health insurance coverage	167,049	+/-2,571	85.7%	+/-0.7
With private health insurance	128,952	+/-2,396	66.1%	+/-1.0
With public coverage	54,469	+/-2,107	27.9%	+/-1.0
No health insurance coverage	27,955	+/-1,610	14.3%	+/-0.7

Subject	Suffolk County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	4.6%	+/-0.3
With related children under 18 years	(X)	(X)	6.7%	+/-0.4
With related children under 5 years only	(X)	(X)	7.0%	+/-1.1
Married couple families	(X)	(X)	2.4%	+/-0.2
With related children under 18 years	(X)	(X)	2.8%	+/-0.3
With related children under 5 years only	(X)	(X)	2.3%	+/-0.8
Families with female householder, no husband present	(X)	(X)	13.9%	+/-1.2
With related children under 18 years	(X)	(X)	21.0%	+/-1.8
With related children under 5 years only	(X)	(X)	27.5%	+/-4.8
All people	(X)	(X)	6.4%	+/-0.3
Under 18 years	(X)	(X)	7.9%	+/-0.6
Related children under 18 years	(X)	(X)	7.7%	+/-0.6
Related children under 5 years	(X)	(X)	9.3%	+/-1.0
Related children 5 to 17 years	(X)	(X)	7.2%	+/-0.6
18 years and over	(X)	(X)	6.0%	+/-0.2
18 to 64 years	(X)	(X)	6.1%	+/-0.3
65 years and over	(X)	(X)	5.6%	+/-0.3
People in families	(X)	(X)	4.7%	+/-0.3
Unrelated individuals 15 years and over	(X)	(X)	18.1%	+/-0.7

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Explanation of Symbols:

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EXHIBIT H

ROD RIVERSIDE OVERLAY DISTRICT MAP (COLOR), FIGURE 407.H (2)

407.H.(2) RIVERSIDE OVERLAY DISTRICT MAP (COLOR)

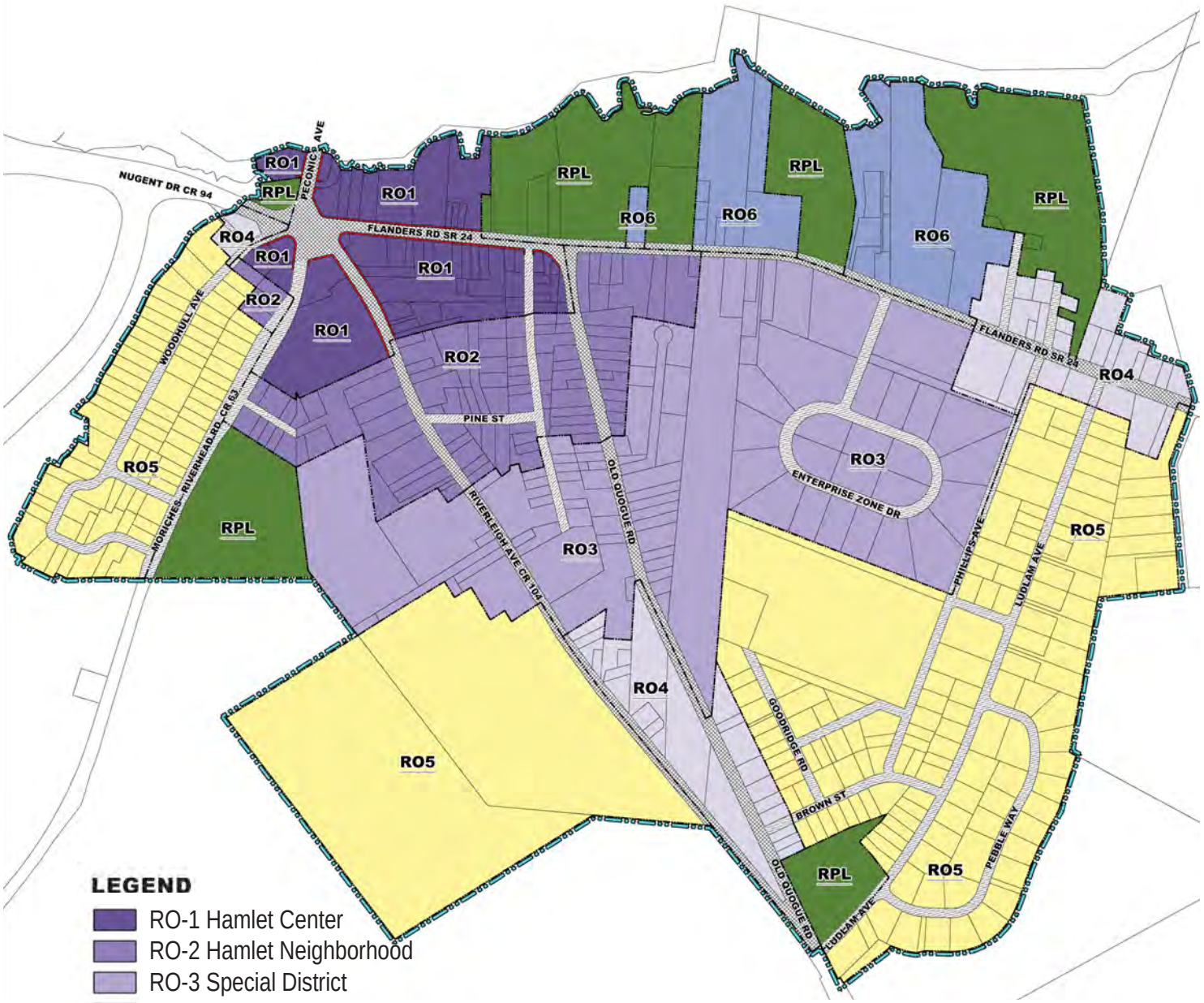


EXHIBIT I

PECONIC ESTUARY PROGRAM (PEP), CHAPTER 3 – MANAGEMENT STRATEGY, PAGES 3-15 THRU 3-19

Management considerations include mitigation to reduce nitrogen and ensure optimal DO conditions, and nitrogen reduction controls should be considered and implemented where cost-effective. Neither a Clean Water Act 303(d) listing nor a TMDL establishment is recommended for these waters at this time. However, the subwatersheds to the waterbodies should be the particular focus of load control strategies, with specific load targets developed.

Preservation Priority Waters

Preservation priority waters include all waters of the Peconic Estuary System not listed as mitigation priority or stressed/threatened waters above. These waters are in compliance with total nitrogen guidelines and exhibit no more than one DO violation and have no "serious" DO violations. Because surface water quality conditions with respect to DO (and related nitrogen) are generally excellent in the Peconic Estuary, much of the estuary falls within this classification. The New York State DO standard of five mg/l is consistently attained in greater than 97 percent of the estuary (see **Table 3-2**).

Recommended management considerations for these waters are that mitigation and nitrogen reduction controls are appropriate where demonstrated to be cost-effective, especially when multiple benefits will accrue (coliforms, toxics, habitat, etc.). Cost-effective preservation also is needed to prevent degradation so that nitrogen levels are maintained at their current levels. In these "preservation priority" waters, model results will be especially critical in evaluating results of best-case and worst-case management scenarios, as well as very discrete management plans.

Even though some of the estuary's waterbody segments are clearly more enriched than others with respect to nitrogen, most have not demonstrated obvious and acute impairments with respect to conventional dissolved oxygen, such as fish kills. This does not mean, of course, that subtle, long-term ecosystem changes have not occurred due to nitrogen enrichment.

MANAGEMENT STRATEGY

An overarching PEP management principle is to support management decisions based on comprehensive, site-specific studies (monitoring, modeling, land use, etc.) for the main bays and main watershed, as well as in subwatersheds such as West Neck Bay, Sag Harbor, and Meetinghouse Creek. Increasing emphasis is also being placed on linkages with living resource issues, such as submerged aquatic vegetation.

Already, a point source total nitrogen freeze has been implemented for the western estuary (Peconic River and Flanders Bay). Major sewage treatment plant upgrades at Riverhead and Sag Harbor have been funded, in large part, by New York State, two examples of numerous demonstration and early implementation actions.

Overall, the PEP management strategy is based on three distinct, but related, approaches:

- Optimize pre-existing and emerging management programs;
- Provide additional local characterizations, applying water quality and pollutant load assessments; and,
- Utilize the surface water model and economic valuation and financing tools to develop and implement a total nitrogen load allocation strategy for the entire estuary.

The load control strategy includes a recommendation to pursue a Clean Water Act Section 303(d) listing and a TMDL for the Peconic River and Flanders Bay, and a non-regulatory total nitrogen load allocation for the areas east of Flanders Bay. The load reductions targeted for the western estuary appear feasible for nonpoint sources (the primary nitrogen inputs), since only modest increases in the western estuary are likely (13 percent increase maximum) under full build-out over a manageable area. The need for "water quality preservation" in the eastern estuary is highlighted, since greater nitrogen load increases are likely (greater than 20 percent increase) over a much larger area at full build-out.

These approaches are designed to achieve the following goals (based on 1994-96 model calibration conditions):

- Attain 0.45 mg/l TN guideline in all waters, to ensure that the New York State DO standard (5 mg/l) is maintained at all times, thereby minimizing potential adverse impacts to marine life;
- Attain 0.4 mg/l shallow water TN criterion, where feasible and cost-effective, to optimize water clarity, maintaining and potentially improving conditions for eelgrass beds, a critical habitat; and,
- Implement the "preservation policy" in waters east of Flanders Bay, to prevent degradation and maintain nitrogen levels at their current concentrations, where water quality meets or exceeds established standards, criteria, or guidelines.

Existing and Emerging Management Programs

In addition to the programs noted above, including sewage treatment plant upgrades and a point source nitrogen freeze update, several other programs are critical to nitrogen management. As discussed above, perhaps the most prominent is open space preservation, which continues to protect not only drinking water, but also estuarine water quality (see **Figure 3-14**). Funding available for open space acquisition and farmland preservation along the East End has risen dramatically in recent years. A substantial part of a pool of funding totaling $361 million could be available, largely for the Suffolk County East End (see **Chapter 9**). Aggressive continuation of open space programs will be a critical aspect of CCMP implementation.

Important regulatory programs discussed in this chapter include the Pine Barrens Program, the East Hampton Harbor Protection Overlay District, the State Environmental Quality Review Act (SEQRA), and the Suffolk County Planning Commission review process.

The Pine Barrens Program has resulted in ensuring the preservation of over 2,000 acres in the Peconic River corridor in their natural state. Were it not for this program, potential additional nitrogen loading to the estuary would be substantial.

A program which occurred during the formative years of the PEP is the Harbor Protection Overlay District in East Hampton Town. This program has instituted several key land management and pollution control measures in areas contributing groundwater and stormwater runoff from all coastal properties in the Town of East Hampton. These include sanitary system upgrades, clearing restrictions, and stormwater containment requirements for structures and driveways.

The SEQRA requires special environmental assessments prior to undertaking, funding, or approving certain types of actions. Most new development and pollution control actions are subject to SEQRA. PEP recommendations and actions will be important factors for State and local agencies that undertake, fund, and review projects.

The Suffolk County Planning Commission is a regional commission that reviews several types of land development applications and plans, including those occurring within 500 feet of the shoreline. An adverse determination by the Commission can only be overridden by a supermajority of the approving town board. Thus, consideration of PEP recommendations and actions by the Commission is an excellent mechanism for CCMP implementation for nearshore areas.

Several other programs with nitrogen implications are ongoing. These include river and wetlands preservation programs including the Wild, Scenic and Recreational Rivers statute and regulations (6 NYCRR Part 666), the Freshwater Wetlands regulations (6 NYCRR Part 663), the Tidal Wetlands Land Use regulations (6 NYCRR Part 661), and the Protection of Waters regulations (6 NYCRR Part 608). These regulations can mitigate nitrogen loads by minimizing stormwater runoff and improving denitrification and uptake. With regard to local government, upzoning efforts, wetland restrictions, clearing restrictions, and clustering requirements have resulted in a much lower pollutant loading potential.

In addition to future funding for proposed and ongoing management programs, a total of over $11 million in Federal and State funds has already been dedicated to performing 55 priority demonstration/implementation projects identified by the PEP. Early nutrient action projects include sewage treatment facility upgrades in Riverhead and Sag Harbor and improved waste treatment systems at the Corwin Duck Farm. Public education and outreach initiatives, an Agricultural Environmental Management (AEM) Initiative, and Clean Water Act Section 319 (Nonpoint Source Management Program) projects are also key components of the management program.

Numerous non-regulatory efforts also have been targeted at nitrogen controls. Perhaps the most prominent of these are public education and outreach initiatives directed at stakeholders such as residential homeowners, tourists, youth groups, and small business owners. These efforts are described in the Public Education and Outreach chapter of this Management Plan. Best management practices (BMPs) are yet another important component of the PEP approach. With respect to residences and commercial and industrial uses, the PEP has developed a draft *Nonpoint Source Inventory* of local programs, which is being translated into management actions. A large part of the process is review and implementation of Section 6217(g) management measures and practices identified as part of the Coastal Zone Act Reauthorization Amendments of 1990.

Additional Planning and Management Based on PEP Characterizations

The characterization-based management strategies are discussed in the preceding sections. These include a marine surface water total nitrogen (TN) "guideline" (0.45 mg/l) for DO management purposes. Based on that guideline, this CCMP identifies a surface water quality "hierarchy" which can immediately be used in resource allocation and planning efforts and in other programs involving environmental review. The PEP is recommending a presumptively even split for funding of preservation and mitigation efforts (50 percent for preservation, 50 percent for mitigation).

An even more stringent "shallow water criterion" of 0.4 mg/l TN is proposed for the shallow waters (waters three meters deep or less) of the estuary to optimize eelgrass habitat. This is an interim

criterion, subject to interpretation of ongoing modeling efforts and submerged aquatic vegetation studies.

Based on nitrogen loading evaluations, the PEP has determined that management of existing residential and agricultural lands is a priority. Sanitary system and fertilizer actions are emphasized accordingly. For proposed new development, residential development is the major concern on an estuary-wide basis, particularly in the western estuary and on the South Fork. New industrial and commercial development is an issue prominent mainly in the western estuary, particularly in Riverhead Town.

Modeling and Nitrogen Loading Workgroups

Based on the overall TN guideline, the TN shallow water criterion, and water quality preservation policy, the PEP will establish a total nitrogen loading goal for the entire watershed, based in large part on the results of state-of-the-art surface water modeling of various management alternatives. This model will allow evaluation of future water quality conditions, as compared with current conditions and recommended guidelines and criteria.

Economic consultant data on resource benefits, implementation costs, and financing will be important components of the process. Subwatersheds for stressed/threatened waterbodies will also be the focus of particular planning attention.

Because of the need to accelerate the quantitative nitrogen management process, a short-term, focused set of work groups is recommended, as shown in **Figure 3-22**. These work groups are addressing priority management issues by applying PEP modeling and assessment tools in relation to existing and emerging programs. The goal is to set quantitative loading targets and detailed plans for load management (timing, costs, parties, etc.). Work group members include representatives from the PEP Management Conference as well as Federal, state, and local agency representatives. The work groups convened in September 1999. Each work group will produce a strategy that will lay out the steps and timeframe for setting nitrogen load controls

Lead parties for the work groups will be integrally involved in PEP activities. Therefore, there will be close coordination with other efforts, such as critical natural resource area management and monitoring. The work group leaders will be in close contact with each other, so that all initiatives are coordinated.

The Agricultural Work Group is charged with refining existing agricultural nitrogen loading estimates and developing an implementation plan for regional nitrogen load reductions. This effort includes expanding the Agricultural Environmental Management (AEM) Initiative and considering “Purchase of Development Rights” links to farm management plans.

To date, the Agricultural Work Group has made significant progress towards their goals, including producing agricultural use GIS maps, and determining the nitrogen loading rates and estimates of potential reductions for specific crops. The Work Group has produced an Agricultural Environmental Management Strategy, located in **Appendix H**.

An ambitious Agricultural Environmental Management (AEM) Initiative program has been piloted in the Peconic Estuary. Using the AEM approach, a comprehensive inventory and analysis was conducted for all farms within one sub-watershed to assess the potential impact the farms may have on that part of the Peconic Estuary and shallow aquifer. Plans were developed for a total of 13 farms

within the sub-watershed and high priority BMPs were implemented. This program will be a model for agricultural environmental management at farms throughout the study area.

The focus of the Non-Agricultural Work Group includes both existing and prospective nitrogen loading. For existing loads, the emphasis is on residential uses and BMPs as well as other programs (primarily dealing with fertilizer and sanitary waste). For prospective loads, the Non-Agricultural Work Group will focus on residential uses. Efforts will be directed at land management strategies, including zoning, clustering, clearing restrictions, and model ordinances. This group will address nutrient loadings on publicly held land as well as on private/commercial properties, such as golf courses.

The West Estuary TMDL Work Group is addressing the TMDL process. This process includes refining the loading analysis for the western Peconic River and will consider the costs and benefits of developing a separate model for the freshwater portion of the river. Finally, industrial and commercial planning analysis for the Peconic River watershed will be a crucial component of the work group's efforts.

Each of the work groups will be developing and evaluating a range of options and considering costs and benefits. The surface water model will be used to help assess benefits of the management actions.

In the Agricultural Environmental Management Strategy, the Agricultural Work Group strongly recommends that the following tasks be pursued:

Task I *Develop a Long Island component to the New York State Agricultural Environmental Management (AEM) program;*

Task II *Identify potential pilot projects to demonstrate Best Management Practices and test them, where appropriate;*

Task III *Investigate the creation of a farm insurance plan;*

Task IV *Provide funding for increased local AEM development and implementation;*

Task V *Investigate and implement innovative/ alternative finance mechanisms for education and outreach and other tasks noted above; and,*

Task VI *Gather and analyze economic data on a regular basis and continue to promote and integrate economic analyses and support mechanisms into the AEM initiatives.*

MANAGEMENT ACTIONS

A number of important completed actions and accepted policies, as well as new proposed solutions to nutrient-related issues, are included in the nutrients action plan. These include adoption of the water quality hierarchy, endorsement of the nitrogen management work group process, and early commitments to freeze point source nitrogen loading to the western estuary. The actions also reflect major commitments to sewage treatment plant upgrades at Riverhead Town (approximately 85 percent of a $7 million project to be funded through NYS Clean Water/Clean Air Bond) and Sag Harbor (at least $500,000 in NYS Clean Water/Clean Air Bond Act funds for a $2 million project), as well as wastewater treatment enhancements at the Corwin Duck Farm (more than $270,000 in EPA and NYSDEC funding). The following actions include only the key PEP management recommendations and actions which require additional follow-up attention, commitments, actions, or time to complete.

Within the CCMP, some steps within the actions have been identified as priorities, as indicated under the step number. The PEP will seek to implement priority actions in the near term. Priorities may be either new or ongoing, commitments or recommendations. Completing some priority actions does not require any new or additional resources, because they are being undertaken through "base programs" or with funding that has been committed. In other cases, in order to complete the priority actions, new or additional resources need to be secured by some or all of the responsible entities.

EXHIBIT J

TOWN OF SOUTHAMPTON
COMPREHENSIVE ANNUAL REPORT FOR
THE YEAR ENDED DECEMBER 31, 2015

TOWN OF SOUTHAMPTON

LONG ISLAND, NEW YORK



COMPREHENSIVE

ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED

DECEMBER 31, 2015

TOWN OF SOUTHAMPTON LONG ISLAND, NEW YORK

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2015

PREPARED BY:

TOWN COMPTROLLER'S OFFICE

TOWN OF SOUTHAMPTON
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TOWN OF SOUTHAMPTON

PRINCIPAL OFFICIALS

SUPERVISOR

JAY SCHNEIDERMAN

TOWN COUNCIL

JOHN BOUVIER

STAN GLINKA

JULIE LOFSTAD

CHRISTINE PRESTON SCALERA

RECEIVER OF TAXES

THERESA A. KIERNAN

SUPERINTENDENT OF HIGHWAYS

ALEX D. GREGOR

TOWN CLERK

SUNDY SCHERMEYER

TOWN JUSTICES

EDWARD BURKE SR.

DEBORAH KOOPERSTEIN

ANDREA SCHIAVONI

BARBARA WILSON

TOWN TRUSTEES

EDWARD J. WARNER JR., PRESIDENT

SCOTT HOROWITZ, SECRETARY/TREASURER

WILLIAM PELL IV

ERIC SHULTZ

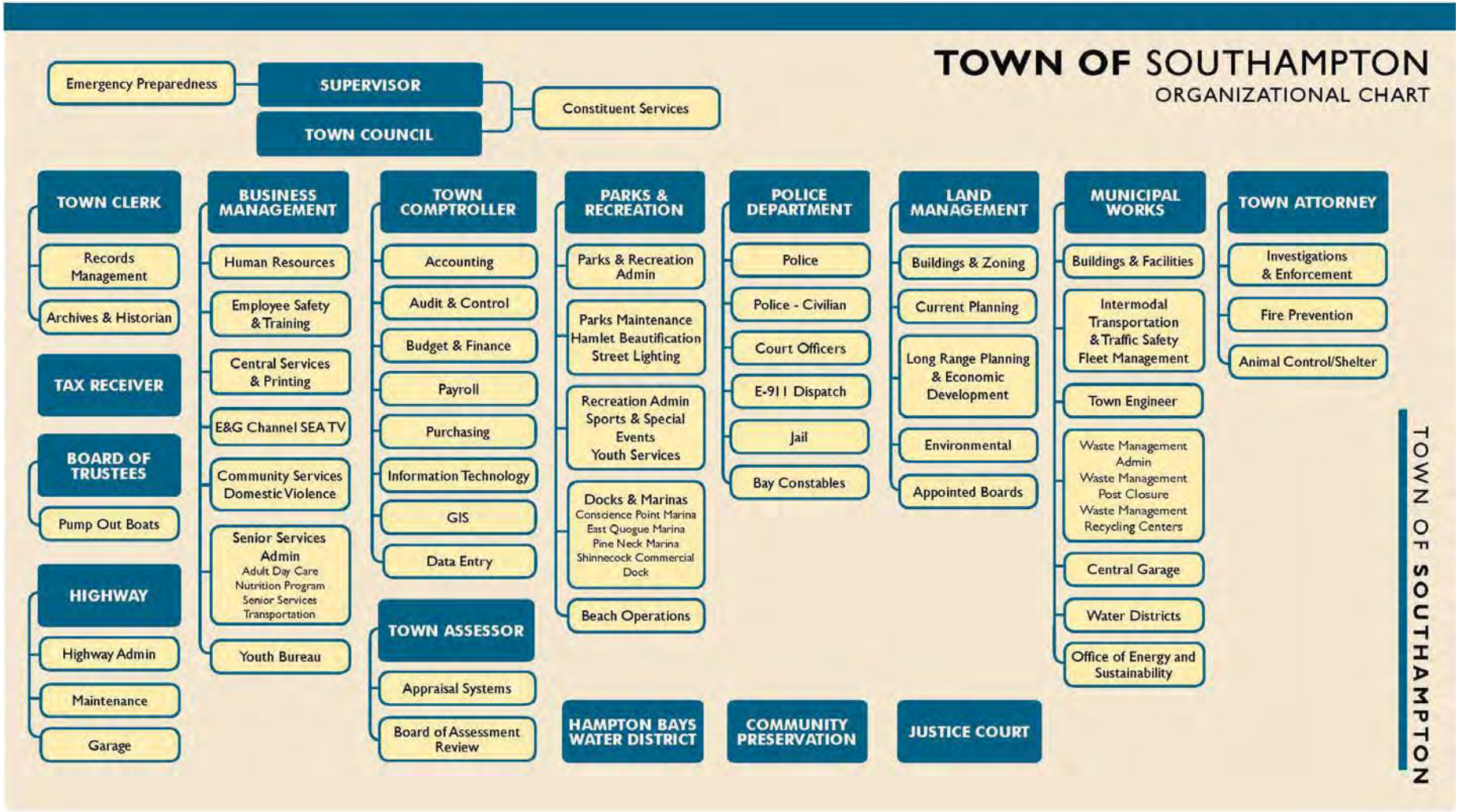
BRUCE STAFFORD

TOWN ATTORNEY

JAMES M. BURKE

TOWN COMPTROLLER

LEONARD J. MARCHESE, MBA, CPA


TOWN OF SOUTHAMPTON
ORGANIZATIONAL CHART
Emergency Preparedness
SUPERVISOR
TOWN COUNCIL
Constituent Services
TOWN CLERK
Records Management
Archives & Historian
TAX RECEIVER
BOARD OF TRUSTEES
Pump Out Boats
HIGHWAY
Highway Admin
Maintenance
Garage
BUSINESS MANAGEMENT
Human Resources
Employee Safety & Training
Central Services & Printing
E&G Channel SEA TV
Community Services Domestic Violence
Senior Services Admin
Adult Day Care
Nutrition Program
Senior Services
Transportation
Youth Bureau
TOWN COMPTROLLER
Accounting
Audit & Control
Budget & Finance
Payroll
Purchasing
Information Technology
GIS
Data Entry
TOWN ASSESSOR
Appraisal Systems
Board of Assessment Review
PARKS & RECREATION
Parks & Recreation Admin
Parks Maintenance
Hamlet Beautification
Street Lighting
Recreation Admin
Sports & Special Events
Youth Services
Docks & Marinas
Conscience Point Marina
East Quogue Marina
Pine Neck Marina
Shinnecock Commercial Dock
Beach Operations
HAMPTON BAYS WATER DISTRICT
POLICE DEPARTMENT
Police
Police - Civilian
Court Officers
E-911 Dispatch
Jail
Bay Constables
COMMUNITY PRESERVATION
LAND MANAGEMENT
Buildings & Zoning
Current Planning
Long Range Planning & Economic Development
Environmental
Appointed Boards
JUSTICE COURT
MUNICIPAL WORKS
Buildings & Facilities
Intermodal Transportation & Traffic Safety
Fleet Management
Town Engineer
Waste Management Admin
Waste Management Post Closure
Waste Management Recycling Centers
Central Garage
Water Districts
Office of Energy and Sustainability
TOWN ATTORNEY
Investigations & Enforcement
Fire Prevention
Animal Control/Shelter
TOWN OF SOUTHAMPTON

JAY SCHNEIDERMAN
Supervisor

TOWN OF
SOUTHAMPTON
116 Hampton Road, Southampton, NY 11968

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May 17, 2016

To the Town Board and Citizens of the
Town of Southampton, New York:

I hereby present the Comprehensive Annual Financial Report ("CAFR") of the Town of Southampton, New York, for the fiscal year ended December 31, 2015. This detailed town-wide report is a yearly requirement under federal law.

The report continues to demonstrate that the Town of Southampton maintains a strong financial footing. Our conservative budgeting practices and fiscal cont.rols have earned the town the highest available bond rating, AAA. As the newly elected Southampton Town Supervisor, I am confident we will continue our path of balanced budgets, debt reduction and fiscal oversight that has led to our enviable financial standing. Confidence in the current management team was reflected in the recent reaffirmation of our AAA bond rating by Standard and Poor's. We are blessed with a large inventory of parkland holdings and a strong real estate market that has produced a steady growth in real property valuations. Growth in our tax base has helped Town government meet the needs of the community without increasing general fund tax rates. We continue to maintain excellent public services, promote economic development, improve our infrastructure and enhance public safety. The CAFR details our strict financial policies for investment, asset management, debt reduction, fund balance maintenance and capital project planning.

I would like to thank Comptroller Len Marchese and his staff for their efforts in the preparation of this report.

Sincerely,

Jay Schneiderman
Supervisor, Town of Southampton

Town of Southampton
116 HAMPTON ROAD
SOUTHAMPTON, NEW YORK 11968

TOWN COMPTROLLER

LEONARD MARCHESE
TOWN COMPTROLLER

Telephone (631) 702-1890
FAX (631) 287-5709

April 29, 2016

To the Town Board and Citizens of the
Town of Southampton, New York:

The Comprehensive Annual Financial Report ("CAFR") of the Town of Southampton, New York (the "Town") for the fiscal year ended December 31, 2015, prepared by the Office of the Comptroller is submitted herewith. General Municipal Law requires the Town to submit an annual report of the financial records and transactions presented in conformity with accounting principles generally accepted in the United States of America ("GAAP") and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. The Town of Southampton assumes full responsibility for the completeness and reliability of information contained in this report, based upon a comprehensive framework of internal control that has been established for this purpose. Because the cost of internal control should not exceed the anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free from material misstatements. This Comprehensive Annual Financial Report has also been prepared pursuant to the requirements of the Government Finance Officers Association ("GFOA") Certificate of Achievement for Excellence in Financial Reporting program.

The Town's financial statements have been audited by Nawrocki Smith LLP, a firm of licensed certified public accountants, who were selected by the Town Board to perform an independent audit and to form an opinion on the financial statements. The financial statements referred to above present fairly, in all material respects, the financial position of the Town of Southampton, New York as of December 31, 2015, and the changes in financial position for the year then ended in conformity with GAAP.

The Management's Discussion and Analysis ("MDA") and budgetary comparison information, located in the required supplementary information section following the independent auditor's report, provide an introduction, overview, and analysis of the basic financial statements and are used to supplement the financial statements.

The Town is required to undergo an annual "single audit" in conformity with the provisions of the Federal Single Audit Act Amendments of 1996 and the United States Office of Management and Budget, Uniform Guidance. Information related to this "single audit", including the schedule of expenditures of federal awards, findings and recommendations and the independent auditor's reports on the internal control structure and compliance with applicable laws and regulations are presented in a separate report, dated April 29, 2016.

Reporting Entity

This report includes government-wide financial statements (the "Town-Wide"), governmental fund financial statements, proprietary fund financial statements, and fiduciary fund financial statements, which are considered part of the Town of Southampton's financial reporting entity. Criteria for determining the reporting entity and presentation of the related financial data are established by the Governmental Accounting Standards Board ("GASB"). The criteria include legal standing and financial accountability. Note 2, section A, of the Notes to Financial Statements provides details on the financial reporting entity. A brief summary of the nature of significant component units and their relationship to the Town of Southampton is also provided in the Notes to Financial Statements.

General and Historical Information of the Town

The Town of Southampton is one of ten townships located in Suffolk County. It is located approximately 70 miles east from Manhattan on the South Fork of Long Island, and encompasses an area of approximately 140 square miles. The Town of Southampton is the largest and most populous of the five East End Towns of Suffolk County.

The Town is bordered on the north by the Town of Riverhead, the Peconic Bays and Shelter Island Sound; on the east by the Town of East Hampton; on the south by the Atlantic Ocean; and on the west by the Town of Brookhaven. The Town includes the Incorporated Villages of North Haven, Quogue, Sagaponack, Southampton, Westhampton Beach, and West Hampton Dunes, as well as most of the Village of Sag Harbor.

Southampton's population is estimated at 56,790 (according to the U.S. Census Bureau - 2010). The summer population can swell to twice that number or more. The Town of Southampton is considered a popular seasonal resort area drawing thousands of visitors and seasonal residents. Tourism and the vacation home industry drive the economic development engine of the Town. The Town's many commercial facilities - hotels, motels, restaurants and recreational facilities - are associated with this activity. In addition, the Town is historically significant, being the site of the first English settlement (in 1640) in New York State and including the Halsey Homestead, built in 1648 (the oldest English saltbox house in the State); the Windmill at Water Mill, built in 1800; and the Old School House in Quogue, built in 1822. The historic hamlet heritage resources of the Town contribute to its attraction as a resort area, particularly within the hamlet centers and village business areas.

The economy within the Town is also based on real estate and related professional services, construction trades and home maintenance services, and small businesses within hamlet centers relying upon both the year-round population base as well as summer visitors. The local economy is complimented by farming and fishing, with the second largest commercial fishery landing in New York State located in the Hamlet of Hampton Bays at the Shinnecock Inlet. The Town is also home to Gabreski Airport, a county owned facility that also serves as the base of the 106th - Air National Guard Rescue Wing of the United States Air Force. The largest employer within the Town, with over 700 employees, is Southampton Hospital, which provides access to a wide variety of medical specialties for a full range of clinical services. There are also 13 independently-governed school districts within the Town of Southampton, which also contribute to the local economy as public sector employers.

Recreational facilities include beaches on the ocean and the bay, various County and Town parks located throughout the Town and Villages, and seven golf courses including the famous Shinnecock Hills (the oldest golf course in the Country) and home of the U.S. Men's Open in 1896, 1986, 1995, 2004 and the upcoming 2018 U.S. Open, as well as Sebonack Golf Club, home of the 2013 U.S. Women's Open. Police protection is provided by the Town and Villages, and fire protection by nine fire districts. Rail transportation is provided by the Long Island Railroad with stations at Speonk, Westhampton, Hampton Bays, Southampton and Bridgehampton. Highways include New York State Routes 27, 27A, and 24 as well as County and Town roads.

The Shinnecock Canal, the heart of the Southampton Town Summer resort area, provides a connecting waterway for vessels traveling from the Atlantic Ocean to the Great Peconic Bay. It also serves as part of the Inland Waterway extending from the Atlantic Beach Inlet in western Nassau County, to Block Island Sound. Without the Shinnecock Canal, boats from the south would have to travel all the way to Montauk Point in East Hampton before turning north. The Shinnecock Canal locks are Long Island's only operating navigational lock system.

Southampton's communities of East Quogue, Flanders, Hampton Bays, Northampton, Quogue, Remsenburg, Riverside, Speonk, Westhampton, and part of Eastport lie on the west side of the Shinnecock Canal. The communities of Bridgehampton, North Sea, Noyac, Sag Harbor, Shinnecock Hills, Tuckahoe, Water Mill, and the unincorporated area of Southampton lie on the east side of the Shinnecock Canal.

In addition to the seven incorporated villages in the Town of Southampton, there are two special populations: the Suffolk County Correctional Facility located in Riverside and the Shinnecock Nation, a federal-recognized tribe residing on a reservation situated in Shinnecock Hills. The Shinnecock Nation is self-governing, however, the Town Clerk of the Town of Southampton presides over elections for tribal trustees.

Town Government

The Town was established in 1801. Subject to the provisions of the New York State Constitution, the Town operates pursuant to the Town Law, the Local Finance Law, other laws generally applicable to the Town, and any special laws applicable to the Town. Under such laws there is no authority for the Town to have a charter, but pursuant to the Town Law and other laws generally applicable to home rule, the Town may from time-to-time adopt local laws.

The legislative power of the Town is vested in the Town Board. The Town Board consists of five members, including the Supervisor, who is the presiding officer and chief executive officer of the Town. The four Councilpersons are elected for a four year term and the Supervisor is elected for a two year term. The position of Councilperson and Supervisor can only be held for a maximum of eight years under a local law imposing term limits. The terms of the Town Councilpersons are staggered such that two are elected every two years.

The Supervisor is the chief fiscal officer and also the budget officer of the Town. Additional elected Town officers are the Town Clerk (elected at large for a four year term), the Receiver of Taxes, who is responsible for the collection of taxes (elected at large for a four year term), the Superintendent of Highways (elected at large for a four year term), four Town Justices (elected at large for a four year term), and five Town Trustees (elected at large for a two year term). The Town Trustees is a separate political body representing the Freeholders and Commonality of Southampton Township and rights conferred under the Dongan Patent over 370 years ago. The Town Trustees oversee matters related to the Town's waterways, creeks, ponds, and bay bottoms, including the construction of docks.

In addition, there are several administrative positions appointed by the Town Board including the Town Comptroller (for a two year term), the Town Attorney (for a two year term) and the Assessor (for a seven year term). The Supervisor appoints a Deputy Supervisor, who serves in absence of the Supervisor, but has no voting powers when presiding at a Town Board meeting.

The Supervisor prepares a tentative budget each year that becomes the preliminary budget upon the scheduling of a public hearing thereon. Subsequent to the public hearing, revisions, if any, are made and the budget is then adopted by the Town Board as its final budget for the coming fiscal year. The budget for the 2015 fiscal year of the Town was adopted by the Town Board on November 20, 2014.

Although a Tentative Capital Program is presented by the Supervisor with the Tentative Annual Operating Budget on or before September 30th of each year, the Town adopts the Capital Program on or before November 20th of the preceding year, which coincides with the Annual Operating Budget process. The 2015-2019 Capital Program was adopted by the Town Board on November 20, 2014.

Thirteen independently governed school districts are located wholly or partially within the Town. There are nine independently governed fire districts located wholly or partially within the Town. Those school districts and fire districts rely on their own taxing powers granted by the State to raise revenues to support operating budgets and capital programs. The school districts and fire districts use the Town's assessment roll as their basis for taxation of property located within the Town. The Town of Southampton collects the taxes for the various school districts, fire districts and other special districts. Incorporated villages are independently governed and collect village taxes through their respective Village Clerk/Treasurers in addition to the property taxes collected by the Town for Town, County, and the various special districts.

Property taxes for the Town, together with the County, fire district and school district taxes, are collected by the Town Tax Receiver on a single tax bill. The taxes become a lien on December 1 and are payable in two equal payments without penalty by January 10th and May 31st, respectively. Penalties are imposed thereafter at the rate of 1% per month from the date such taxes are due (January 10th) and payable and 10% after May 31st. The Tax Receiver distributes the collected tax money to the Town, fire districts and school districts prior to distributing the balance to the County. Uncollected amounts are not segregated by the Tax Receiver and any deficiency in tax collection is the County's responsibility. The Town thereby is assured of full tax collection.

Town of Southampton Standard and Poor's Credit Rating

The Town's Bond rating according to Standard & Poor's, was AAA. This commanding economic condition will allow the Town to continue to borrow at low interest rates for present and future projects.

The Town's strong Standard and Poor's bond rating of AAA (the highest rating on the Standard and Poor's scale) allowed the Town to refinance existing debt and reduce future debt service interest on bonds. The Town's rating has allowed the Town to establish an aggressive pay down strategy for all remaining debt. Equally significant is the strict control on new borrowing, a practice the Town's administration introduced and has resulted in a measurable decrease in debt service over each of the past 5 years, and will continue into 2016. The decrease in borrowing, favorable interest rates, and aggressive treasury management have resulted in a significant cost reduction for the Town and the taxpayer.

Economic Conditions and Outlook

The Town of Southampton enjoys a strong financial condition due to many years of sound fiscal management of Town resources. Revenues have exceeded expenses creating more than $952 million in government-wide net position.

The Town's 2011 through 2015 budgets controlled spending, adhered to sound budgeting practices, reduced staffing, included new health benefit contributions from employees, and in many areas, reorganized and restructured for greater efficiency. The Town is now beginning to realize the full measure of these steps that were taken, and because of this, is now budgeting from a position of financial strength and stability, rather than from one of weakness and uncertainty. The Town is also beginning to see the benefit of a continuing stabilizing economy. The Town's mortgage tax revenues are increasing (increased $1.3 million from 2014), building permits are up, and the value of the Town's taxable ratables have remained constant. The concerted effort to reduce staffing through three consecutive years of retirement incentives, through attrition (coupled with a firm Town Board commitment to freezing the filling of vacated positions) and by reorganizing operations to achieve greater efficiencies is now bringing about salary cost stabilization, which is a noteworthy accomplishment that has contributed significantly to the ability to balance budgets, and will continue to positively impact future budgets. The 2016 budget proposes an increase of four position to the Town's staff.

The practice of aggressive treasury management and strategic use of accrued savings have allowed the Town to pay down a significant portion of some of the most expensive borrowing undertaken in years. This practice builds on the principal of combining the ability to refund (the financial term for refinancing existing debt at lower rates), while applying improved fund balance as a result of stringent cost controls, and paying down debt in advance. This combined discipline has significantly reduced the cost of borrowing to the Town through both lower overall interest rates and reduction of the actual amount of outstanding debt.

Another strategy for limiting borrowing has been the institution of a “Pay as you Go” policy, or a policy continued and sustained in this budget. It is a very important financial management tool, and moving the Town away from poorly conceived prior borrowing habits. The Town has eliminated the practice of using capital borrowing for employee salaries and short-lived capital assets, such as vehicles and computers. The “Pay as you Go” fund has transferred expenses from capital borrowing and made those expenses components of the operating budget. As unanticipated needs arise, having a “Pay as you Go” fund available to address various needs allows for flexibility without the necessity of cutting projects, depleting fund balance, or taking on additional borrowing.

In 1998, the voters of the five East End towns (East Hampton, Riverhead, Shelter Island, Southampton, and Southold) approved a referendum creating a Community Preservation Fund (the “Fund”) for each Town, which is a conservation program to preserve open space and farmland in the five towns. The fund is financed by a 2% tax on most real estate sales. This is a one-time tax that the buyer of real estate is required to pay when purchasing a new or used home or vacant property. In 2006, the voters in all five towns approved a referendum to extend the collection of the tax through 2030. Since the Fund’s inception, over 3,900 acres of land has been acquired and preserved in Southampton alone. As of December 31, 2015 the Fund’s fund balance totaled $94,235,375.

The Fund facilitates a voluntary program whereby landowners can sell their land or the development rights to the land to the respective towns at fair market value. The towns may issue bonds for purchases to be paid back through the life of the Fund with the 2% tax revenues. When a town finances an acquisition through the issuance of bonds, Section 64-e of Town Law requires the preparation of a report by or on behalf of the Town Supervisor which demonstrates how such indebtedness will be repaid by the Fund. The repayment report must include an estimate of projected revenues of the Fund during the period of indebtedness, an accounting of all other indebtedness incurred against the Fund to be repaid for the same period, and a finding that there will be sufficient revenue to repay such indebtedness in its entirety from the Fund.

The Town is generally responsible for providing certain services to the citizens, as required, on a Townwide basis. The Town maintains a Town road system necessitating a regular road resurfacing and improvement program and the acquisition of machinery and equipment. Additionally, although not a capital expense, such road system requires annual expenditures for snow removal as well as regular general operating maintenance expenses. The Town is also primarily responsible for the financing and construction of surface and storm water drainage improvements, and the Town is regularly acquiring and improving recreation facilities. The Town generally has provided the financing for water facilities for the Hampton Bays Water District and maintains primary responsibility for this function. The Town is also responsible for the disposal of certain solid waste generated within the Town and will upgrade its four transfer stations as deemed necessary and appropriate.

Additionally, the Town finances park and community center improvements and technology infrastructure. In general, needs for capital financing for the above described projects for which the Town has responsibility are anticipated to continue and may substantially increase as certain requirements imposed on the Town by New York State or Federal regulations in connection with its disposal of solid waste cause capital expenditures to be necessary.

The Town Board authorized the implementation of an easy to use informative website (www.southamptontownny.gov) that is reflective of the offerings and activities of the Town. This website offers information about the Town government and a comprehensive listing of the numerous services provided by the various Town of Southampton departments. As well as basic contact information for all Town Departments, the site provides answers to frequently asked questions and a narrative about each individual area. The site provides information on current events and news articles, up-coming purchasing bids, scheduled meetings and many other public interest activities. In addition, there is a community calendar of Town-wide events and public meetings, information regarding the elected officials with direct e-mail links to both the officials and individual departments.

Major Economic Development Initiatives

With the Town's operation house in good order, we can now more aggressively address our Town infrastructure including:

- Roads
- Drainage and storm water management
- Town Hall facilities
- Multiple Town structures located at the Jackson Avenue complex
- Trustee-owned bulkheads
- New well for the Hampton Bays Water District

In addition to the infrastructure projects mentioned above, the Town will also be performing improvements to:

- Beach pavilions
- Town recreational facilities
- The Old Ponquoque Bridge Pier
- The Hampton Bays Community Center
- Dredging projects at Town marinas

Addressing these needs now is critical. Left unaddressed, these important infrastructure components represent a significant economic risk as repair and replacement costs due to normal wear and tear can hamper productivity, limit community access to recreational facilities, and burden our budget in ways inconsistent with the sound financial management practices we have put in place.

In addition, a number of these infrastructure projects address the need for Town facilities to be more resilient. Storms, during both winter and summer, take a huge toll on facilities, roads and buildings, and it bears noting that we have suffered no less than five named storms both winter and tropical in the last six years. Embedding more resiliency into our infrastructure, equates to fiscal responsibility.

The 2016 budget also provides continuing support for two significant economic revitalization efforts that have been underway for the past several years, namely the Hampton Bays Business District as well as the exciting Riverside Revitalization Action Plan.

For Hampton Bays, this budget continues to provide funding support for the creation of Good Ground Park. Although the Town has been successful in securing over $1.9 million in grant funding for this project, the budget allocates an additional $2.4 million toward the completion of this vital component of the overall plan for the revitalization of the Hampton Bays Business District. This project along with the repaving of Main Street, which has been expedited through funding forwarded by the Town, will be transformative, with the knowledge that revitalization efforts such as these have the added dimension of stimulating private investment in a community. We have already begun to see that impact as a result of the Good Ground Park project.

Likewise, the Riverside Revitalization Action Plan recently deemed complete by the Town Board, has begun to generate the same kind of activity in the Flanders/Riverside community. Although this project is not quite as far along as the Good Ground Park Project, a significant amount of planning has been accomplished. To that end, this budget provides funding for the Land Management Department to manage a number of anticipated implementation costs, and provides a potential source for matching fund grants and for smaller capital improvements, that may be required to expedite the overall plan. Setting aside this funding will preclude the need to tap into any fund reserves as these needs arise.

Town Financial Information

Pursuant to Town Law 20.3(b), the Town Board established the Office of the Town Comptroller and assigned certain financial responsibilities to this office pursuant to Town Law 34, which include the administration and direction of the following divisions: Budget and Finance, Audit and Control, Payroll and Purchasing, as well as management of Town information systems. During 2012, the Town Board enacted Town Code Chapter 72 to codify the powers and duties granted to the Town Comptroller pursuant to New York State law, as well as the powers and duties delegated to the Town Comptroller by the Town Board.

Financial Policies

- Investment Policy - The Town's policy, was updated and adopted on February 11, 2014, and is consistent with the guidelines promulgated by the New York State Office of the State Comptroller, which the Town Board adopts each year.

- Capital Asset Policy - The Town adopted a Capital Asset Policy ("Asset Management Policy") in 2003, which formalizes the responsibility and reporting guidelines for all Town assets. This policy is detailed in the notes to the financial statements. The policy was updated and adopted on February 11, 2014.

- Debt Management Policy - The Debt Management Policy was implemented in 2004, and is detailed in the Management Discussion and Analysis section of these financial statements. The policy was updated and adopted on February 24, 2009.

- Fund Balance Policy - The Town of Southampton was one of the first towns on Long Island to adopt a Fund Balance Policy, which has become the model for other Town Boards. Such policy was adopted in 2005. The details of this policy can also be found in the Management's Discussion and Analysis section. Town Board enacted a Local Law (No. 6), in recognition of sound fiscal policy and in order to stabilize and preserve the current credit rating of the Town. The Town Board affirms its commitment to make all reasonable efforts to maintain a fund balance in its General Fund at the end of each fiscal year equal to no less than 17% of the total respective ensuing year's operating budget. Such fund balance will be inclusive of the reserve for tax stabilization purposes pursuant to Chapter 8 of the Town Code. For special districts and the part-town operating funds, the Town Board maintains unallocated fund balance of 7% of the total ensuing year's operating threshold. As a result, the Town's Fund Balance policy has been codified in Chapter 8 Budget by resolution 2015-195 on February 10, 2015 and is in compliance with and conforms to GASB Statement Number 54.

- Capital Program Policy - The Town adopted a Capital Program Policy during 2012 and it consists of a plan of capital projects proposed to be undertaken during a six-year period, the priority of their implementation, the estimated cost thereof, and proposed method of financing.

Awards

The GFOA of the United States and Canada awarded the Certificate of Achievement for Excellence in Financial Reporting to the Town for its comprehensive annual financial report for the past three years (2012 through 2014). In order to be awarded a Certificate of Achievement, a government must publish an easily readable and effectively organized comprehensive annual financial report. This report must satisfy both accounting principles generally accepted in the United States of America and applicable reporting requirements.

A Certificate of Achievement is valid for a period of one year only. I believe our current comprehensive annual financial report will meet the Certificate of Achievement Program's requirements and I am submitting it to the GFOA to determine its eligibility for the certificate.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated services of the entire staff of the Comptroller's Office and the guidance of our independent auditors, Nawrocki Smith LLP. I would like to express my appreciation to all members of the departments who assisted and contributed to its preparation.

Finally, I would like to thank the Supervisor and the members of the Town Board and Audit Advisory Committee for their continued leadership and support in planning and conducting the financial operations of the Town of Southampton in a responsible and progressive manner.

Respectfully submitted,



Leonard J. Marchese, MBA, CPA
Comptroller, Town of Southampton

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Southampton

New York

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2014



Executive Director/CEO



CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Honorable Supervisor and Town Board of the
Town of Southampton:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Southampton (the "Town"), as of and for the year ended December 31, 2015, and the related notes to financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Southampton, as of December 31, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

As discussed in Note 4, as well as Management's Discussion and Analysis ("MD&A"), in 2015 the Town adopted Governmental Accounting Standards Board Statement No. 68, *Accounting and Financial Reporting for Pensions* and Statement No. 71, *Pension Transition for Contributions Subsequent to the Measurement Date*. The adoption of these statements resulted in a prior-period adjustment. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, on pages 16-29 and 81-105, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board ("GASB"), who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Southampton's basic financial statements. The introductory section, other supplementary information and statistical section, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the financial statements.

The other supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information is fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 29, 2016, on our consideration of the Town of Southampton's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of Southampton's internal control over financial reporting and compliance.

Nawrocki Smith LLP

Melville, New York
April 29, 2016

REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION AND ANALYSIS

TOWN OF SOUTHAMPTON
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2015

The following is a discussion and analysis of the Town of Southampton's (the "Town") financial performance for the year ended December 31, 2015. This section is a summary of the Town's financial activities based on currently known facts, decisions and conditions. It is also based on both the government-wide and fund-based financial statements. The results of the current year are discussed in comparison with the prior year, with an emphasis placed on the current year. This section is only an introduction and should be read in conjunction with the Town's financial statements, which immediately follow this section.

FINANCIAL HIGHLIGHTS

- The Town's primary government total assets and deferred outflows of resources exceeded total liabilities and deferred inflows of resources by $952,544,346 (net position). This consists of $890,784,499 invested in capital assets (net of related debt), $113,656,682 restricted for specific purposes, offset by a deficit unrestricted portion of $51,896,835.

- The Town's primary government net position increased $52,390,152 compared to $50,502,115, as restated.

- The Town's total bonded indebtedness decreased $9,673,295 and governmental expenditures related to debt service (principal and interest) decreased $445,088 from fiscal year ended December 31, 2014. The Town expects future debt service to continue to decrease as the Town continues to take advantage of lower interest rates by refunding eligible debt.

- The Town's total governmental operating funds fund balance increased $2,749,197 as compared to a decrease of $2,435,734 in 2014. This is mainly due to the timing of expenditures related to capital improvements in the Coastal Erosion Districts Fund. Total operating funds expenditures decreased by $2,947,897 mainly as a result of the decrease in non-major governmental funds expenditures as well as, the Town's prudent monitoring of spending.

- The General Fund fund balance increased $2,293,370 of which $1,890,447 was nonspendable, $4,388,779 was restricted, $576,131 was assigned, and $9,762,190 was unassigned. The General Fund unassigned fund balance increased by $2,259,175. The increase is mainly due to increased total revenue (excluding other financing sources) of $2,036,205.

- As described in Note 4 to the financial statements, "Changes in Accounting Principles", the Town has implemented the provisions of GASB Statement No. 68, Accounting and Financial Reporting for Pensions, and GASB Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date, for the year ended December 31, 2015. The implementation of these statements resulted in a restatement to the opening net position as of January 1, 2015. Prior year balances reflected in MD&A have been updated for comparison purposes.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of five parts: the introductory section, basic financial statements, required supplementary information including management's discussion and analysis (this section), other supplementary information and statistical information. The basic financial statements include two kinds of financial statements that present different views of the Town:

- The first two financial statements are government-wide financial statements (the "Town-wide") that provide both short-term and long-term information about the Town's overall financial status (see pages 30 and 31).

- The remaining financial statements are fund financial statements that focus on individual parts of the Town, reporting the Town's operations in more detail than the government-wide (the "Town-wide") financial statements.

    - The *governmental fund financial statements* tell how basic services were financed in the *short-term* as well as what remains for future spending (see pages 32 through 35).

    - *Proprietary fund financial statements* provide both short-term and long-term information on the Town's business-type activities with the primary revenue sources being charges for services (see pages 36 through 38).

- *Fiduciary fund financial statements* provide information about the financial relationships in which the Town acts solely as a trustee or agent for the benefit of others (see page 39).

Reporting the Town as a Whole

The analysis of the Town as a whole begins on page 30. One of the most important questions asked about the Town's finances should be, "Is the Town as a whole better off or worse off as a result of the current year's activities?" The Statement of Net Position and the Statement of Activities report information about the Town as a whole and about its activities in a way that helps answer this question. These financial statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two financial statements report the Town's net position and changes in them. You can think of the Town's net position - the residual balance of assets plus deferred outflows of resources minus liabilities and deferred inflows of resources - as one way to measure the Town's financial health, or financial position. Over time, increases or decreases in the Town's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the Town's property tax base and the condition of the Town's roads, to assess the overall health of the Town.

In the Statement of Net Position and the Statement of Activities, we divide the Town into three categories:

- *Governmental activities* - Most of the Town's basic services are reported here, including police, fire, public works, parks departments and general administration. Property taxes, franchise fees, and State and Federal grants finance most of these activities.

- *Business-type activities* - The Town charges a fee to customers to help it cover all or most of the cost of certain services it provides. The Town's waste management, golf course and beaches and marinas facilities are reported here.

- *Component units* - The component units are legally separate organizations for which the Town is either financially accountable, or the nature and relationship with the Town is such that exclusion would cause the Town's financial statements to be misleading or incomplete. The Town includes two discretely presented component units (Town of Southampton Housing Authority and the Trustees of the Freeholders and Commonalty of the Town of Southampton) as separate columns on the Town-wide financial statements. Complete financial statements of the component units can be obtained from their administrative office (see Note 2).

Reporting the Town's Most Significant Funds

Fund financial statements present financial information in the traditional governmental accounting format, with an emphasis on the most significant funds. Our analysis of the Town's major funds begins on page 32. Some funds are required to be established by New York State law and by bond covenants. However, the Town establishes many other funds to help it control and manage money for particular purposes, or to show that it is meeting legal responsibilities for using certain taxes, grants, and other money (grants received from the U.S. Department of Housing and Urban Development). The Town's three kinds of funds - governmental, proprietary and fiduciary - use different accounting approaches.

- *Governmental Funds* - Most of the Town's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund financial statements provide a detailed short-term view of the Town's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the Town's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds (pages 32 and 34) in a reconciliation following each of the governmental fund financial statements (pages 33 and 35).

- *Proprietary Funds* - When the Town charges customers for the services it provides - whether to outside customers or to other units of the Town - these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The Town's enterprise funds (a component of proprietary funds) are the same as the business-type activities we report in the Town-wide financial statements but provide more detail and additional information, such as cash flows, for proprietary funds (pages 36-38).

- *Fiduciary Funds* - Fiduciary funds are used to account for resources that are earmarked for the benefit of other parties, and are not reflected on the Town-wide financial statements because those funds are not available to support the Town's activities (page 39).

FINANCIAL ANALYSIS OF THE TOWN AS A WHOLE

Financial Highlights:

Net position

The Town's total assets and deferred outflows on December 31, 2015 were approximately $1.2 billion, an increase of $54.1 million over the prior year, as restated. Total liabilities and deferred inflows of resources were $237.4 million, an increase of $1.8 million from the prior year, as restated. The result is a net position of $952.5 million, an increase of $52.4 million over the prior year, as restated.

- Working capital of $134.0 million on December 31, 2015 compared with the December 31, 2014 working capital of $105.6 million, as restated, increased primarily due to a $32.6 million increase in cash (unrestricted and restricted). The change in current liabilities is the result of an increase in accounts payable and the issuance of bond anticipation notes.

- Net investment in capital assets of $890.8 million (compared to $860.9 million in 2014, as restated) increased primarily due to a reduction of bond principal payable as a result of debt service payments and bond refunding, offset by capital outlay exceeding current year depreciation charges.

- The Town's restricted net position increased $18.4 million. This classification represents assets subject to external restrictions. The increase is mainly due to an increase in restricted net position for Community Preservation operations offset by current year uses of the Town's debt service reserve.

Table 1:
Condensed Statements of Net Position
Governmental and Business-type Activities - Primary Government
As of December 31,

	Governmental Activities		Business-type Activities		Totals	
		(As Restated)		(As Restated)		(As Restated)
	2015	2014	2015	2014	2015	2014
Assets:						
Current assets	$ 156,919,979	$ 126,504,565	$ 2,603,130	$ 2,813,332	$ 159,523,109	$ 129,317,897
Capital assets, net	997,950,368	974,339,593	23,172,592	23,652,758	1,021,122,960	997,992,351
Total assets	$1,154,870,347	$1,100,844,158	$ 25,775,722	$ 26,466,090	$1,180,646,069	$1,127,310,248
Deferred outflows of resources	$ 8,994,933	$ 8,267,178	$ 313,390	$ 187,323	$ 9,308,323	$ 8,454,501
Liabilities:						
Current liabilities	$ 24,540,331	$ 22,702,351	$ 1,008,087	$ 1,005,464	$ 25,548,418	$ 23,707,815
Long-term liabilities	196,617,633	200,398,419	5,788,327	6,404,777	202,405,960	206,803,196
Total liabilities	$ 221,157,964	$ 223,100,770	$ 6,796,414	$ 7,410,241	$ 227,954,378	$ 230,511,011
Deferred inflows of resources	$ 9,452,687	$ 5,099,543	$ 2,981	$ -	$ 9,455,668	$ 5,099,543
Net position:						
Net investment in capital assets	$ 873,900,018	$ 844,231,835	$ 16,884,481	$ 16,682,301	$ 890,784,499	$ 860,914,136
Restricted	113,569,969	95,112,199	86,713	104,394	113,656,682	95,216,593
Unrestricted	(54,215,358)	(58,433,011)	2,318,523	2,456,476	(51,896,835)	(55,976,535)
Total net position	$ 933,254,629	$ 880,911,023	$ 19,289,717	$ 19,243,171	$ 952,544,346	$ 900,154,194

Change in Net Position

The Town's program revenues for the year ended December 31, 2015 were $85.9 million, a decrease of $3.7 million from 2014, which is primarily related to decreases in operating grants. General revenues of $81.8 million were slightly higher ($2.2 million increase) than last year. Total combined revenues for 2015 were $167.7 million, a decrease of $1.5 million from 2014. Expenses for the year ended December 31, 2015 were $115.3 million reflecting a decrease of $3.4 million compared to 2014, as restated, which is primarily related to decreases in general governmental support and home and community services expenses, offset by increases in most other categories. This resulted in a change in net position for the year ended December 31, 2015 of approximately $52.4 million. The table below outlines a comparison of revenues and expenses for the Primary Government for the years ended December 31, 2015 and 2014:

Table 2:
Condensed Statements of Activities and Changes in Net Position
Governmental and Business-type Activities - Primary Government
For the Years Ended December 31,

	Governmental Activities		Business-type Activities		Totals	
		(As Restated)		(As Restated)		(As Restated)
	2015	2014	2015	2014	2015	2014
Program revenues:						
Charges for services, fees, fines and forfeitures	$ 12,683,102	$ 12,497,649	$ 4,294,656	$ 3,863,814	$ 16,977,758	$ 16,361,463
Operating grants and contributions	66,401,212	70,647,232	31,109	782,905	66,432,321	71,430,137
Capital grants and contributions	2,453,459	1,819,374	-	-	2,453,459	1,819,374
Total program revenues	81,537,773	84,964,255	4,325,765	4,646,719	85,863,538	89,610,974
General revenues:						
Real property taxes	66,242,804	65,501,711	142,807	523,037	66,385,611	66,024,748
Other real property tax items	617,813	599,919	-	-	617,813	599,919
Non-property tax items	1,700,658	1,643,124	-	-	1,700,658	1,643,124
Interest earnings	1,034,392	685,415	9,784	9,457	1,044,176	694,872
State aid - unrestricted	11,908,460	10,477,475	-	-	11,908,460	10,477,475
Sale of property and compensation for loss	107,062	73,160	-	-	107,062	73,160
Miscellaneous	38,132	90,962	-	-	38,132	90,962
Total general revenues	81,649,321	79,071,766	152,591	532,494	81,801,912	79,604,260
Total revenues	163,187,094	164,036,021	4,478,356	5,179,213	167,665,450	169,215,234
Program expenses:						
General governmental support	24,266,171	28,458,103	-	-	24,266,171	28,458,103
Public safety	42,493,599	41,732,622	-	-	42,493,599	41,732,622
Health	2,989,335	2,943,708	-	-	2,989,335	2,943,708
Transportation	12,740,333	12,747,929	-	-	12,740,333	12,747,929
Economic assistance and opportunity	5,877,403	5,030,414	-	-	5,877,403	5,030,414
Culture and recreation	4,536,438	4,692,914	-	-	4,536,438	4,692,914
Home and community services	14,686,485	15,385,752	-	-	14,686,485	15,385,752
Interest on debt	3,597,585	3,903,364	206,253	229,882	3,803,838	4,133,246
Beaches and marinas	-	-	1,669,719	1,621,647	1,669,719	1,621,647
Waste management	-	-	2,132,958	1,924,917	2,132,958	1,924,917
Golf course	-	-	79,019	41,867	79,019	41,867
Total expenses	111,187,349	114,894,806	4,087,949	3,818,313	115,275,298	118,713,119
Excess before transfers	51,999,745	49,141,215	390,407	1,360,900	52,390,152	50,502,115
Interfund transfers	343,861	500,000	(343,861)	(500,000)	-	-
Change in net position	$ 52,343,606	$ 49,641,215	$ 46,546	$ 860,900	$ 52,390,152	$ 50,502,115

Governmental Activities

Revenues for the Town's governmental activities decreased $848,927, or 0.5%. Program revenues totaling $81,537,773 accounted for 50% of total governmental activities revenue, and decreased $3.4 million, primarily due to a decrease in operating grants and contributions offset by an increase in capital grants and contributions. General revenues, which includes revenue from property taxes and other tax items, totaled $81,649,321, or 50.0% of total revenues, and increased by $2.6 million mainly as a result of a budgeted increase in property tax revenue and an increase in unrestricted State aid.

- Operating grants and contributions decreased $4.3 million mainly as a result of decreased revenue from the Community Preservation Fund transfer tax. This revenue fluctuates from year to year in proportion with the amount of real estate sold in the Town.
- Capital grants and contributions increased $634,085 primarily as a result of increased grant revenues for ongoing capital projects related to the restoration of the Nathaniel Rogers House and the Riverside Revitalization.
- Real property taxes increased mainly due to a slight increase in the Town's assessed property values, coupled with a slight change in the allocation of property taxes from 2014. This two factors resulted in an increase in the tax levy.

Expenses for the Town's governmental activities decreased $3.7 million, or 3.2%. Expenses relating to general governmental support, public safety, transportation and home and community services totaled $94,186,588 and accounted for 84.7% of total expenses.

- Expenses relating to general governmental support decreased $4.2 million, or 14.7% as a result of decreases in expenses related to contractual expenses (i.e. utilities, repairs and maintenance, professional services etc.).
- Public safety related expenses increased $760,977, or 1.8% as a result of increased personnel service costs, and the related employee benefits expense.
- Economic assistance and opportunity expenses increased $846,989, or 16.8% as a result of increases in program attendance as shown by the increase in program revenues in Table 3.
- Expenses relating to home and community services decreased by $699,267, or 4.5% due to decreases in spending for contractual expenses.
- Interest expense relating to debt decreased $305,779, or 7.8% as a result of lower interest payments required for debt that has been advance refunded in prior years.

The cost of all governmental activities this year was $111.2 million (page 31). However, as shown in the Statement of Activities, the amount that taxpayers ultimately financed for these activities through Town taxes was only $66.2 million, because some of the cost was paid by those who directly benefited from the programs ($12.7 million) or by other governments and organizations that subsidized certain programs with grants and contributions ($68.9 million).

Table 3 presents the cost of the Town's governmental activities as well as the net cost of services (total cost less revenues generated by the activities). The net cost shows the financial burden that was placed on the Town's taxpayers by each of these functions (see page 31).

Table 3:
Net Costs of Services
Governmental Activities
For the Years Ended December 31,

	Total Cost of Services		Program Revenues		Net (Cost) of Services	
	2015	2014	2015	2014	2015	2014
General governmental support	$ 24,266,171	$ 28,458,103	$ 62,467,638	$ 66,635,893	$ 38,201,467	$ 38,177,790
Public safety	42,493,599	41,732,622	3,010,808	2,931,164	(39,482,791)	(38,801,458)
Health	2,989,335	2,943,708	-	-	(2,989,335)	(2,943,708)
Transportation	12,740,333	12,747,929	2,564,619	2,240,292	(10,175,714)	(10,507,637)
Economic assistance and opportunity	5,877,403	5,030,414	1,680,800	1,560,349	(4,196,603)	(3,470,065)
Culture and recreation	4,536,438	4,692,914	685,070	730,256	(3,851,368)	(3,962,658)
Home and community services	14,686,485	15,385,752	11,128,838	11,066,301	(3,557,647)	(4,319,451)
Interest on debt	3,597,585	3,903,364	-	-	(3,597,585)	(3,903,364)
	$ 111,187,349	$ 114,894,806	$ 81,537,773	$ 85,164,255	$ (29,649,576)	$ (29,730,551)

Table 4: Sources of Revenues for Fiscal Year 2015 - Governmental Activities

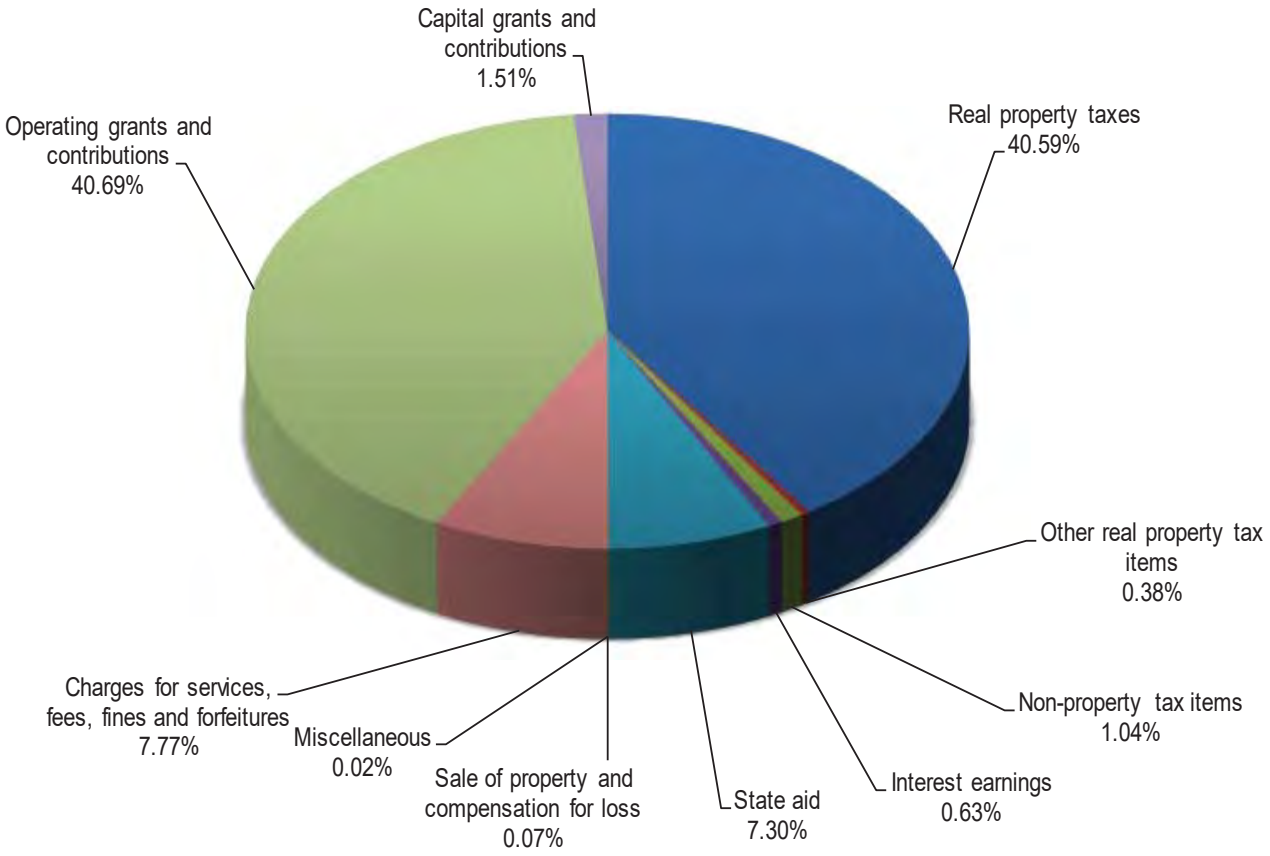
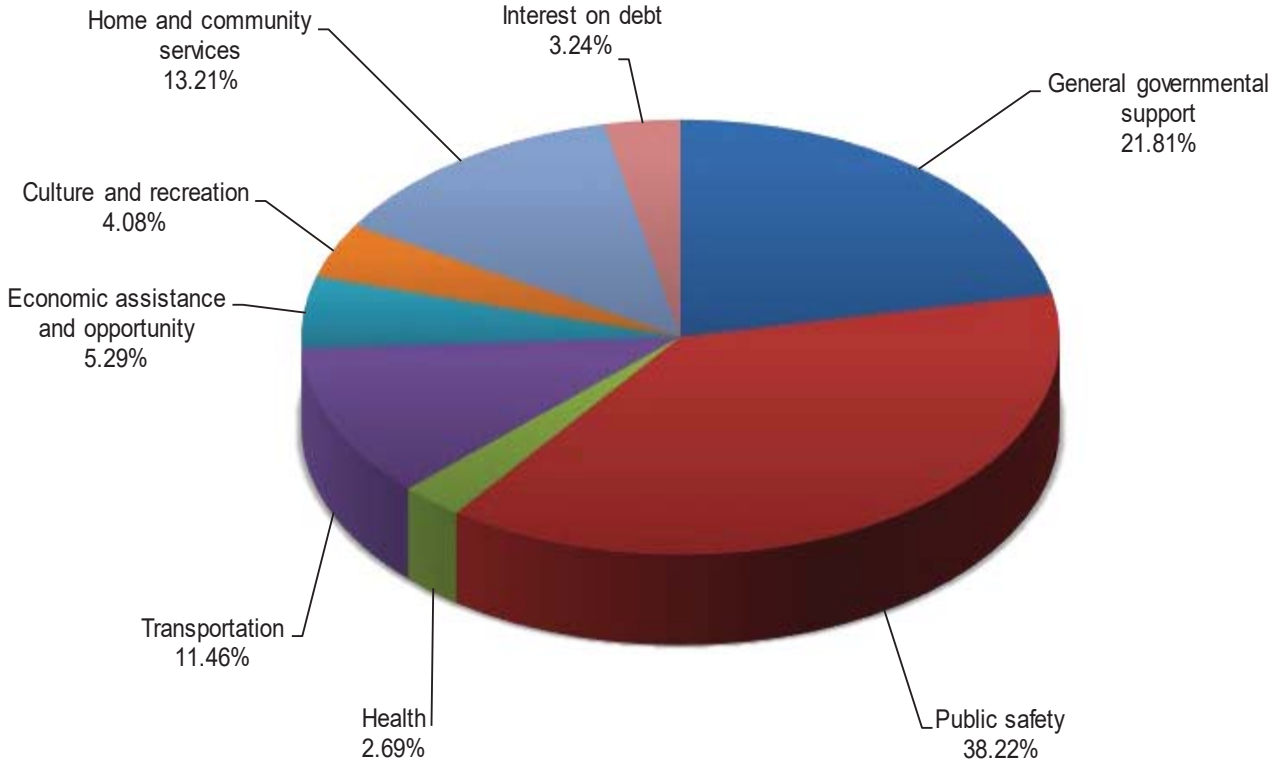


Table 5: Expenses for Fiscal Year 2015 - Governmental Activities



Business-Type Activities

The Town's total program revenues from business-type activities increased by $320,954, or 6.9% over 2014. Some significant year-end financial data relating to these entities are highlighted as follows:

- Operating revenues in the Beaches and Marinas Fund totaled $2.2 million in 2015. Operating revenue was more than 2014, due to an increase in charges for services as a result of an increase in fees and an increase in sales. The fund increased net position $423,120, as compared to an increase of $234,802 in 2014. Operating expenses were comparable year over year (see page 37).

- Operating revenue in the Waste Management Fund totaled $2.0 million in 2015 which is consistent with 2014. Net position decreased $345,058 in 2015. The decrease in net position is mostly due to an increase in operating expenses and non-operating items. Non-operating revenues in 2014 were significantly higher than 2015 as a result of the Town receiving grant funding from New York State to subsidize the cost of disposing hazardous materials. The grant funding did not reoccur in 2015, causing the variance. The Fund's ending net position was approximately $2.4 million (see page 37).

- The Golf Course experienced a slight increase in operating revenues and a decrease in operating expenses. However, non-operating items contributed a net loss of $98,818 as a result of interfund transfers made to the General Fund of $100,000. The fund realized an operating gain of approximately $67,000 in 2015 compared with a gain of approximately $93,000. The decrease in operating income is due to an increase in operating expenses of approximately $37,000 due to increases in repairs and other contractual expenses. Total net position for 2015 was $5.9 million (see page 37).

Table 6: Sources of Revenues for Fiscal Year 2015 - Business-Type Activities

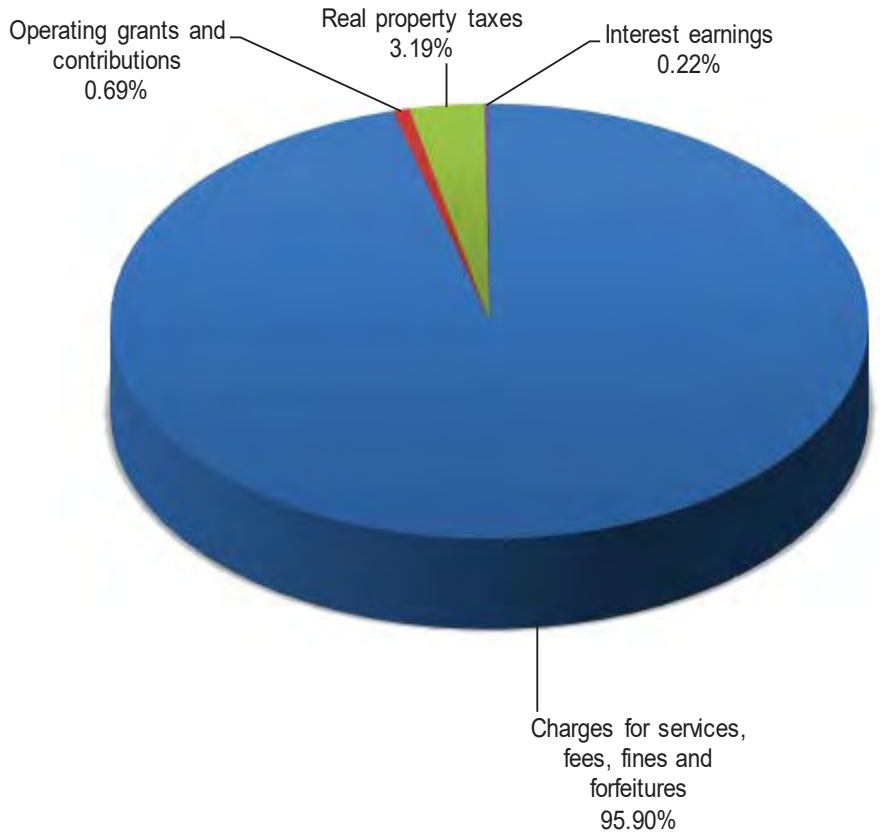
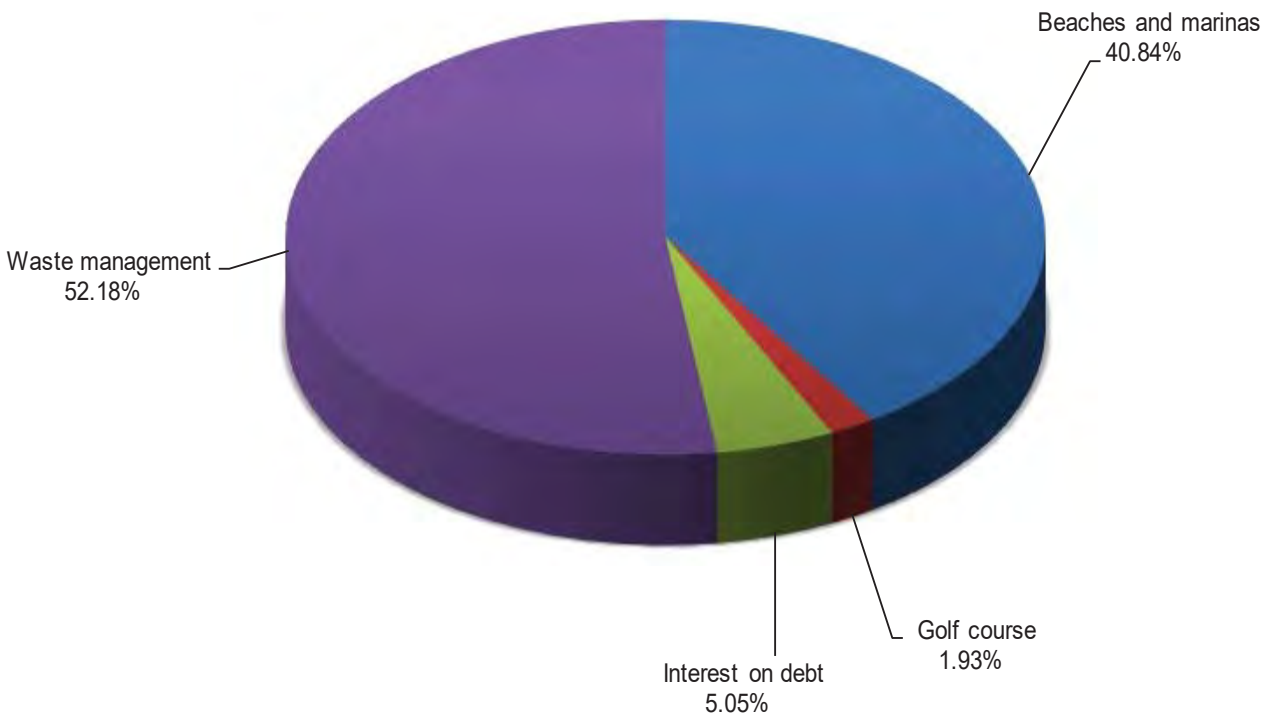


Table 7: Expenses for Fiscal Year 2015 - Business-Type Activities



FINANCIAL ANALYSIS OF CERTAIN TOWN GOVERNMENTAL FUNDS

Governmental Funds

General Fund assets increased by $3.7 million mainly as a result of increased cash and cash equivalents. The increase in cash and cash equivalents is due partly to the increase in revenues increasing approximately $2.0 million while expenditures stayed consistent, and due to the increase in property taxes paid in advance of $1.2 million (deferred inflows of resources). Total liabilities increased slightly due to increases in accounts payable and accrued liabilities as a result of the timing of payments made near year-end.

Increases in the General Fund's revenue were mostly the result of an increase in State aid. State aid revenue derived from mortgage taxes that are received by the Town quarterly, increased by $1.3 million. This increase accompanied by the Town's receipt of residual grant funds (approximately $300,000) from the New York State Department of Homeland Security for expenses incurred during Superstorm Sandy, resulted in an increase in State aid for the General Fund. Other increases in revenues are for collections of fines and forfeitures from the Town's Justice Court, a total increase of approximately $75,000.

General Fund expenditures decreased slightly by approximately $51,000. However, debt service expenditures (principal and interest) were reduced by $307,289 as a result of decreased interest expense from the advanced refunding of serial bonds in prior years. Other financing sources for the general fund totaled $130,417 (compared to $278,621 in 2014). The decrease in other financing sources is due to an increase in interfund transfers out (in accordance with the revised budget).

The General Fund's spendable fund balance consists of $9.8 million in unassigned funds, restricted reserves of $4.4 million, and $576,000 in assigned fund balance, which combined, represents 41.3% of annual General Fund operating expenditures.

Assets in the Police District Fund increased by $1,299,278, which was driven mainly by an increase in cash and cash equivalents as a result of an increase in property taxes paid in advance (deferred inflows of resources). Liabilities increased by $275,169 as a result of an increase in accounts payable, mainly as a result of the timing of payments made near year-end.

The Police District Fund fund balance decreased by $214,319 as a result of an increase in expenditures of $790,158 offset only by a slight increase in revenues of $140,287. The increase in expenditures is the result of an increase in the cost of police protection services, including salaries and the related employee benefits. Spendable fund balance in the Police Fund consists of $40,559 restricted for future debt service, and $1,325,918 in assigned fund balance.

The Town Outside Village Fund assets increased $560,997 mainly driven by an increase in cash and cash equivalents as a result of an increase in property taxes paid in advance (deferred inflows of resources). Liabilities increased by $12,376 due to an increase in accounts payable.

The Town Outside Village Fund total revenue decreased by $478,914 from a budgeted decrease in the property tax allocation to this fund of $277,096 and a decrease in revenues from departmental income and licenses and permits. The increase in expenditures, $382,679, was less than the decrease in revenue allowing the fund to record a positive change in fund balance of $479,900. Fund balance at year-end was $3,444,076.

The Highway Fund assets increased $1,394,068 due to an increase in cash and cash equivalents and restricted cash of $929,731, along with an increase in State and federal aid receivables of $357,437. The increase in cash and cash equivalents is the result of an increase in property taxes paid in advance (deferred inflows of resources). The increase in restricted cash is due to an increase in the fund's debt service reserve as a result of projects being closed out or cancelled in the Capital Projects Fund. The increase in State and federal aid receivable is the result of the Town submitting a voucher for payment in December 2015 to the New York State Department of Transportation for the reimbursement of road repair expenses under the Consolidated Highway Improvement Program ("CHIPS"). Liabilities in the Highway Fund increased by $194,991 from increases in accounts payable.

Highway Fund revenues increased $717,602 mainly due to increases in State aid revenue. State funding for roadwork performed on Springville Road in Hampton Bays is being funded by the New York State Department of Transportation. Expenses (and the reimbursements) related to those funds increased in 2015. Property tax allocations were budgeted higher in 2015 by $509,523 also contributing to the increase in revenue. Highway Fund expenditures were slightly higher in 2015 by $224,559 as a result of increased spending on road repair and equipment. Interfund transfers totaled $872,000 and were related to the transfer of bond proceeds that were not used for the intended capital projects. As discussed above, the transfer was offset by an increase in the restricted debt service reserve. Total fund balance at year-end was $2,577,847.

Public Safety Communication Fund assets increased $359,756. The increase is driven by an increase in cash and cash equivalents of $366,971 from an increase in property taxes paid in advance ($125,134) and a positive change in fund balance of $232,305.

Revenues in the Public Safety Communications Fund were slightly higher than 2014 by $85,703 as a result of increased property tax revenue per the budgeted allocation of the tax levy. Expenditures in the fund were generally consistent year over year. Interfund transfers in increased by $147,921 as a result of a budgeted transfer from the Town's special revenue fund. Total fund balance at year-end was $812,235.

The Capital Projects Fund had an increase in fund balance of $149,612. This is due to the timing of when revenues are recorded from the issuance of long-term debt, and when the expenditures for the related projects are incurred. During 2015, the Town issued $4.9 million in public improvement serial bonds for capital project purposes. The Town also issued $3.3 million in bond anticipation notes for various capital improvements and equipment purchases. Capital outlay increased $2,317,870 as a result of the increased financing for ongoing capital projects. Other financing sources increased slightly as a result of increased appropriation from other funds (part of the revised budget).

In the Community Preservation Fund, fund balance increased by $18.6 million as a result of excess revenues over expenditures. Revenues in the fund decreased by $4,236,634 mainly as a result of a decrease in receipt from the 2% transfer tax for real estate sold within the Town. Expenditures in the fund decreased by $8,731,994 since the fund did not purchase as much land for conversation as in 2014. In 2014, the Community Preservation Fund purchased $35.7 million in land, and in 2015 the fund purchased $23.3 million in land. Total fund balance restricted for the Community Preservation Fund operations was $94,235,375.

Total assets in the non-major governmental funds totaled $12,621,602 in 2015 which is $332,574 higher than 2014. The increase is due to an increase in cash and cash equivalents as a result of an increase in property taxes paid in advance of $526,755, and an increase in accounts receivable, net of $248,711, offset by a decrease in restricted cash of $472,448. The decrease in restricted cash is mainly due to the use of cash for expenditures in the Town's Special Fund.

Non-major funds fund balance decreased by $450,475 as result of expenditures exceeding revenues in the Town's Special Fund and the Coastal Erosion District Fund. The Town's Special Fund holds restricted revenues that are externally restricted for specific uses. The Town's Coastal Erosion District Fund is used to account for debt service payments resulting from an Erosion Control District Bond issued in 2013 and to account for projects pertaining to the Erosion Control of certain Town beaches. Expenditures in both of these funds will vary from year to year. Total fund balance for the Town's non-major governmental funds totaled $10,602,320 at December 31, 2015.

At December 31, 2015, the Town's governmental funds had a combined fund balance of $139,059,760, which is an increase of $21.5 million from the previous year. Fund balances for the Town's governmental funds for the past two years were as follows:

Table 8:
Fund Balances
As of December 31,

Governmental Funds:	2015	2014
General Fund	$ 16,617,547	$ 14,324,177
Police District Fund	2,496,209	2,710,528
Town Outside Village Fund	3,444,076	2,964,176
Highway Fund	2,577,847	2,169,431
Public Safety Communications Fund	812,235	579,930
Capital Projects Fund	8,274,151	8,124,539
Community Preservation Fund	94,235,375	75,633,404
Non-Major Governmental Funds	10,602,320	11,052,795
Total fund balances	$ 139,059,760	$ 117,558,980

GENERAL FUND BUDGETARY HIGHLIGHTS

The Town's General Fund budget generally contains budget amendments during the year. The budget is allowed to be increased for additional current year appropriations that are supported by an increase in budgeted revenues. Below is a summary of the General Fund budgetary results of operations:

Table 9:
General Fund Budget
As of December 31, 2015

	Budgeted Amounts		Actual Including	Variance with
	Original	Revised	Encumbrances	Final Budget
Revenues	$ 36,339,017	$ 36,426,870	$ 37,806,284	$ 1,379,414
Expenditures	37,064,995	37,208,198	35,767,028	1,441,170
Other financing sources	725,978	781,328	130,417	(650,911)
Change in fund balance	$ -	$ -	$ 2,169,673	$ 2,169,673

Overall the General Fund performed better than anticipated by $2,169,673. The performance was driven by greater than anticipated total revenues of $1.4 million, a savings in expenditures of $1.4 million, and more than anticipated other sources of financing of approximately $650,000. The Town originally budgeted for a $372,117 loss (appropriated fund balance), but performed better by $2.5 million. Some highlights include:

- Franchise fees were more than revised budget by $86,001 due to higher than anticipated reimbursements from cable providers. These fees are generally based on subscribers which can vary from year to year.
- Departmental income was greater than anticipated by $29,640 mainly due to an increase in program participants for the Town's various community programs.

- Use of money and property was higher than expected by $59,463 as a result of increases in interest and earnings. The Town has taken advantage of the highest interest rates by moving money to different banks when possible. Commercial dock rentals were also higher due to more use by boaters.

- Revenues from State aid were $1.6 million greater than expected as a result of higher than anticipated mortgage tax aid and residual reimbursements from Superstorm Sandy from the New York State Department of Homeland Security.

- After encumbrances general governmental support expenditures recorded a savings of $692,004, spending in almost all categories was less than anticipated.

- Public safety expenditures were less than anticipated by $165,380. Utility expenditures were less than revised budget by approximately $91,000 accounting for the majority of the savings.

- Employee benefit expenses in the General Fund were less than anticipated by $276,701. Expenditures for salaries part-time and full-time in the General Fund were generally less than budgeted, therefore the related employee benefit expenditures were also under budget.

A budgetary comparison schedule within the required supplementary information section of this report has been provided for further analysis in regards to the General Fund budget on pages 81-87.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

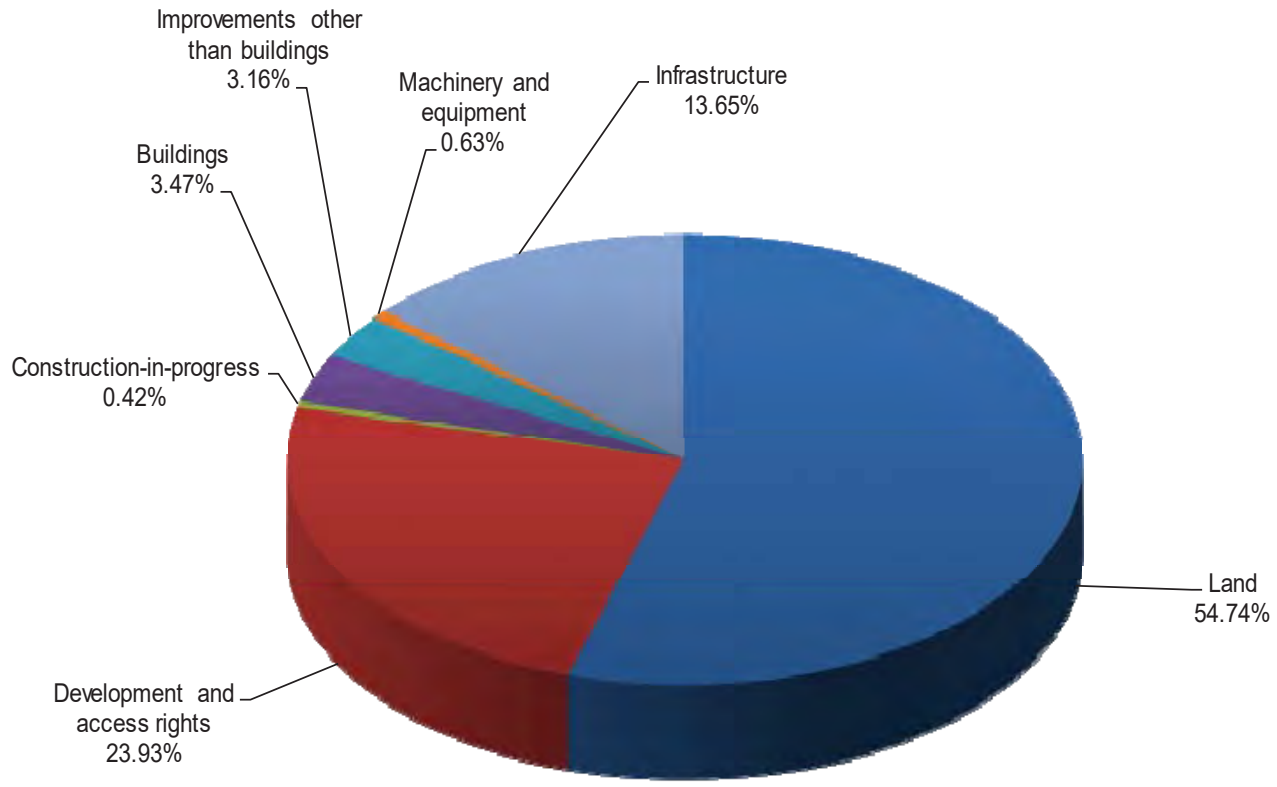
At the end of 2015, the Town had $1.0 billion invested in a broad range of capital assets, including beaches, land, police equipment, buildings, park facilities, roads, bridges and water infrastructure (See Table 10).

The Town's fiscal year 2015 capital budget included the continuation of funding for infrastructure improvements. Of the $21.2 million capital spending plan in 2015, $4.7 million was dedicated to the reconstruction of roads, bridges, and drainage improvement projects, $3.8 million was dedicated to municipal works projects, $3.8 million was dedicated to parks and recreation and other revitalization programs, and the remainder of the budget was allocated to various information technology upgrades and other general business improvements.

Table 10:
Capital Assets
As of December 31,

Governmental Activities:	2015	(As Restated) 2014
Land	$ 545,653,162	$ 522,319,967
Development and access rights	244,344,289	236,073,020
Construction-in-progress	4,273,875	1,075,208
Buildings	32,243,410	32,423,445
Improvements other than buildings	26,522,394	28,170,048
Machinery and equipment	5,514,927	5,417,212
Infrastructure	139,398,311	148,860,693
Total	$ 997,950,368	$ 974,339,593
Business-type Activities:		
Land	$ 13,329,090	$ 13,329,090
Construction-in-progress	4,157	85,065
Buildings	3,191,467	3,287,627
Improvements other than buildings	5,773,003	6,070,910
Machinery and equipment	874,875	880,066
Total	$ 23,172,592	$ 23,652,758

Table 11: Capital Assets, Net for Fiscal Year 2015



Long-Term Debt

The Town's bond rating is AAA according to Standard and Poor's Ratings Services.

The Town's debt management policy limits the Town's debt service funded by taxpayers to not more than 15% of operating expenditures, excluding the Community Preservation Fund. For 2015, the Town's governmental funds total debt service was approximately $13.9 million, of which $4.1 million was paid by the Community Preservation Fund, resulting in taxpayer supported debt service of approximately $9.8 million. Governmental funds debt service expenditures including interest in 2015, excluding CPF, was 11.4% of operating expenditures.

The Town of Southampton's current outstanding bonded indebtedness was $123.6 million at year-end 2015, of which $43.2 million was related to the Community Preservation Fund land purchases, $17.8 million to the Coastal Erosion District Fund, $27.1 million related to highway improvements, $5.4 million for the Hampton Bays Water District and the remaining $30.1 million related to various other improvements and equipment acquisitions.

Pursuant to New York State Local Finance Law §104, the Town's outstanding long-term debt must be no more than 7% of the five-year average full valuation of real property. This is also known as the "constitutional debt limit". At December 31, 2015, the Town had exhausted 3.10% of its limit.

The Town has accrued a $62.2 million obligation for other post-employment benefits in accordance with GASB Pronouncements on the Town-wide financial statements. Note 13 to the financial statements shows the details of the Town's long-term liabilities in this area.

Union Contracts

The Town provides services through approximately 17 elected officials, 481 full-time employees and approximately 133 part-time employees. The Town employs approximately 300 part-time seasonal employees. The Town also has 44 appointed Board members. The Civil Service Employees Association ("CSEA") represents approximately 291 employees under a contract which expires on December 31, 2017. The Police Benevolent Association ("PBA") represents approximately 73 employees under a contract which expires on December 31, 2016. The Superior Officers Association ("SOA") represents approximately 18 employees under a contract which expired on December 31, 2013. The Chief of Police is a non-union employee. Accordingly, the Town has accrued for any potential retroactive payments (when material) related to unresolved contract negotiations that may have an adverse effect on the Town's operating results when such contracts are finalized.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Town's elected officials considered many factors when setting the fiscal-year 2016 budget, tax rates and fees to be charged for the business-type activities. The 2016 Adopted Operating Budget was primarily structurally balanced and the only funds with appropriated fund balance were the General Fund ($452,434), Police District Fund ($250,000), Town Outside Village Fund ($750,000), Highway Fund ($175,000), Public Safety Communications Fund ($150,000) and the Coastal Erosion District Fund ($174,728). In 2003, the Town Board mandated a 5% cap on any increases in the Town tax rate in any given year. Beginning in 2012, New York State mandated a 2% cap on any increases in the Town tax rate in any given year. The 2016 Operating Budget was projected to meet the 2% Tax Levy cap enacted by the New York State Governor.

See pages 81 through 98, as well as pages 109 through 116 for budget versus actual comparisons.

Tax Collection

Property taxes for the Town, together with the County, fire districts and school district taxes are collected by the Town Tax Receiver on a single tax bill. The taxes become a lien on December 1, and are payable in two equal payments without penalty by January 10 and May 31, respectively. Penalties on unpaid taxes are 1% per month from the day such taxes are due and payable and 10% after May 31.

As of May 31,	Total Tax Levy	To Town Supervisor	To County Treasurer	Uncollected Returned
2015	$ 345,901,340	$ 325,906,413	$ 19,994,927	$ 19,252,164
2014	340,835,983	322,100,896	18,735,087	14,384,949
2013	331,493,841	315,112,728	16,381,113	13,671,438
2012	322,746,273	307,538,277	15,207,996	12,695,891
2011	313,906,596	297,658,185	16,248,411	14,387,403

The Town Receiver distributes the collected money to the Town, fire districts and school districts prior to distributing the balance collected to the County. Uncollected amounts are not segregated by the Receiver and any deficiency in tax collection is the County's liability. The Town is thereby assured of full tax collection.

Business-Type Activities

The Town has adopted the following budgets for the business-type activities based on prior year's performance and factors and circumstance known for the upcoming year:

- The adopted budget for the Beaches and Marina Fund projects revenue of $1.9 million, (consistent with the budget for 2016), and an expense budget of $2.1 million, calling for a use of net position of $200,000. At the time the budget was built there was a projected surplus of approximately $700,000 (before depreciation expense). Using the performance of 2015 as a baseline, the fund should self-sustain for 2016.

- The Waste Management Fund's net position during 2015 decreased. For 2016, the Town anticipates similar performance as projected revenues are $2.1 million and projected expenses are expected to be $2.4 million. The deficiency will be funded by the Fund's net position. The adopted budget is consistent with the actual performance of 2015.

FACTOR'S BEARING ON THE FUTURE OF THE TOWN

At the time these financial statements were prepared and audited, the Town was aware of the following existing circumstances that could significantly affect its financial health in the future:

- The "Tax Levy Limitation Law" which was enacted on June 24, 2011, restricts the amount of property taxes that may be levied in a particular year. Although there are exceptions, exemptions, and overrides to the limitation, the Law has made budgetary decisions more difficult. Local governments may override the tax levy limit by first passing a local law that allows for the tax levy limit to be exceeded, which requires a 60% vote of the total voting power of the governing board. The Town has complied with this law and has not required an override vote. The Law was extended in July of 2015, and is now set to expire on June 15, 2020.

- In July 2014, the New York State Department of Taxation and Finance introduced the "Property Tax Freeze Credit" program. This program is a two-year tax relief program that reimburses qualifying New York State homeowners for increases in local property taxes on their primary residences. As a result, more pressure is placed on the Town to stay within the current tax levy limitation, making budgetary decisions more difficult.

- Changes in accounting principles which are set to be implemented in subsequent years will force the Town to recognize the full obligation due under other post-employment benefit arrangements. This could adversely affect the Town's Statement of Net Position by increasing the amount reported for total liabilities.

- Changes in the New York State Employee's Retirement System assumed rate of return and required employer contributions rates, could affect the amount of the Town's net pension liability on their Statement of Net Position. The assumed rate of return is currently 7.5% however, in September 2015 the New York State Comptroller lowered the assumed rate of return to 7.0%. These changes will impact the Town's current resource measurement as well as their economic resource measurement.

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the Town's finances and to show the Town's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Town Comptroller's Office at Town of Southampton, 116 Hampton Road, Southampton, NY 11968 (631) 283-6000.

FINANCIAL SECTION

TOWN OF SOUTHAMPTON
STATEMENT OF NET POSITION
DECEMBER 31, 2015

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Town of Southampton Housing Authority	Trustees of the Freeholders and Commonalty
ASSETS					
Current assets:					
Cash and cash equivalents	$ 25,575,055	$ 2,199,125	$ 27,774,180	$ 47,369	$ 1,069,303
Restricted cash	114,637,788	86,713	114,724,501	285,151	-
Accounts receivable, net	4,834,278	144,361	4,978,639	-	507
Due from Southampton Community Development Corporation	-	-	-	91,759	-
State and federal aid receivables	3,444,346	-	3,444,346	-	-
Due from fiduciary funds	1,513,549	148,086	1,661,635	-	-
Due from other governments	5,058,218	-	5,058,218	33,540	-
Prepaid expenses	1,856,745	14,845	1,871,590	17,615	-
Inventory of materials and supplies	-	10,000	10,000	-	-
Other assets	-	-	-	11,586	-
Noncurrent assets:					
Loan receivable	-	-	-	500,000	-
Due from Southampton Community Development Corporation	-	-	-	150,000	-
Tenant security deposits	-	-	-	15,300	-
Bond proceeds held by fiscal agent	-	-	-	103,002	-
Capital assets:					
Non-depreciable capital assets	794,271,326	13,333,247	807,604,573	683,700	-
Depreciable capital assets, net	203,679,042	9,839,345	213,518,387	2,642,441	-
Total assets	1,154,870,347	25,775,722	1,180,646,069	4,581,463	1,069,810
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charge from refunding bonds	556,257	114,830	671,087	-	-
Pension related	8,438,676	198,560	8,637,236	-	-
Total deferred outflows of resources	8,994,933	313,390	9,308,323	-	-
LIABILITIES					
Current liabilities:					
Accounts payable	2,526,817	88,065	2,614,882	20,031	67,875
Accrued liabilities	603,194	-	603,194	28,716	-
Accrued interest payable	1,183,880	58,554	1,242,434	-	-
Bond anticipation notes payable	3,345,640	-	3,345,640	-	-
Due to fiduciary funds	1,566,056	-	1,566,056	-	-
Due to other governments	223,966	-	223,966	-	-
Unearned revenue	-	38,120	38,120	1,680	8,456
Noncurrent liabilities due within one year:					
General obligation bonds payable, net	14,464,730	813,348	15,278,078	74,030	-
Special assessment bonds with governmental commitment	32,598	-	32,598	-	-
Compensated absences	200,000	10,000	210,000	-	-
Judgments and claims payable	274,950	-	274,950	-	-
Estimated liability for landfill closure and post-closure care costs	118,500	-	118,500	-	-
Noncurrent liabilities due in more than one year:					
General obligation bonds payable, net	106,696,160	5,589,593	112,285,753	3,271,922	-
Special assessment bonds with governmental commitment	67,479	-	67,479	-	-
Note payable	-	-	-	650,000	-
Compensated absences	8,988,588	66,825	9,055,413	-	-
Retainages held	85,485	-	85,485	-	-
Judgments and claims payable	2,667,550	-	2,667,550	-	-
Net pension liability - proportionate share	4,309,054	131,909	4,440,963	-	-
Other post-employment benefits	70,744,981	-	70,744,981	-	-
Tenant security deposits	-	-	-	15,300	-
Estimated liability for landfill closure and post-closure care costs	3,058,336	-	3,058,336	-	-
Total liabilities	221,157,964	6,796,414	227,954,378	4,061,679	76,331
DEFERRED INFLOWS OF RESOURCES					
Property taxes	8,933,820	-	8,933,820	-	-
Pension related	287,313	2,981	290,294	-	-
Unavailable grant revenues	231,554	-	231,554	-	-
Total deferred inflows of resources	9,452,687	2,981	9,455,668	-	-
NET POSITION					
Net investment in capital assets	873,900,018	16,884,481	890,784,499	265,340	-
Restricted:					
Debt service	7,421,818	86,713	7,508,531	-	-
Tax stabilization	3,732,476	-	3,732,476	-	-
Capital projects	8,274,151	-	8,274,151	-	-
Community preservation operations	88,338,767	-	88,338,767	-	-
Community and park improvements	5,704,934	-	5,704,934	285,151	-
HUD grants	97,823	-	97,823	-	-
Unrestricted	(54,215,358)	2,318,523	(51,896,835)	(30,707)	993,479
Total net position	$ 933,254,629	$ 19,289,717	$ 952,544,346	$ 519,784	$ 993,479

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
STATEMENT OF ACTIVITIES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2015

Functions and programs:	Expenses	Program Revenues: Charges for Services Fees, Fines and Forfeitures	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position: Governmental Activities	Business-type Activities	Total	Component Units: Town of Southampton Housing Authority	Component Units: Trustees of the Freeholders and Commonalty
Primary Government -									
Governmental activities:									
General governmental support	$ 24,266,171	$ 821,385	$ 60,669,122	$ 977,131	$ 38,201,467	$ -	$ 38,201,467		
Public safety	42,493,599	2,690,072	320,736	-	(39,482,791)	-	(39,482,791)		
Health	2,989,335	-	-	-	(2,989,335)	-	(2,989,335)		
Transportation	12,740,333	1,017,836	73,380	1,473,403	(10,175,714)	-	(10,175,714)		
Economic assistance and opportunity	5,877,403	934,721	746,079	-	(4,196,603)	-	(4,196,603)		
Culture and recreation	4,536,438	37,170	647,900	-	(3,851,368)	-	(3,851,368)		
Home and community services	14,686,485	7,181,918	3,943,995	2,925	(3,557,647)	-	(3,557,647)		
Interest on debt	3,597,585	-	-	-	(3,597,585)	-	(3,597,585)		
Total governmental activities	111,187,349	12,683,102	66,401,212	2,453,459	(29,649,576)	-	(29,649,576)		
Business-type activities:									
Beaches and marinas	1,669,719	2,180,432	7,358	-	-	518,071	518,071		
Waste management	2,132,958	1,969,182	22,472	-	-	(141,304)	(141,304)		
Golf course	79,019	145,042	1,279	-	-	67,302	67,302		
Interest on debt	206,253	-	-	-	-	(206,253)	(206,253)		
Total business-type activities	4,087,949	4,294,656	31,109	-	-	237,816	237,816		
Total primary government	$ 115,275,298	$ 16,977,758	$ 66,432,321	$ 2,453,459	(29,649,576)	237,816	(29,411,760)		
Component Units -									
Town of Southampton Housing Authority:									
Economic assistance and opportunity	$ 1,003,742	$ 361,854	$ 589,696	$ -				$ (52,192)	
Trustees of the Freeholders and Commonalty:									
Home and community	$ 673,031	$ 851,848	$ -	$ -					$ 178,817
General revenues:									
Real property taxes					66,242,804	142,807	66,385,611	-	-
Other real property tax items					617,813	-	617,813	-	-
Non-property tax items					1,700,658	-	1,700,658	-	-
Interest earnings					1,034,392	9,784	1,044,176	401	851
State aid - unrestricted					11,908,460	-	11,908,460	-	-
Sale of property and compensation for loss					107,062	-	107,062	350	-
Miscellaneous					38,132	-	38,132	-	4,212
Total general revenues					81,649,321	152,591	81,801,912	751	5,063
Excess revenues over expenses before transfers					51,999,745	390,407	52,390,152	(51,441)	183,880
Interfund transfers					343,861	(343,861)	-	-	-
Change in net position					52,343,606	46,546	52,390,152	(51,441)	183,880
Total net position, beginning of year, as restated (see note 18)					880,911,023	19,243,171	900,154,194	571,225	809,599
Total net position, end of year					$ 933,254,629	$ 19,289,717	$ 952,544,346	$ 519,784	$ 993,479

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2015

	MAJOR FUNDS							MAJOR FUNDS		
	General Fund	Police District Fund	Town Outside Village Fund	Highway Fund	Public Safety Communications Fund	Non-Major Governmental Funds	Total Operating Funds	Capital Projects Fund	Community Preservation Fund	Total Governmental Funds
ASSETS										
Cash and cash equivalents	$ 11,405,816	$ 1,986,225	$ 3,299,177	$ 2,898,199	$ 966,997	$ 5,018,641	$ 25,575,055	$ -	$ -	$ 25,575,055
Restricted cash	4,388,779	40,559	75,698	656,488	3,616	6,389,658	11,554,798	13,887,820	89,195,170	114,637,788
Accounts receivable, net	1,014,017	360,969	1,500	2,757	8,545	1,146,157	2,533,945	-	54,610	2,588,555
State and federal aid receivables	322,633	2,244,561	-	842,159	34,993	-	3,444,346	-	-	3,444,346
Due from fiduciary funds	1,304,697	-	100,000	108,852	-	-	1,513,549	-	-	1,513,549
Due from other governments	18,546	-	-	2,435	-	-	20,981	-	5,037,237	5,058,218
Prepaid items	1,890,447	1,129,732	220,870	270,787	90,101	67,146	3,669,083	-	4,213	3,673,296
Total assets	$ 20,344,935	$ 5,762,046	$ 3,697,245	$ 4,781,677	$ 1,104,252	$ 12,621,602	$ 48,311,757	$ 13,887,820	$ 94,291,230	$ 156,490,807
LIABILITIES										
Accounts payable	$ 498,454	$ 364,123	$ 23,484	$ 496,246	$ 4,581	$ 229,096	$ 1,615,984	$ 857,344	$ 53,489	$ 2,526,817
Accrued liabilities	229,685	83,881	4,798	15,391	2,956	264,377	601,088	-	2,106	603,194
Bond anticipation notes payable	-	-	-	-	-	-	-	3,345,640	-	3,345,640
Due to fiduciary funds	-	37,566	-	-	1,896	115,649	155,111	1,410,685	260	1,566,056
Due to other governments	223,966	-	-	-	-	-	223,966	-	-	223,966
Total liabilities	952,105	485,570	28,282	511,637	9,433	609,122	2,596,149	5,613,669	55,855	8,265,673
DEFERRED INFLOWS OF RESOURCES										
Property taxes	2,775,283	2,780,267	224,887	1,692,193	282,584	1,178,606	8,933,820	-	-	8,933,820
Unavailable grant revenues	-	-	-	-	-	231,554	231,554	-	-	231,554
Total deferred inflows of resources	2,775,283	2,780,267	224,887	1,692,193	282,584	1,410,160	9,165,374	-	-	9,165,374
FUND BALANCE										
Fund balance:										
Nonspendable	1,890,447	1,129,732	220,870	270,787	90,101	67,146	3,669,083	-	4,213	3,673,296
Restricted	4,388,779	40,559	75,698	656,488	3,616	5,899,516	11,064,656	8,274,151	94,231,162	113,569,969
Assigned	576,131	1,325,918	3,147,508	1,650,572	718,518	4,635,658	12,054,305	-	-	12,054,305
Unassigned	9,762,190	-	-	-	-	-	9,762,190	-	-	9,762,190
Total fund balance	16,617,547	2,496,209	3,444,076	2,577,847	812,235	10,602,320	36,550,234	8,274,151	94,235,375	139,059,760
Total liabilities, deferred inflows of resources and fund balance	$ 20,344,935	$ 5,762,046	$ 3,697,245	$ 4,781,677	$ 1,104,252	$ 12,621,602	$ 48,311,757	$ 13,887,820	$ 94,291,230	$ 156,490,807

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2015

Total Fund Balance - Governmental Funds		$ 139,059,760
Amounts reported for governmental activities in the Statement of Net Position are different due to the following:		
Capital assets less accumulated depreciation are included in the Statement of Net Position:		
Capital assets:		
Non-depreciable	$ 794,271,326	
Depreciable	512,037,035	
Accumulated depreciation	(308,357,993)	997,950,368
Long-term liabilities applicable to the Town's governmental activities are not due and payable in the current period and accordingly are not reported in the governmental fund financial statements. However, these liabilities are included in the Statement of Net Position:		
General obligation bonds payable, net	(121,160,890)	
Special assessment bonds with governmental commitment	(100,077)	
Compensated absences	(9,188,588)	
Judgments and claims payable	(2,942,500)	
Retainages held	(85,485)	
Other post-employment benefits	(70,744,981)	
Estimated liability for landfill closure and post-closure care costs	(3,176,836)	(207,399,357)
Deferred charge on refunding bonds		556,257
Pension related items are not reported in the governmental fund financial statements since they are not related to current financial resources. The pension related items included in governmental activities consist of the following:		
Net pension liability - proportionate share	(4,309,054)	
Deferred outflow of resources	6,622,125	
Deferred inflow of resources	(287,313)	2,025,758
Revenue that was not accrued on the governmental fund financial statements because it does not meet the availability criteria under the modified accrual basis of accounting is included in the Statement of Net Position.		2,245,723
Interest payable applicable to the Town's governmental activities is not due and payable in the current period and accordingly, is not reported in the governmental fund financial statements. However, this liability is included in the Statement of Net Position.		(1,183,880)
Net Position - Governmental Activities		$ 933,254,629

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2015

	MAJOR FUNDS							MAJOR FUNDS		
	General Fund	Police District Fund	Town Outside Village Fund	Highway Fund	Public Safety Communications Fund	Non-Major Governmental Funds	Total Operating Funds	Capital Projects Fund	Community Preservation Fund	Total Governmental Funds
REVENUES										
Real property taxes	$ 20,860,140	$ 20,963,398	$ 1,853,789	$ 11,569,402	$ 2,140,751	$ 8,855,324	$ 66,242,804	$ -	$ -	$ 66,242,804
Other real property tax items	232,724	144,942	13,654	78,642	13,366	134,485	617,813	-	-	617,813
Non-property tax items	1,700,658	-	-	-	-	-	1,700,658	-	60,660,717	62,361,375
Special assessments	37,170	-	-	-	-	-	37,170	-	-	37,170
Departmental income	717,080	557,822	1,662,841	15,200	136,138	2,457,809	5,546,890	-	-	5,546,890
Intergovernmental charges	292,401	-	-	707,682	-	-	1,000,083	-	-	1,000,083
Use of money and property	146,463	51,206	18,164	30,708	7,795	368,164	622,500	47,952	363,940	1,034,392
Licenses and permits	358,515	79,323	3,061,268	2,553	-	-	3,501,659	-	-	3,501,659
Fines and forfeitures	1,662,579	-	-	-	-	-	1,662,579	-	-	1,662,579
Sale of property and compensation for loss	65,575	11,221	-	15,450	-	14,816	107,062	-	-	107,062
Miscellaneous local sources	647,900	275,392	4,205	73,380	20	763,456	1,764,353	364,653	8,405	2,137,411
State aid	9,973,836	2,246,723	-	1,269,173	143,515	5,000	13,638,247	204,230	-	13,842,477
Federal aid	1,111,243	45,344	-	-	-	3,946,920	5,103,507	-	-	5,103,507
Total revenues	37,806,284	24,375,371	6,613,921	13,762,190	2,441,585	16,545,974	101,545,325	616,835	61,033,062	163,195,222
EXPENDITURES										
General governmental support	14,102,599	-	-	-	-	143,806	14,246,405	-	34,465,309	48,711,714
Public safety	2,365,285	15,561,415	613,467	-	1,644,303	832,112	21,016,582	-	-	21,016,582
Health	-	-	-	-	-	2,989,335	2,989,335	-	-	2,989,335
Transportation	788,445	-	-	6,903,220	-	482,665	8,174,330	-	-	8,174,330
Economic assistance and opportunity	2,923,125	-	-	-	-	580,217	3,503,342	-	-	3,503,342
Culture and recreation	2,051,708	-	-	-	-	628,749	2,680,457	-	-	2,680,457
Home and community services	567,544	-	3,382,724	-	-	6,349,707	10,299,975	-	-	10,299,975
Employee benefits	8,613,634	8,660,238	1,873,371	3,017,405	707,698	843,652	23,715,998	-	155,367	23,871,365
Capital outlay	-	-	-	-	-	-	-	7,754,713	-	7,754,713
Debt service -										
Principal	3,542,987	334,013	112,815	3,120,899	5,000	2,737,540	9,853,254	-	4,090,899	13,944,153
Interest	688,004	35,416	8,227	804,645	1,200	811,806	2,349,298	-	1,762,340	4,111,638
Total expenditures	35,643,331	24,591,082	5,990,604	13,846,169	2,358,201	16,399,589	98,828,976	7,754,713	40,473,915	147,057,604
Excess (deficiency) of revenues over (under) expenditures	2,162,953	(215,711)	623,317	(83,979)	83,384	146,385	2,716,349	(7,137,878)	20,559,147	16,137,618
OTHER FINANCING SOURCES (USES)										
Payment to refunded bond escrow agent	(3,996,598)	-	-	-	-	-	(3,996,598)	-	-	(3,996,598)
Refunding bond issuance	3,725,099	-	-	-	-	-	3,725,099	-	-	3,725,099
Serial bond issuance	-	-	-	-	-	-	-	4,873,500	-	4,873,500
Premium on obligations	381,753	1,392	1,583	32,572	-	-	417,300	-	-	417,300
Interfund transfers in	363,966	-	5,000	872,000	148,921	252,750	1,642,637	3,578,264	-	5,220,901
Interfund transfers out	(343,803)	-	(150,000)	(412,177)	-	(849,610)	(1,755,590)	(1,164,274)	(1,957,176)	(4,877,040)
Total other financing sources (uses)	130,417	1,392	(143,417)	492,395	148,921	(596,860)	32,848	7,287,490	(1,957,176)	5,363,162
Change in fund balance	2,293,370	(214,319)	479,900	408,416	232,305	(450,475)	2,749,197	149,612	18,601,971	21,500,780
Fund balance, beginning of year	14,324,177	2,710,528	2,964,176	2,169,431	579,930	11,052,795	33,801,037	8,124,539	75,633,404	117,558,980
Fund balance, end of year	$ 16,617,547	$ 2,496,209	$ 3,444,076	$ 2,577,847	$ 812,235	$ 10,602,320	$ 36,550,234	$ 8,274,151	$ 94,235,375	$ 139,059,760

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2015

Net Change in Fund Balance - Governmental Funds		$ 21,500,780
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The amount by which capital outlay exceeds depreciation in the current period is:		
Capital outlay, net of reclassifications and retirements	$ 41,397,186	
Depreciation expense	(17,786,411)	23,610,775
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		(24,658)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position.		
Proceeds from issuance of refunding bond	(3,725,099)	
Premiums on obligations	(400,770)	
Payment to refunded bond escrow agent	3,682,200	
Deferred charge from refunding bond	314,398	
Serial bond issuance	(4,873,500)	
Repayment of bond principal	13,910,941	
Repayment of special assessment bonds	33,212	
Repayment of installment purchase debt payable	3,072,700	12,014,082
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:		
Other post-employment benefits	(8,546,678)	
Compensated absences	796,367	
Judgments and claims payable	632,500	
Estimated liability for landfill closure and post-closure care costs	(61,236)	
Retainages held	(85,485)	
Pension related	1,993,106	
Amortization of deferred charges from bond refunding	(30,092)	
Amortization of bond premiums and discounts	491,759	
Accrued interest costs	52,386	(4,757,373)
Net Change in Net Position - Governmental Activities		$ 52,343,606

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2015

	MAJOR BUSINESS-TYPE ACTIVITIES		NON-MAJOR BUSINESS-TYPE ACTIVITIES	
	Beaches and Marinas	Waste Management	Golf Course	Total Proprietary Funds
ASSETS				
Current assets:				
Cash and cash equivalents	$ 561,652	$ 1,359,528	$ 277,945	$ 2,199,125
Restricted cash	42,400	44,313	-	86,713
Accounts receivable, net	-	133,988	10,373	144,361
Due from fiduciary funds	37,832	110,254	-	148,086
Prepaid expenses	1,549	13,296	-	14,845
Inventory of materials and supplies	-	10,000	-	10,000
Noncurrent assets:				
Non-depreciable capital assets	8,028,947	169,100	5,135,200	13,333,247
Depreciable capital assets, net of depreciation	4,739,243	4,567,880	532,222	9,839,345
Total assets	13,411,623	6,408,359	5,955,740	25,775,722
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge from refunding bonds	55,459	59,371	-	114,830
Pension contributions	49,640	148,920	-	198,560
Total deferred outflows of resources	105,099	208,291	-	313,390
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	9,612	71,225	7,228	88,065
Accrued interest payable	21,336	37,218	-	58,554
Unearned fees for services	14,131	23,989	-	38,120
Noncurrent liabilities due within one year -				
General obligation bonds payable, net	377,964	435,384	-	813,348
Compensated absences	2,000	8,000	-	10,000
Noncurrent liabilities due in more than one year:				
General obligation bonds payable, net	2,160,771	3,428,822	-	5,589,593
Compensated absences	2,117	64,708	-	66,825
Net pension liability - proportionate share	32,977	98,932	-	131,909
Total liabilities	2,620,908	4,168,278	7,228	6,796,414
DEFERRED INFLOWS OF RESOURCES				
Pension related	745	2,236	-	2,981
NET POSITION				
Net investment in capital assets	10,284,914	932,145	5,667,422	16,884,481
Restricted for debt service	42,400	44,313	-	86,713
Unrestricted	567,755	1,469,678	281,090	2,318,523
Total net position	$ 10,895,069	$ 2,446,136	$ 5,948,512	$ 19,289,717

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2015

	MAJOR BUSINESS-TYPE ACTIVITIES		NON-MAJOR BUSINESS-TYPE ACTIVITIES	
	Beaches and Marinas	Waste Management	Golf Course	Total Proprietary Funds
OPERATING REVENUES:				
Charges for services	$ 2,180,432	$ 1,969,182	$ 145,042	$ 4,294,656
Other	2,315	924	1,279	4,518
Total operating revenues	2,182,747	1,970,106	146,321	4,299,174
OPERATING EXPENSES:				
Beaches and marinas	1,204,485	-	-	1,204,485
Waste management	-	1,428,360	-	1,428,360
Golf course	-	-	56,207	56,207
Depreciation	302,550	366,542	22,812	691,904
Employee benefits	162,684	338,056	-	500,740
Total operating expenses	1,669,719	2,132,958	79,019	3,881,696
Operating income (loss)	513,028	(162,852)	67,302	417,478
NON-OPERATING REVENUES (EXPENSES):				
Real property taxes	120,410	22,397	-	142,807
Operating grants	5,043	21,548	-	26,591
Interfund transfers out	(125,000)	(118,861)	(100,000)	(343,861)
Interest income	2,343	6,259	1,182	9,784
Interest on debt	(92,704)	(113,549)	-	(206,253)
Total non-operating revenues (expenses)	(89,908)	(182,206)	(98,818)	(370,932)
Change in net position	423,120	(345,058)	(31,516)	46,546
Total net position, beginning of year, as restated (see Note 18)	10,471,949	2,791,194	5,980,028	19,243,171
Total net position, end of year	$ 10,895,069	$ 2,446,136	$ 5,948,512	$ 19,289,717

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2015

	MAJOR BUSINESS-TYPE ACTIVITIES		NON-MAJOR BUSINESS-TYPE ACTIVITIES	
	Beaches and Marinas	Waste Management	Golf Course	Total Proprietary Funds
CASH FLOWS FROM OPERATING ACTIVITIES:				
Revenue collected:				
Cash receipts from customers	$ 2,185,762	$ 1,876,689	$ 144,630	$ 4,207,081
Other operating cash receipts	2,315	924	1,279	4,518
Payments for expenses:				
Cash payments to other suppliers of goods or services	(1,203,583)	(1,397,183)	(60,968)	(2,661,734)
Cash payments to employees for services and related expenses	(186,600)	(407,285)	-	(593,885)
Other operating cash receipts	16,608	99,123	-	115,731
Net cash provided by operating activities	814,502	172,268	84,941	1,071,711
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES:				
Purchase of capital assets	(67,077)	(144,661)	-	(211,738)
Principal paid on capital debt	(444,584)	(346,263)	-	(790,847)
Payments made to refunded bond escrow agent	(708,900)	(758,900)	-	(1,467,800)
Serial bond proceeds	767,155	812,739	-	1,579,894
Premium on bonds payable, net of amortization	49,173	62,060	-	111,233
Increase in deferred charge from refunding bonds	(55,459)	(59,371)	-	(114,830)
Interest paid on debt	(97,103)	(117,849)	-	(214,952)
Interfund transfer	(125,000)	(118,861)	(100,000)	(343,861)
Net cash used by capital financing activities	(681,795)	(671,106)	(100,000)	(1,452,901)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:				
Real property taxes	120,410	22,397	-	142,807
Operating grants	5,043	21,548	-	26,591
Net cash provided by non-capital financing activities	125,453	43,945	-	169,398
CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest and earnings received	2,343	6,259	1,182	9,784
Net cash provided by investing activities	2,343	6,259	1,182	9,784
Net increase (decrease) in cash and cash equivalents	260,503	(448,634)	(13,877)	(202,008)
Cash and cash equivalents, beginning of year	343,549	1,852,475	291,822	2,487,846
Cash and cash equivalents, end of year	$ 604,052	$ 1,403,841	$ 277,945	$ 2,285,838
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:				
Operating income	$ 513,028	$ (162,852)	$ 67,302	$ 417,478
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation expense	302,550	366,542	22,812	691,904
(Increase) decrease in accounts receivable	55	(116,482)	(412)	(116,839)
Decrease in due from fiduciary funds	16,608	99,123	-	115,731
Decrease in prepaid expenses	18,736	27,342	-	46,078
Decrease in inventory	-	10,057	-	10,057
Increase in pension contributions	(14,517)	(43,551)	-	(58,068)
Decrease in accounts payable and accrued liabilities	(17,834)	(6,222)	(4,761)	(28,817)
Decrease in unearned fees for services	5,275	23,989	-	29,264
Increase in compensated absences	991	5,489	-	6,480
Increase in pension related deferred inflows	745	2,236	-	2,981
Decrease in net pension liability	(11,135)	(33,403)	-	(44,538)
Net cash provided by operating activities	$ 814,502	$ 172,268	$ 84,941	$ 1,071,711

The accompanying notes to financial statements are an integral part of this statement.

TOWN OF SOUTHAMPTON
STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES
FIDUCIARY FUNDS
DECEMBER 31, 2015

	Agency Funds
ASSETS	
Cash	$ 109,782,193
Due from governmental funds	1,566,056
Service award program assets	2,747,257
Total assets	$ 114,095,506
LIABILITIES	
Due to proprietary funds	$ 148,086
Due to governmental funds	1,513,549
Due to school districts	53,511,721
Service award program liabilities	2,747,257
Other agency liabilities	56,174,893
Total liabilities	$ 114,095,506

The accompanying notes to financial statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

1. BACKGROUND

The Town of Southampton (the "Town"), was established in 1801 and is governed by Town Law and other general laws of the State of New York and various local laws. The Town Board is the legislative body responsible for overall operations. The Town Board consists of the Supervisor who is elected for a term of two years and four council members who are elected for terms of four years. The Town Board appoints the Town Attorney, Comptroller, and the Assessor, whose terms are fixed by Town Law. The Town Clerk, the Superintendent of Highways and Receiver of Taxes are elected and serve for four years. The Town Board appoints various department heads.

The Town provides a full range of municipal services, including police and justice court, home and community services, public works and road maintenance, recreation and parks, and general and administrative services.

The accompanying financial statements include all funds of the Town for which the elected officials exercise oversight responsibility. Oversight responsibility is determined on the basis of financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations and accountability for fiscal matters. All such entities of the Town have been included in this report.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Southampton have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The most significant of the Town accounting policies are described below.

A. Reporting entity

The financial reporting entity consists of: (a) the primary government, which is the Town of Southampton; (b) organizations for which the primary government is financially accountable; and (c) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete as set forth by GASB.

The decision to include a potential component unit in the Town of Southampton's financial reporting entity is based on several criteria set forth by GASB which includes legal standing, dependency and financial accountability. Based on the application of these criteria, a summary of certain entities considered in determining the Town of Southampton's reporting entity is discussed below.

The Trustees of the Freeholders and Commonalty of the Town of Southampton (the "Trustees") are independently elected and are responsible for the receipt, maintenance and safety of legally specified property. Operations are supported by user fee revenues established by the Trustees and derived from the issuance of building, mooring and boat ramp permits, as well as budgeted appropriations from the Town. The Town approves the hiring of employees and records the compensation of employees, as well as all of the capital projects of the Trustees on the books of the Town. As a result of the Town providing financial support for the Trustees employees and capital additions, it is determined that they are fiscally dependent on the Town. Accordingly, the Trustees are determined to be a component unit of the Town and is presented discretely in a separate column in the government-wide financial statements to emphasize that it is legally separate from the primary government. Complete financial statements of the Trustees can be obtained from their administrative office: The Trustees of the Freeholders and Commonalty of the Town of Southampton, 116 Hampton Road, Southampton, N.Y. 11968.

The Town of Southampton Housing Authority (the "Authority") provides housing for low income residents of the Town of Southampton. The Authority is governed by its Board of Directors, which is comprised of five members appointed by the Town of Southampton. Long-term debt and other fiscal matters, which result in a fiscal interdependency, are backed by the full faith and credit of the Town. Accordingly, the Authority has been determined to be a component unit of the Town and is presented discretely in a separate column in the government-wide financial statements to emphasize that it is legally separate from the primary government. Complete financial statements of the Authority can be obtained from their administrative offices: Town of Southampton Housing Authority, 57 Springville Road, Hampton Bays, NY 11946.

B. Excluded from the reporting entity

Within the geographic boundaries of the Town are 7 incorporated villages, 13 school districts and 9 fire districts. These entities are excluded from the Town's financial statements because their operations are controlled by officials elected by their respective constituencies and the Town has no fiscal oversight over them and cannot influence their operations.

C. Basis of presentation

The Town's basic financial statements include both government-wide (reporting the Town as a whole) and fund financial statements (reporting the Town's major funds).

1. Government-wide financial statements

The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) display information about the primary government and its component units. These financial statements include the financial activities of the overall government except for fiduciary activities. Eliminations of internal activity have been made in these financial statements. The primary government is reported separately from the legally separate discretely presented component units for which the primary government is financially accountable. All of the activities of the Town as primary government are governmental activities.

In the government-wide Statement of Net Position, the Town's governmental activities are presented on a consolidated basis and are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The Town's net position is reported in three parts - net investment in capital assets, restricted and unrestricted.

The government-wide Statement of Activities reports both the gross and net cost of each of the Town's functional categories (public safety, transportation, home and community services, etc.), which are otherwise supported by general government revenues (property taxes, certain intergovernmental revenues, interest earnings, etc.). The Statement of Activities reduces gross expenses (including allocated depreciation) by related program revenues to produce the net cost of each program. Program revenues include (a) charges for services (including fees, fines and forfeitures) and (b) operating and capital grants and contributions that are directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants. The net costs (by function) are normally covered by general revenues (property taxes, intergovernmental revenues, interest earnings, etc.).

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Eliminations have been made to prevent distortion of the direct costs and program revenues reported.

This government-wide focus is more on the sustainability of the Town as an entity and the change in the Town's net position resulting from the current year's activities.

2. Fund financial statements

The fund financial statements are similar to the financial statements presented in the previous model. The emphasis is on the major funds in the fund financial statements. Non-major funds are summarized into a single column.

The accounts of the Town are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances, revenues, and expenditures, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. The various funds are presented by type in the fund financial statements. Accordingly, the Town maintains the following fund types:

Governmental Funds - Governmental funds are those through which most governmental functions are financed. The acquisition, use, and balances of expendable financial resources and the related liabilities are accounted for through governmental funds. The measurement focus of the governmental funds is upon determination of financial position and changes in financial position. Governmental funds are further classified as major or non-major funds.

The Town reports the following major governmental funds:

General Fund: is the principal operating fund of the Town. This fund is used to account for all financial resources except those required to be accounted for in other funds.

Police District Fund: is used to account for financial resources for police purposes. Primary revenue sources are from real property taxes and state aid.

Town Outside Village Fund: is used for revenues and expenditures for certain services provided to the area of the Town located outside of the Incorporated Villages. Primary revenue sources are from real property taxes and departmental income.

Highway Fund: is used to account for revenues and expenditures for highway purposes. Primary revenue sources are from real property taxes and State aid.

Public Safety Communications Fund: is used to account for financial resources for the operation of the E-911 communication facility. Primary revenue sources are from real property taxes.

Capital Projects Fund: is used to account for financial resources to be used for the acquisition or construction of major capital facilities. Primary sources of funds are from debt issuances and transfers from the General Fund.

Community Preservation Fund: is used to account for financial resources for land acquisition and preservation purposes (current legislation provides for this fund through the 2030 fiscal year). Primary revenue sources are from non-property tax items.

Additionally, the Town reports the following non-major funds:

Special Revenue Funds: are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes. Special Revenue Funds include the following:

Special Grant Fund: is used to account for the revenues and expenditures related to federal aid for the Community Development Block Grant Program and the Section 8 Housing Choice Vouchers Program.

Special Fund: is used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes.

Special District Funds: are used to account for taxes or other revenues, which are raised or received to provide special services to areas that encompass less than the whole Town. The Special District Funds consist of a number of separate districts, which are administered by the Town Board as follows:

Fire Protection Districts:	
North End	Quogue
Noyac	
Baypoint	
Lighting Districts:	
Eastport	Flanders
Westhampton	Quogue
East Quogue	Hampton Bays
Riverside	Bridgehampton
Water Mill	
Public Parking Districts:	
Hampton Bays	Bridgehampton
Water Districts:	
Flanders	Hampton Bays
Riverside	
Ambulance Districts:	
Westhampton	Northampton
Hampton Bays	Southampton
Coastal Erosion Districts:	
Bridgehampton	Tiana
Sagaponack	
Parks Districts:	
Bridgehampton	Hampton Bays
Water Mill	

3. Proprietary Fund financial statements

Proprietary fund financial statements include a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and a Statement of Cash Flows for each major proprietary fund and the non-major proprietary fund.

Proprietary funds are accounted for using the “economic resources” measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or non-current) are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Net Position presents increases (revenues) and decreases (expenses) in total net position.

Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the Beaches and Marinas, Waste Management and Golf Course are charges to customers for sales and services. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting the definition are reported as non-operating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the Town’s policy to use restricted resources first, then unrestricted resources as they are needed.

The Town applies all provisions of the Accounting Standards Codification (“ASC”) of the Financial Accounting Standards Board (“FASB”) and interpretations except those that conflict with or contradict GASB pronouncements to its business-type activities.

The Town reports the following major proprietary funds:

Enterprise Funds: used to account for the following operations:

Beaches and Marinas: used to account for operations related to the Town's beaches and marinas. Revenue is mainly derived from charges for services which include licenses, permits, dock fees and other recreation related items.

Waste Management: used to account for operations related to the Town's refuse. Revenue is mainly derived from items disposed by the Town's residents which are not part of the regular sanitation pickup.

Additionally, the Town reports the following non-major proprietary fund:

Golf Course: used to account for operations related to Poxabogue Golf Course. Revenue is derived from charges for services related to greens fees, driving range fees and other related items.

4. Fiduciary Funds:

The fiduciary funds are used to account for the assets held by the Town in a trustee capacity or as agency for individuals, private organizations and their governments. These activities are not included in the government-wide financial statements, because their resources do not belong to the Town, and are not available to be used.

The Town reports the following fiduciary funds:

Agency Fund: is for money (and/or property) received and held in the capacity of trustee, custodian or agent. The Town's fiduciary funds include agency funds as follows:

Town Agency Fund: accounts for consolidated payroll, amounts due to/from other governments, service award programs and other agency liabilities.

Town Clerk Agency Fund: accounts for amounts collected on behalf of other governments for licenses and permit fees.

Town Receiver of Taxes Agency Fund: accounts for amounts due to other governments for general and school taxes collected.

D. Measurement focus and basis of accounting

Measurement focus refers to what is being measured whereas the basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

In the government-wide financial statements, governmental activities are presented using the economic resources measurement focus and are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, deferred outflows of resources, liabilities and deferred inflows of resources resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds use a current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (measurable and available to finance current operations). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Town considers all revenues available if they are collected within 60 days after the year end. Application of "susceptible to accrual" criterion requires judgment, consideration of the materiality of the item in question, and due regard for the practicality of accrual, as well as consistency in application.

Revenues susceptible to accrual include; Suffolk County local assistance at year-end on behalf of the Town, franchise fees, charges for services, intergovernmental revenues and operating transfers. Permits, fees, and other similar revenues are not susceptible to accrual because generally they are not measurable until they are received in cash. In those instances where expenditures are the prime factor in determining eligibility for state and federal grants, revenues are recognized when the expenditure is incurred. In the Capital Projects Fund, long-term debt is recognized as revenue upon receipt of the proceeds. Expenditures are recorded on the accrual basis except that (a) expenditures for prepaid expenses are recognized when incurred, (b) principal and interest on indebtedness are recognized as expenditures when due and (c) compensated absences, such as vacation and sick leave, which vest or accumulate, are charged as expenditures when paid.

Encumbrance accounting, under which purchase orders, contracts and other commitments are recorded for budgetary control purposes in order to reserve that portion of the applicable appropriation, is employed in the governmental funds. Appropriations for all governmental funds except the Capital Projects Fund lapse at year-end. However, encumbrances reserved against fund balances are re-appropriated in the ensuing year. Encumbrances are generally reported as assigned fund balances since they do not constitute expenditures or liabilities. Expenditures for such commitments are recorded in the period in which the liability is incurred.

E. Property taxes

In Suffolk County ("County"), the assessment and lien of real property for taxation is done by the County Department of Assessment. The Town assessment rolls are used for the levy of real property taxes by the Town and the school districts, as well as by the County and by special districts of the County and the Town.

The Town of Southampton Receiver of Taxes ("Receiver") collects all real property taxes for the Town, Suffolk County, Town special districts and school districts located within the Town of Southampton as a single bill. Town and County taxes are levied on December 1st, and are due in two equal installments, payable without penalty on January 10th and May 31st respectively; after which taxes are payable to the County Treasurer. Penalties are imposed thereafter at the rate of 1% per month from January 10th until May 31st. The Receiver collects all taxes based on this single bill and distributes the proceeds to the Town Supervisor prior to distributing the remaining taxes collected to the County. Responsibility for the collection of unpaid taxes rests with the County and, accordingly, the Town is assured 100% collection of real property taxes.

F. Interfund transactions

Interfund transactions have been eliminated from the government-wide financial statements. In the fund financial statements, interfund transactions include:

1. Interfund revenues

Interfund revenues represent amounts charged for services or facilities provided by one fund to another fund. The amounts paid by the fund receiving the benefits of the service or facilities are reflected as an expenditure of the fund receiving the service.

2. Operating transfers

Operating transfers represent payments to other funds for their appropriate share of capital projects.

G. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities (deferred inflows/outflows of resources) and disclosure of contingent assets and liabilities at the date of the financial statements and the reported revenues and expenses during the reporting period. Actual results could differ from those estimates. Estimates and assumptions are made in a variety of areas, including computation of encumbrances, compensated absences, potential contingent liabilities and useful lives of long-lived assets.

H. Cash and cash equivalents/investments

Cash consists of funds deposited in demand accounts, time deposit accounts and certificates of deposit with maturities of less than three months from the date acquired by the Town.

For purposes of the Statement of Cash Flows, the Town considers all highly liquid investments with a maturity when purchased of three months or less and all local government investment pools to be cash equivalents.

I. Receivables

Receivables include amounts due from federal, state and other governments or entities for services provided by the Town. Receivables are recorded and revenues are recognized as earned or as specific program expenditures are incurred.

J. Inventory - materials and supplies

Inventory in the proprietary funds is valued at the lower of cost or market using the first-in, first-out method.

K. Prepaid expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. Prepaid expenses in the Balance Sheet and Statement of Net Position represent amounts paid in advance for employee retirement benefits and insurance.

L. Restricted assets

Certain assets are classified as restricted assets because their use is restricted by contractual agreements and regulations.

M. Capital assets

Capital assets purchased or acquired with an original cost of $10,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Buildings	10-50 years
Improvements other than buildings	20 years
Machinery and equipment	5-30 years
Infrastructure -	
Bridges	20-50 years
Landfill	30 years
Roads, curbs and sidewalks	20-30 years
Lighting system	15 years
Bulkheads, piers and boardwalks	10-30 years
Water and sewer mains	10-65 years

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

N. Deferred outflows of resources

In addition to assets, the Balance Sheet or Statement of Net Position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenditure/expense) until that time.

O. Deferred inflows of resources/unearned revenues

In addition to liabilities, the Balance Sheet or Statement of Net Position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources are defined as an acquisition of net position by the government that is applicable to future periods. Deferred inflows are reported when potential revenues do not meet both the measurable and available criteria for recognition in the current period. Unearned revenues also arise when the Town receives resources before it has legal claim to them, as when charges for services are received prior to performing or satisfying the service. In subsequent periods, when both recognition criteria are met, or when the Town has legal claim to the resources, the deferred inflow is removed and revenues are recorded.

P. Interfund receivables and payables

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds. Those related to goods and services type transactions, as well as short-term interfund loans are classified as “due to and from other funds”. Long-term interfund loans (non-current portion) are reported as “advances from and to other funds”. Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Position.

Q. Long-term obligations

The liabilities for long-term obligations consisting of general obligation bonds payable, special assessment bonds payable, compensated absences, judgments and claims, other post-employment benefits, proportionate share of the net pension liability and liability for landfill closure and post-closure care costs are recognized in the government-wide financial statements. Bond premiums, discounts and any prepaid bond insurance costs are deferred and amortized over the life of the bonds using the straight line method, and bond issuance costs are recognized as an expense in the period incurred. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, long-term obligations are not reported as liabilities. The debt proceeds are reported as other financing sources and payment of principal and interest are reported as expenditures when paid.

R. Compensated absences (accumulated unpaid vacation, sick pay and other employee benefits)

Town employees receive accumulated earned but unused vacation and sick pay benefits pursuant to labor contracts or Town policies. In the event of termination or upon retirement, an employee is entitled to payment for accumulated vacation and sick leave at various rates subject to certain maximum limitations.

The liability for vested or accumulated vacation or sick leave (compensated absences) is recorded as current and non-current obligations in the government-wide financial statements. The current portion of this debt is estimated based on historical trends. In the fund financial statements, only the compensated absence liability payable from expendable available financial resources is incurred. The amount that is expected to be liquidated with expendable available financial resources is reported as expenditures and a liability in the fund financial statements and the respective fund that will pay it and are reported in the fund financial statements, only to the extent that they have matured.

S. Other benefits

Town employees participate in the New York State Employees’ Retirement System and the New York State Police and Fire Retirement System.

In addition to providing pension benefits, the Town provides post-employment health insurance coverage and survivor benefits to retired employees and their survivors in accordance with the provisions of various employment contracts in effect at the time of retirement. Substantially all of the Town’s employees may become eligible for these benefits if they reach normal retirement age while working for the Town. Health care benefits are provided through plans whose premiums are based on the benefits paid during the year. The cost of providing post-retirement benefits is shared between the Town and the retired employee. The Town recognizes the cost of providing health insurance by recording its share of insurance premiums as an expenditure.

T. Notes payable

Tax anticipation notes and revenue anticipation notes are generally recorded as fund liabilities in the fund receiving the proceeds. Bond anticipation notes are classified as fund liabilities in the funds receiving the proceeds unless all legal steps have been taken to refinance the notes and the intent is supported by an ability to consummate refinancing the short-term note on a long-term basis, at which time they are recorded as other financing sources, bond anticipation notes redeemed from appropriations, in the fund financial statements. In the government-wide Statement of Net Position, they are recorded as a liability.

U. Equity classifications:

Government-wide financial statements

In the government-wide financial statements, there are three classes of net position:

1. Net investment in capital assets: consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvements of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction or improvement of those assets or related debt also should be included in this component of net position. If there are significant unspent related debt proceeds or deferred inflows of resources at the end of the reporting period, the portion of the debt or deferred inflows of resources attributable to the unspent amount should not be included in the calculation of net investment in capital assets. Instead, that portion of the debt or deferred inflow of resources should be included in the same net position component (restricted or unrestricted) as the unspent amount.

2. Restricted: consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Generally, a liability relates to restricted assets if the asset results from a resource flow that also results in the recognition of a liability or if the liability will be liquidated with the restricted assets reported.

3. Unrestricted: is the amount of assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted components of net position.

Fund financial statements

In the fund financial statements, there are five classifications of fund balance:

1. Nonspendable - Includes amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact. Nonspendable fund balance includes prepaid expenses recorded in the Town's various funds in the amount of $3,673,296.

2. Restricted - Includes amounts with constraints placed on the use of resources either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. The Town reports the following restricted fund balances:

   Debt Service

   According to General Municipal Law §6-l, the Debt Service Reserve must be established for the purpose of retiring the outstanding debt service payments on the general obligation bonds used to originally purchase the property. The funding of the reserve is from the proceeds of the sale of property or capital improvement.

   A summary of the activity in the Debt Service Reserve for the year ended December 31, 2015 is as follows:

Balance - beginning	$	10,154,348
Board approved transfer of fund balance		506,846
Liquidation of reserve for debt service payments		(3,239,376)
Balance - ending	$	7,421,818

Tax Stabilization

According to General Municipal Law §6-l and Town Law, the Tax Stabilization Reserve was established for the purposes of providing a degree of stability and to weather fluctuations in revenues and expenditures without severely impacting property tax rates. The monies in the reserve may be expended only pursuant to an appropriation for purposes authorized by the Town Supervisor and the adoption of a resolution appropriating the recommended amount by at least two-thirds of the voting strength of the Town Board.

Community Preservation

The Town established a Community Preservation Fund (the "CPF") in accordance with Town Law Section 64-d and 64-e and Local Law Section 139 for the purpose of protecting and preserving open and undeveloped lands in the Town of Southampton, including wetlands, woodlands, agricultural lands, shore lands, and other natural resources of the Town, for the purpose of protecting historic places and properties within the Town and for the purpose of providing the Town's visitors and residents with outdoor recreational opportunities. Funding of this reserve is primarily from revenues collected from the two percent real estate transfer tax imposed by the Town pursuant to Article 31-D of New York State Tax Law. In accordance with Local Law Section 139, financial activities for the Community Preservation Fund are maintained in a separate bank account. The Town currently accounts for the financial activity of the Community Preservation Fund as a major governmental fund. In accordance with the purpose of this fund, not more than ten percent of the fund shall be utilized for management and stewardship activities. Upon completion of the Community Preservation Project Plan, any remaining funds will be applied to reduce any bonded indebtedness or other obligations incurred.

Capital

Capital Projects Funds are used to account for and report financial resources that are restricted for capital outlays, including the acquisition or construction of capital facilities and other capital assets, and accordingly the Town has reflected it's fund balance as such. Capital Projects Funds exclude those types of capital-related outflows financed by proprietary funds or for assets that will be held in trust for individuals, private organizations, or other governments.

Special Revenue - Park Improvements

The Town's Special Revenue Fund is used to account for and report financial resources that are legally restricted by the source of the contribution. The Special Revenue Fund accounts for a number of different projects all of which are restricted and therefore the entire fund balance is considered restricted.

Grants

The Town's Special Grant Fund is used to account for and report financial resources that are restricted for the Town's various housing and urban development grant programs. The Housing Choice Voucher program and the Community Development Block Grant, both funded by the U.S. Department of Housing and Urban Development ("HUD"), are accounted for in this fund. The remaining proceeds (if any) are restricted only for those programs and therefore the entire fund balance is considered restricted.

3. Committed - Includes amounts that are subject to a purpose constraint imposed by a formal action of the government's highest level of decision-making authority before the end of the fiscal year, and that require the same level of formal action to remove the constraint. The Town Board is the decision-making authority that can, by Board resolution, commit fund balance. The Town has no committed fund balances as of December 31, 2015.

4. Assigned - Includes amounts that are intended to be used for specific purposes that are neither considered restricted or committed, except for tax stabilization agreements. The intent can be expressed by the Board or through the Board delegating this responsibility to the Town administration through the budgetary process. The classification also includes the remaining positive fund balances for all governmental funds except for the General Fund.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded for budgetary control purposes to reserve that portion of the applicable appropriation, is employed in the governmental funds. Appropriations for all governmental funds lapse at year-end. However, encumbrances reserved against fund balances are re-appropriated in the ensuring year. Encumbrances are reported as assigned fund balances since they do not constitute expenditures or liabilities. Expenditures for such commitments are recorded in the period in which the liability is incurred.

5. Unassigned - Includes all other General Fund fund balance that does not meet the definition of the above four classifications and are deemed to be available for general use by the Town. The unassigned classification also includes negative residual balances of any other governmental fund that cannot be eliminated by offsetting assigned fund balance amounts.

Fund balances for all the major and nonmajor governmental funds as of December 31, 2015, were distributed as follows:

	General Fund	Police District Fund	Town Outside Village Fund	Highway Fund	Public Safety Communications Fund	Capital Projects Fund	Community Preservation Fund	Non-Major Governmental Funds	Total Governmental Funds
Nonspendable									
Prepaid items	$ 1,890,447	$ 1,129,732	$ 220,870	$ 270,787	$ 90,101	$ -	$ 4,213	$ 67,146	$ 3,673,296
Total nonspendable	1,890,447	1,129,732	220,870	270,787	90,101	-	4,213	67,146	3,673,296
Restricted									
Debt reserve	656,303	40,559	75,698	656,488	3,616	-	5,892,395	96,759	7,421,818
Tax stabilization	3,732,476	-	-	-	-	-	-	-	3,732,476
Capital projects	-	-	-	-	-	8,274,151	-	-	8,274,151
Community preservation	-	-	-	-	-	-	88,338,767	-	88,338,767
Park improvements	-	-	-	-	-	-	-	5,704,934	5,704,934
HUD grants	-	-	-	-	-	-	-	97,823	97,823
Total restricted	4,388,779	40,559	75,698	656,488	3,616	8,274,151	94,231,162	5,899,516	113,569,969
Assigned									
Appropriated for subsequent year's expenditures	452,434	250,000	750,000	175,000	150,000	-	-	174,728	1,952,162
Encumbrances	123,697	45,885	38,824	135,000	-	-	-	28,013	371,419
Unappropriated fund balance	-	1,030,033	2,358,684	1,340,572	568,518	-	-	4,432,917	9,730,724
Total assigned	576,131	1,325,918	3,147,508	1,650,572	718,518	-	-	4,635,658	12,054,305
Unassigned	9,762,190	-	-	-	-	-	-	-	9,762,190
Total	$ 16,617,547	$ 2,496,209	$ 3,444,076	$ 2,577,847	$ 812,235	$ 8,274,151	$ 94,235,375	$ 10,602,320	$ 139,059,760

Net position and fund balance flow assumptions

Sometimes the Town will fund outlays for a particular purpose from both restricted (i.e. restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Minimum fund balance policy

In 2015, the Town Board adopted a minimum fund balance policy for the General Fund. The policy requires the unassigned fund balance at fiscal year-end to be at least 7% of the ensuing years General Fund operating budget.

3. EXPLANATION OF CERTAIN DIFFERENCES BETWEEN GOVERNMENTAL FUND FINANCIAL STATEMENTS AND GOVERNMENT-WIDE FINANCIAL STATEMENTS

Due to the differences in the measurement focus and basis of accounting used in the governmental fund financial statements and the government-wide financial statements, certain financial transactions are treated differently. The basic financial statements contain a full reconciliation of these items. The differences result primarily from the economic focus of the Statement of Activities, compared with the current financial resources focus of the governmental funds.

A. Total fund balances of governmental funds vs. net position of governmental activities

Total fund balances of the Town's governmental funds differ from "net position" of governmental activities reported in the Statement of Net Position. This difference primarily results from the additional long-term economic focus of the Statement of Net Position versus the solely current financial resources focus of the governmental funds Balance Sheet.

B. Statement of Revenues, Expenditures and Changes in Fund Balance vs. Statement of Activities

Differences between the governmental funds Statement of Revenues, Expenditures and Changes in Fund Balance and the Statement of Activities fall into one of four broad categories. The categories are shown below:

1. Long-term revenue/expense differences

   Long-term revenue differences arise because governmental funds report revenues only when they are considered "available", whereas the Statement of Activities reports revenues when earned. Differences in long-term expenses arise because governmental funds report on a modified accrual basis, whereas the accrual basis of accounting is used on the Statement of Activities.

2. Capital related differences

   Capital related differences include the difference between proceeds from the sale of capital assets reported on governmental fund financial statements and the gain or loss on the sale of assets as reported on the Statement of Activities, and the difference between recording an expenditure for the purchase of capital items in the governmental fund financial statements and depreciation expense on those items as recorded in the Statement of Activities.

3. Long-term debt transaction differences

   Long-term debt transaction differences occur because both interest and principal payments are recorded as expenditures in the governmental fund financial statements, whereas interest payments are recorded in the Statement of Activities as incurred, and principal payments are recorded as a reduction of liabilities in the Statement of Net Position.

4. Pension differences

   Pension differences occur as a result of changes in the Town's proportion of the collective net pension liability and differences between the Town's contributions and its proportionate share of the total contributions to the pension systems.

4. CHANGES IN ACCOUNTING PRINCIPLES

For the year ended December 31, 2015, the Town implemented GASB Statement No. 68, Accounting and Financial Reporting for Pensions (Amendment to GASB Statement 27) and GASB Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date. The implementation of the Statements requires the Town to report a liability for its portion of the collective net pension liability in the NYSERS and NYSPFRS systems. The implementation of these Statements also requires the Town to report a deferred outflow or inflow of resources for the effect of the net change in the Town's proportion of the collective net pension liability and difference during the measurement period between the Town's contributions and its proportionate share of total contributions to the pension systems not include in pension expenses. Also included as a deferred outflow of resources is the Town contributions to the pension systems subsequent to the measurement date. See Note 18 for the financial statement impact of the implementation of these Statements.

5. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary data

The Town follows the procedures enumerated below in establishing the budgetary data (pages 81 through 98, as well as pages 109 through 116) reflected in the financial statements:

1. On or before September 20th, each department, office or district submits to the Supervisor and the Comptroller a detailed estimate of the budget known as "departmental estimates" for the amount of revenue to be received and expenditures to be made for the ensuing year.

2. On or before September 30th, the Supervisor files a tentative budget with the Town Clerk and the Comptroller.

3. On or before October 5th, the Town Clerk presents to the Town Board a tentative budget for the ensuing year (Town Law Sections 106 and 108). The Town Board reviews the tentative budget and files a preliminary budget with the Town Clerk.

4. The Town Board conducts a public hearing on the preliminary budget, and on or before November 20th, the Town Board meets to adopt the budget now known as the "adopted budget".

5. Formal budgetary integration is employed during the year as a management control device for the General Fund and certain major funds. The Town Board adopts the budget and establishes a legal level of control of the budget at the object level of expenditures. The object level identifies expenditures by the article purchased or service obtained in order to carry out a function. Appropriations are adopted at the object level. All budgetary amendments and transfers of appropriation require Town Board approval. Appropriations for all governmental funds except the Capital Projects Fund lapse at year-end. In order to show the full legal level of budgetary compliance for the General Fund and certain other funds, detailed individual statements of revenues, expenditures and changes in fund balance – budget and actual, are presented as supplementary schedules in this report.

6. Budgets for the General Fund and certain major funds are legally adopted for each year. The budgets are adopted on a basis of accounting consistent with GAAP. In the event that actual revenues received exceed budgeted amounts, additional budgetary appropriations may be made. The Capital Projects Fund and Special Grant Funds are budgeted on a project or grant basis. The Special Revenue Fund does not have an annually adopted budget.

B. Fund balances

Assignment of fund balance

Portions of the assigned fund balances at December 31, 2015 were appropriated for the subsequent year's operating budgets as follows:

Fund	Total Assigned Fund Balance	Fund Balance Appropriated For Subsequent Year
Major Governmental Funds:		
General Fund	$ 576,131	$ 452,434
Police District Fund	1,325,918	250,000
Town Outside Village Fund	3,147,508	750,000
Highway Fund	1,650,572	175,000
Public Safety Communications Fund	718,518	150,000
Non-Major Governmental Funds	4,635,658	174,728
Total	$ 12,054,305	$ 1,952,162

Fund deficits

As of December 31, 2015, there were no deficit fund balances in any governmental funds.

6. CASH AND CASH EQUIVALENTS - CUSTODIAL CREDIT, CONCENTRATION OF CREDIT, INTEREST RATE AND FOREIGN CURRENCY RISKS

Cash consists of funds deposited in demand accounts, time deposit accounts and certificates of deposit with maturities of less than three months.

The Town's investments are governed by a formal investment policy. The Town's monies must be deposited in Federal Deposit Insurance Corporation ("FDIC") insured commercial banks or trust companies located within the state. The Town is authorized to use certificates of deposit, N.O.W., super N.O.W. accounts and money market deposit accounts.

It is the Town's policy to require collateral held in the name of the Town for demand deposits, money market deposits and certificates of deposit for all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the state and its municipalities and school districts.

Custodial credit risk - deposits/investments: Custodial credit risk for deposits exists when, in the event of the failure of a depository financial institution, a government may be unable to recover deposits, or recover collateral securities that are in possession of an outside agency. Custodial credit risk for investments exists when, in the event of the failure of the counterparty, a government will not be able to recover the value of its investments or collateral securities that are in possession of an outside party.

GASB directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance, and the deposits are either:

- Uncollateralized,
- Collateralized with securities held by the pledging financial institution, or
- Collateralized with securities held by the pledging financial institution's trust department or agent but not in the Town's name.

At December 31, 2015, the Town's book balances were $252,280,874 The Town's bank deposit balances were $255,642,177, of which $39,993,162 was covered by the Federal Deposit Insurance Corporation, $215,649,015 was covered by collateral held by the Town's agent, a third-party financial institution, in the Town's name. Bank accounts operated and held by the Town of Southampton Housing Authority on behalf of the Town of Southampton are held with a separate collateral agreement. Those bank balances amounted to $334,997 as of December 31, 2015. Bank accounts operated and held by the Trustees of the Freeholders on behalf of the Town of Southampton are held with a separate collateral agreement. Those balances amounted to $1,073,816 as of December 31, 2015.

Credit risk: State law and Town law limit investments to those authorized by state statutes. The Town has a written investment policy.

Interest-rate risk: Interest-rate risk arises because potential purchasers of debt securities will not agree to pay face value for those securities if interest rates substantially increase, thereby affording potential purchasers more favorable rates on essentially equivalent securities. Accordingly, such investments would have to be held to maturity to avoid a potential loss.

Concentration of credit risk: Credit risk can arise as a result of failure to adequately diversify investments. Concentration risk disclosure is required for positions of 5 percent or more in securities of a single issuer.

As of December 31, 2015, the Town did not have any investments subject to credit risk, interest-rate risk or concentration of credit risk.

7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivable and payable balances for the primary government at December 31, 2015 primarily represent the payment of operating expenditures that will be reimbursed subsequent to year end and are stated as follows:

	Amount Receivable	Amount Payable
Major Governmental Funds:		
General Fund	$ 1,304,697	$ -
Police District Fund	-	37,566
Town Outside Village Fund	100,000	-
Highway Fund	108,852	-
Public Safety Communications Fund	-	1,896
Capital Projects Fund	-	1,410,685
Community Preservation Fund	-	260
Non-Major Governmental Funds	-	115,649
Major Business-Type Funds:		
Beaches and Marinas	37,832	-
Waste Management	110,254	-
Agency Funds	1,566,056	1,661,635
Total	$ 3,227,691	$ 3,227,691

Interfund transfer balances for the primary government at December 31, 2015 primarily represent the payment of operating and capital expenditures in addition to general obligation bond and bond anticipation note principal and interest and are stated as follows:

	Transfers In	Transfers Out
Major Governmental Funds:		
General Fund	$ 363,966	$ 343,803
Town Outside Village Fund	5,000	150,000
Highway Fund	872,000	412,177
Public Safety Communications Fund	148,921	-
Capital Projects Fund	3,578,264	1,164,274
Community Preservation Fund	-	1,957,176
Non-Major Governmental Funds	252,750	849,610
Major Business-Type Funds:		
Beaches and Marinas	-	125,000
Waste Management	-	118,861
Golf Course	-	100,000
Total	$ 5,220,901	$ 5,220,901

8. CAPITAL ASSETS

Governmental activities, capital asset balances and activity for the year ended December 31, 2015 were as follows:

	(As Restated) Beginning Balance	Additions	Reclassifications/ Adjustments	Ending Balance
Capital assets not being depreciated:				
Land	$ 522,319,967	$ 23,333,195	$ -	$ 545,653,162
Development and access rights	236,073,020	8,271,269	-	244,344,289
Construction-in-progress	1,075,208	3,615,788	(417,121)	4,273,875
Total	$ 759,468,195	$ 35,220,252	$ (417,121)	794,271,326
Depreciable capital assets:				
Buildings	$ 50,286,750	$ 662,682	$ 110,670	51,060,102
Improvements other than buildings	38,754,160	28,199	85,875	38,868,234
Machinery and equipment	22,661,658	1,453,306	(1,501,511)	22,613,453
Infrastructure -				
Bridges	1,293,410	-	(218,161)	1,075,249
Landfill	9,401,652	-	-	9,401,652
Roads, curbs and sidewalks	357,664,134	3,244,701	-	360,908,835
Lighting system	1,349,791	-	-	1,349,791
Bulkheads, piers and boardwalks	11,577,970	778,489	-	12,356,459
Water and sewer mains	14,194,935	188,520	19,805	14,403,260
Total depreciable capital assets	$ 507,184,460	$ 6,355,897	$ (1,503,322)	512,037,035
Less accumulated depreciation:				
Buildings	$ 17,863,305	$ 953,387	$ -	18,816,692
Improvements other than buildings	10,584,112	1,761,728	-	12,345,840
Machinery and equipment	17,244,446	1,512,663	(1,658,583)	17,098,526
Infrastructure -				
Bridges	321,885	36,060	(82,897)	275,048
Landfill	6,233,603	313,389	-	6,546,992
Roads, curbs and sidewalks	227,524,641	12,576,491	-	240,101,132
Lighting system	1,338,165	3,392	-	1,341,557
Bulkheads, piers and boardwalks	7,058,292	332,835	-	7,391,127
Water and sewer mains	4,144,613	296,466	-	4,441,079
Total accumulated depreciation	$ 292,313,062	$ 17,786,411	$ (1,741,480)	308,357,993
Total depreciable capital assets, net				203,679,042
Total capital assets, net				$ 997,950,368

Depreciation expense was charged to governmental functions as follows:	
General governmental support	$ 4,090,875
Public safety	8,181,749
Transportation	2,134,369
Economic assistance and opportunity	889,321
Culture and recreation	711,456
Home and community services	1,778,641
Total governmental activities depreciation expense	$ 17,786,411

Business-type activities, capital asset balances and activity for the year ended December 31, 2015 were as follows:

	(As Restated) Beginning Balance	Additions	Reclassifications/ Adjustments	Ending Balance
Capital assets not being depreciated:				
Land	$ 13,329,090	$ -	$ -	$ 13,329,090
Construction-in-progress	85,065	67,077	(147,985)	4,157
Total	$ 13,414,155	$ 67,077	$ (147,985)	13,333,247
Depreciable capital assets:				
Buildings	$ 4,815,423	$ -	$ -	4,815,423
Improvements other than buildings	8,769,865	-	147,985	8,917,850
Machinery and equipment	2,457,068	144,661	(21,158)	2,580,571
Total depreciable capital assets	$ 16,042,356	$ 144,661	$ 126,827	16,313,844
Less accumulated depreciation:				
Buildings	$ 1,527,796	$ 96,160	$ -	1,623,956
Improvements other than buildings	2,698,955	445,892	-	3,144,847
Machinery and equipment	1,577,002	149,852	(21,158)	1,705,696
Total accumulated depreciation	$ 5,803,753	$ 691,904	$ (21,158)	6,474,499
Total depreciable capital assets, net				9,839,345
Total capital assets, net				$ 23,172,592

Depreciation expense was charged to business-type activities functions as follows:	
Beaches and marinas	$ 302,550
Waste management	366,542
Golf course	22,812
Total business-type activities depreciation expense	$ 691,904

The Town of Southampton evaluates prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred. The Town's policy is to record an impairment loss in the period when the Town determines that the carrying amount of the asset will not be recoverable. At December 31, 2015, the Town has not recorded any such impairment losses.

Discretely presented component unit's capital asset balances and activity for the year ended December 31, 2015 were as follows:

	Beginning Balance	Additions	Reclassifications/ Adjustments	Ending Balance
Capital assets not being depreciated:				
Land	$ 683,700	$ -	$ -	$ 683,700
Total	$ 683,700	$ -	$ -	683,700
Depreciable capital assets:				
Buildings	$ 2,435,796	$ -	$ -	2,435,796
Equipment	169,979	4,800	-	174,779
Building improvements	1,033,097	11,197	-	1,044,294
Total depreciable capital assets	$ 3,638,872	$ 15,997	$ -	3,654,869
Less accumulated depreciation:				
Buildings	$ 578,548	$ 61,989	$ -	640,537
Equipment	165,664	53,945	-	219,609
Building improvements	132,292	19,990	-	152,282
Total accumulated depreciation	$ 876,504	$ 135,924	$ -	1,012,428
Total depreciable capital assets, net				2,642,441
Total capital assets, net				$ 3,326,141
Depreciation expense was charged as follows:				
Economic assistance and opportunity				$ 135,924

During 2015, the Town hired a third-party company to perform an inventory of their fixed asset records. As a result the Town's opening capital asset balances for the governmental and business-type activities have been restated to show the effects of the inventory taken. See Note 18 for the effect on the Town's opening net position balances.

9. SHORT-TERM DEBT

Bond anticipation notes ("BANs") are used as a temporary means of financing capital expenditures in the Capital Projects Fund. State law requires that BANs issued for capital purposes be converted to long-term obligations within five years after the original issue date. The notes or renewal thereof may not extend more than two years beyond the original date of issue unless a portion is redeemed within two years and within each 12 month period thereafter. Liabilities for BANs are generally accounted for in the Capital Projects Fund. Bans are generally paid from the proceeds of bond issuance after renewal of these notes.

A summary of changes in short-term debt for the Town for the year ended December 31, 2015 is as follows:

	Beginning Balance	Issued	Redeemed	Ending Balance
BAN maturing on 2/24/16 @ 1.00%	$ -	$ 2,745,640	$ -	$ 2,745,640
BAN maturing on 10/1/16 @ 0.91%	-	600,000	-	600,000
Total:	$ -	$ 3,345,640	$ -	$ 3,345,640

10. LONG-TERM DEBT OBLIGATIONS

Long-term liability balances and activity for the year are summarized below:

	Beginning Balance	Increases	Reductions	Ending Balance	Amounts Due Within One Year	Noncurrent Liabilities
Governmental activities:						
General obligation bonds payable	$ 126,368,984	$ 8,598,599	$ 17,593,141	$ 117,374,442	$ 13,952,754	$ 103,421,688
Unamortized bond discounts and premiums	3,877,437	400,770	491,759	3,786,448	511,976	3,274,472
Total general obligation bonds, net	130,246,421	8,999,369	18,084,900	121,160,890	14,464,730	106,696,160
Special assessment bonds with governmental commitment	133,289	-	33,212	100,077	32,598	67,479
Installment purchase debt payable	3,072,700	-	3,072,700	-	-	-
Compensated absences	9,984,955	-	796,367	9,188,588	200,000	8,988,588
Judgments and claims payable	3,575,000	334,051	966,551	2,942,500	274,950	2,667,550
Other post-employment benefits	62,198,303	12,429,002	3,882,324	70,744,981	-	70,744,981
Retainages held	-	85,485	-	85,485	-	85,485
Estimated liability for landfill closure and post-closure care costs	3,115,600	210,986	149,750	3,176,836	118,500	3,058,336
Total governmental activities	$ 212,326,268	$ 22,058,893	$ 26,985,804	$ 207,399,357	$ 15,090,778	$ 192,308,579
Business-type activities:						
General obligation bonds payable	$ 6,857,734	$ 1,579,894	$ 2,258,647	$ 6,178,981	$ 784,271	$ 5,394,710
Unamortized bond premiums	112,729	134,036	22,805	223,960	29,077	194,883
Compensated absences	70,345	16,480	10,000	76,825	10,000	66,825
Total business-type activities	$ 7,040,808	$ 1,730,410	$ 2,291,452	$ 6,479,766	$ 823,348	$ 5,656,418
Discretely presented component unit:						
General obligation bonds payable	$ 3,452,000	$ -	$ 75,000	$ 3,377,000	$ 75,000	$ 3,302,000
Unamortized bond discounts	(32,017)	-	(969)	(31,048)	(970)	(30,078)
Notes payable	650,000	-	-	650,000	-	650,000
Total discretely presented component unit	$ 4,069,983	$ -	$ 74,031	$ 3,995,952	$ 74,030	$ 3,921,922

General obligation bonds - The Town borrows money in order to acquire land or equipment or construct buildings and improvements. This enables the cost of these capital assets to be borne by the present and future taxpayers receiving the benefit of the capital assets. These long-term liabilities, which are backed by the full faith and credit of the Town, bear interest at various rates from 1.031% to 5.350% and have maturity dates in 2016 through 2030.

In February 2015, the Town issued $4,968,500 in public improvement serial bonds with an interest rate of 1.00% increasing to 2.50%. The proceeds of the bond were used for various capital improvements and to acquire various equipment. The total purchase price of the bonds were $5,037,660 with an original issue premium of $69,160, which will be amortized over the life of the bonds on a straight line basis as a component of interest expense in the Statement of Activities.

In April 2015, the Town issued $5,210,000 in public improvement refunding serial bonds with an interest rate of 2.00% increasing to 3.00%. The proceeds of the bond were used to refund $5,150,000 of the 2007 public improvements serial bonds. The total purchase price of the bonds were $5,675,647 with an original issue premium of $465,647, which will be amortized over the life of the new bonds on a straight-line basis as a component of interest expense in the Statement of Activities. As a result, the 2007 public improvement serial bonds are considered legally defeased and the liability for those bonds has been removed from the Statement of Net Position.

The reacquisition price of the refunding bond exceeded the net carrying amount of the refunded debt by $429,228. This amount (net of current year amortization) is reported on the Statement of Net Position as a deferred outflow of resources and the premiums as identified in the paragraphs above have been added to the new bonds and will be amortized over the remaining life of the refunded debt.

Special assessment bonds - The Town has $100,077 of special assessment debt outstanding to provide funds for road improvements. These bonds will be repaid from amounts levied against the property owners benefited by these improvements. In the event that a deficiency exists because of unpaid delinquent special assessments at the time a debt service payment is due, and although the Town is not directly liable, the Town must provide resources to cover the deficiency until other resources are received. The bonds have interest rates ranging from 2.00% to 5.00% and are payable over the next 8 years.

Installment purchase obligation - During 2011, the Town entered into a $19,572,000 installment purchase obligation to finance the cost of acquisition of certain permanent interest in land through the Community Preservation Fund. As of December 31, 2015, the installment purchase obligation was fully satisfied.

The following is a summary of the maturity of long-term bond indebtedness:

Governmental activities:
General obligations bonds payable -

Description of Issue	Issue Date	Final Maturity	Interest Rate	Outstanding December 31, 2015
NYS EFC bonds	7/1/97	6/15/17	3.750%-5.350%	$ 70,000
NYS EFC bonds	3/13/03	4/15/20	1.031%-4.551%	265,000
NYS EFC bonds	3/4/04	3/4/16	1.056%-4.235%	935,000
Refunding serial bonds	2/24/05	5/1/16	3.000%-5.000%	165,000
Public improvement serial bonds	9/15/07	9/15/22	3.875%-4.125%	1,408,800
Open space preservation serial bonds	1/15/09	1/15/30	3.000%-4.375%	15,200,000
Open space preservation serial bonds	4/1/09	4/1/30	3.000%-4.500%	15,200,000
Refunding serial bonds	5/1/10	5/1/22	2.000%-4.500%	4,010,200
Public improvement serial bonds	8/12/10	8/12/29	2.000%-3.250%	13,485,000
Public improvement serial bonds	4/28/11	4/15/22	2.000%-4.000%	8,195,000
Refunding serial bonds	8/8/12	10/1/23	2.000%-5.000%	8,916,785
Retirement serial bonds	11/27/12	11/15/22	2.000%-2.400%	1,545,000
Public improvement serial bonds	4/17/13	4/15/27	2.000%-2.375%	6,550,000
Erosion control district serial bonds	9/4/13	9/1/23	2.000%-4.000%	17,785,000
Refunding EFC serial bond	5/2/14	11/16/20	4.061%-4.235%	3,950,000
Public improvement serial bonds	7/9/14	4/1/29	2.000%-3.000%	4,055,000
Refunding serial bonds	9/4/14	11/1/24	2.000%-5.000%	7,040,058
Public improvement serial bonds	2/24/15	2/15/30	1.000%-2.500%	4,873,500
Refunding serial bonds	4/28/15	3/15/22	2.000%-3.000%	3,725,099
				$ 117,374,442

Special assessment bonds -

Description of Issue	Issue Date	Final Maturity	Interest Rate	Outstanding December 31, 2015
Refunding serial bonds	5/1/10	5/1/22	2.000%-4.500%	$ 20,404
Public improvement serial bonds	8/12/10	8/12/23	2.000%-3.250%	39,000
Refunding serial bonds	9/4/14	11/1/24	2.000%-5.000%	40,673
				$ 100,077

Business-type activities:
General obligation bonds payable -

Description of Issue	Issue Date	Final Maturity	Interest Rate	Outstanding December 31, 2015
Public improvement serial bonds	9/15/07	9/15/22	3.875%-4.125%	$ 541,200
Refunding serial bonds	5/1/10	5/1/22	2.000%-4.500%	114,390
Public improvement serial bonds	8/12/10	8/12/29	2.000%-3.250%	1,881,000
Public improvement serial bonds	4/28/11	4/15/22	2.000%-4.000%	205,000
Refunding serial bonds	8/8/12	10/1/23	2.000%-5.000%	198,222
Public improvement serial bonds	4/17/13	4/15/27	2.000%-2.375%	400,000
Public improvement serial bonds	7/9/14	4/1/29	2.000%-3.000%	140,000
Refunding serial bonds	9/4/14	11/1/24	2.000%-5.000%	1,119,275
Public improvement serial bonds	2/24/15	2/15/30	1.000%-2.500%	95,000
Refunding serial bonds	4/28/15	3/15/22	2.000%-3.000%	1,484,894
				$ 6,178,981

The following is a summary of maturing debt service requirements for bonds:

Governmental activities:
General obligations bonds payable -

Year ended December 31,	Principal	Interest	Total
2016	$ 13,952,754	$ 4,007,788	$ 17,960,542
2017	13,586,252	3,559,535	17,145,787
2018	13,466,989	3,091,907	16,558,896
2019	13,167,080	2,623,695	15,790,775
2020	12,642,477	2,144,438	14,786,915
2021-2025	34,698,890	5,634,232	40,333,122
2026-2030	15,860,000	1,581,767	17,441,767
	$ 117,374,442	$ 22,643,362	$ 140,017,804

Special assessment bonds -

Year ended December 31,	Principal	Interest	Total
2016	$ 32,598	$ 5,729	$ 38,327
2017	13,120	2,293	15,413
2018	13,120	1,868	14,988
2019	13,120	1,362	14,482
2020	13,120	849	13,969
2021-2023	14,999	594	15,593
	$ 100,077	$ 12,695	$ 112,772

Business-type activities:
General obligations bonds payable -

Year ended December 31,	Principal	Interest	Total
2016	$ 784,271	$ 202,458	$ 986,729
2017	789,505	174,760	964,265
2018	779,889	142,036	921,925
2019	724,802	113,511	838,313
2020	704,403	87,285	791,688
2021-2025	1,691,111	197,845	1,888,956
2026-2030	705,000	42,325	747,325
	$ 6,178,981	$ 960,220	$ 7,139,201

Interest on governmental activities long-term debt for the year was composed of:

Interest paid	$ 4,111,638
Less interest accrued in the prior year	(1,236,266)
Plus interest accrued in the current year	1,183,880
Amortization of discounts, premiums and deferred charges	(461,667)
Total expense	$ 3,597,585

Interest on business-type activities long-term debt for the year was composed of:

Interest paid	$ 214,952
Less interest accrued in the prior year	(67,253)
Plus interest accrued in the current year	58,554
Total expense	$ 206,253

Other long-term debt - Liabilities for judgments and claims, net pension obligation, other post-employment benefits, retainages held and landfill closure and post-closure care costs are liquidated through future budgetary appropriations in the General Fund. The liabilities for compensated absences are liquidated through future budgetary appropriation in the funds that gave rise to the liability, with the majority being liquidated through the General Fund and Police District Fund.

Notes payable - In May 2013, the Town of Southampton Housing Authority (the "Authority") issued $650,000 in notes payable at an interest rate of 2.95%, which is below the prime rate of 3.25%. The proceeds were used to pay off a project developer's existing mortgage obligation, provide additional funding for the development of a future project (to the same project developer) and to reconstruct, furnish and equip a single family low income rental housing project. The notes is set to mature in May 2017.

In December 2012, the Authority issued $3,500,000 of revenue bonds at various interest rates ranging from 1.5% to 3.5%. The proceeds were used to pay off existing mortgage obligations and to issue new monies for future projects related to the Hampton Bays Apartments. The bond is guaranteed by the Town of Southampton, which also acts as the fiscal agent, remitting payment to the registered owners of the bonds on the applicable payment dates. The bond is due to mature in December of 2047. The outstanding balance as of December 31, 2015 is $3,300,000.

In June 2010, the Authority issued $110,000 of general obligation bonds at an interest rate of 3.55%. The proceeds were used to reconstruct, furnish and equip a single family low income rental housing project located within the Town of Southampton. The outstanding balance as of December 31, 2015 is $77,000.

The following is a summary of maturing debt service requirements:

Year ended December 31,	Principal	Interest	Total
2016	$ 75,000	$ 104,402	$ 179,402
2017	80,000	103,072	183,072
2018	80,000	101,660	181,660
2019	88,000	99,990	187,990
2020	89,000	98,189	187,189
2021-2025	380,000	462,171	842,171
2026-2030	445,000	408,606	853,606
2031-2035	510,000	338,294	848,294
2036-2040	600,000	253,734	853,734
2041-2045	710,000	144,288	854,288
2046-2047	320,000	25,113	345,113
	$ 3,377,000	$ 2,139,519	$ 5,516,519

11. PENSION PLANS

Plan description

The Town of Southampton participates in the New York State and Local Employees' Retirement System ("ERS") and the New York State and Local Police and Fire Retirement System ("PFRS") which are collectively referred to as New York State and Local Retirement System (the "System"). These are cost-sharing multiple-employer defined benefit retirement systems. The net position of the System is held in the New York State Common Retirement Fund (the "Fund"), which was established to hold all net assets and record changes in fiduciary net position allocated to the System. The Comptroller of the State of New York (the "Comptroller") serves as the trustee of the Fund and is the administrative head of the System. The Comptroller is an elected official determined in a direct statewide election and serves a four year term. Thomas P. DiNapoli has served as Comptroller since February 7, 2007. In November, 2014, he was elected for a new term commencing January 1, 2015. System benefits are established under the provisions of the New York State Retirement and Social Security Law ("RSSL"). Once a public employer elects to participate in the System, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Town also participates in the Public Employees' Group Life Insurance Plan ("GLIP"), which provides death benefits in the form of life insurance. The System is included in the State's financial report as a pension trust fund. That report may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

Benefits provided

The System provides retirement benefits as well as death and disability benefits.

Tiers 1 and 2

Eligibility: Tier 1 members, with the exception of those retiring under special retirement plans, must be at least age 55 to be eligible to collect a retirement benefit. There is no minimum service requirement for Tier 1 members. Tier 2 members, with the exception of those retiring under special retirement plans, must have five years of service and be at least age 55 to be eligible to collect a retirement benefit. The age at which full benefits may be collected for Tier 1 is 55, and the full benefit age for Tier 2 is 62.

Benefit Calculation: Generally, the benefit is 1.67 percent of final average salary for each year of service if the member retires with less than 20 years. If the member retires with 20 or more years of service, the benefit is 2 percent of final average salary for each year of service. Tier 2 members with five or more years of service can retire as early as age 55 with reduced benefits. Tier 2 members age 55 or older with 30 or more years of service can retire with no reduction in benefits. As a result of Article 19 of the RSSL, Tier 1 and Tier 2 members who worked continuously from April 1, 1999 through October 1, 2000 received an additional month of service credit for each year of credited service they have at retirement, up to a maximum of 24 additional months.

Final average salary is the average of the wages earned in the three highest consecutive years. For Tier 1 members who joined on or after June 17, 1971, each year of final average salary is limited to no more than 20 percent of the previous year. For Tier 2 members, each year of final average salary is limited to no more than 20 percent of the average of the previous two years.

Tiers 3, 4, and 5

Eligibility: Tier 3 and 4 members, with the exception of those retiring under special retirement plans, must have five years of service and be at least age 55 to be eligible to collect a retirement benefit. Tier 5 members, with the exception of those retiring under special retirement plans, must have ten years of service and be at least age 55 to be eligible to collect a retirement benefit. The full benefit age for Tiers 3, 4 and 5 is 62.

Benefit Calculation: Generally, the benefit is 1.67 percent of final average salary for each year of service if the member retires with less than 20 years. If a member retires with between 20 and 30 years of service, the benefit is 2 percent of final average salary for each year of service. If a member retires with more than 30 years of service, an additional benefit of 1.5 percent of final average salary is applied for each year of service over 30 years. Tier 3 and 4 members with five or more years of service and Tier 5 members with ten or more years of service can retire as early as age 55 with reduced benefits. Tier 3 and 4 members age 55 or older with 30 or more years of service can retire with no reduction in benefits.

Final average salary is the average of the wages earned in the three highest consecutive years. For Tier 3, 4 and 5 members, each year of final average salary is limited to no more than 10 percent of the average of the previous two years.

Tier 6

Eligibility: Tier 6 members, with the exception of those retiring under special retirement plans, must have ten years of service and be at least age 55 to be eligible to collect a retirement benefit. The full benefit age for Tier 6 is 63 for ERS members and 62 for PFRS members.

Benefit Calculation: Generally, the benefit is 1.67 percent of final average salary for each year of service if the member retires with less than 20 years. If a member retires with 20 years of service, the benefit is 1.75 percent of final average salary for each year of service. If a member retires with more than 20 years of service, an additional benefit of 2 percent of final average salary is applied for each year of service over 20 years. Tier 6 members with ten or more years of service can retire as early as age 55 with reduced benefits.

Final average salary is the average of the wages earned in the five highest consecutive years. For Tier 6 members, each year of final average salary is limited to no more than 10 percent of the average of the previous four years.

Special Plans

The 25-Year Plans allow a retirement after 25 years of service with a benefit of one-half of final average salary, and the 20-Year Plans allow a retirement after 20 years of service with a benefit of one-half of final average salary. These plans are available to certain PFRS members, sheriffs, and correction officers.

Ordinary Disability Benefits

Generally, ordinary disability benefits, usually one-third of salary, are provided to eligible members after ten years of service; in some cases, they are provided after five years of service.

Accidental Disability Benefits

For all eligible Tier 1 and Tier 2 ERS and PFRS members, the accidental disability benefit is a pension of 75 percent of final average salary, with an offset for any Workers' Compensation benefits received. The benefit for eligible Tier 3, 4, 5 and 6 members is the ordinary disability benefit with the years-of-service eligibility requirement dropped.

Ordinary Death Benefits

Death benefits are payable upon the death, before retirement, of a member who meets eligibility requirements as set forth by law. The first $50,000 of an ordinary death benefit is paid in the form of group term life insurance. The benefit is generally three times the member's annual salary. For most members, there is also a reduced post-retirement ordinary death benefit available.

Post-Retirement Benefit Increases

A cost-of-living adjustment is provided annually to: (i) all pensioners who have attained age 62 and have been retired for five years; (ii) all pensioners who have attained age 55 and have been retired for ten years; (iii) all disability pensioners, regardless of age, who have been retired for five years; (iv) ERS recipients of an accidental death benefit, regardless of age, who have been receiving such benefit for five years and (v) the spouse of a deceased retiree receiving a lifetime benefit under an option elected by the retiree at retirement. An eligible spouse is entitled to one-half the cost-of-living adjustment amount that would have been paid to the retiree when the retiree would have met the eligibility criteria. This cost-of-living adjustment is a percentage of the annual retirement benefit of the eligible member as computed on a base benefit amount not to exceed $18,000 of the annual retirement benefit. The cost-of-living percentage shall be 50 percent of the annual Consumer Price Index as published by the U.S. Bureau of Labor, but cannot be less than 1 percent or exceed 3 percent.

Contributions

The Systems are noncontributory except for employees who joined the New York State and Local Employees' Retirement System after July 27, 1976, who contribute 3 percent of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010 (ERS) or January 9, 2010 (PFRS) who generally contribute 3 percent of their salary for their entire length of service. For Tier 6 members, the contribution rate varies from 3 percent to 6 percent depending on salary. Generally, Tier 5 and 6 members are required to contribute for all years of service. Under the authority of the RSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the Systems' fiscal year ending March 31. Contributions for the current year and two preceding years were equal to 100 percent of the contributions required, and were as follows:

Year	NYSERS	NYSPFRS
2015	$ 4,285,670	$ 3,151,539
2014	4,683,082	3,499,468
2013	4,765,453	3,283,356

Pension liabilities, pension expense, deferred outflows of resources and deferred inflows of resources related to pensions

At December 31, 2015, the Town reported a liability of $4,440,963 for its proportionate share of the net pension liability. The net pension liability was measured as of March 31, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of April 1, 2014. Update procedures were used to roll forward the pension liability to March 31, 2015. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined.

At December 31, 2015, the Town's proportion was 0.097617% for ERS and 0.415329% for PFRS. The Town's proportion was consistent with December 31, 2014.

For the year ended December 31, 2015, the Town recognized pension expense of $5,573,672. At December 31, 2015, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources - NYSERS	Deferred Outflows of Resources - NYSPFRS	Deferred Inflows of Resources - NYSERS	Deferred Inflows of Resources - NYSPFRS
Differences between expected experience and actual experience	$ 105,564	$ 137,867	$ -	$ -
Net difference between projected and actual earnings on pension plan investments	572,774	383,822	-	-
Changes in proportion and differences between the Town's contributions and proportionate share of contributions	-	-	74,528	215,766
Employer contributions made subsequent to the measurement date	4,285,670	3,151,539	-	-
Total	$ 4,964,008	$ 3,673,228	$ 74,528	$ 215,766

Deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2015. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	NYSERS	NYSPFRS
For the year ended:		
2016	$ 150,952	$ 80,376
2017	150,952	80,376
2018	150,953	80,376
2019	150,953	80,375
2020	-	(15,580)

Actuarial assumptions

The total pension liability at March 31, 2015 was determined by using an actuarial valuation as of April 1, 2014, with update procedures used to roll forward the total pension liability to March 31, 2015. The actuarial valuation used the following actuarial assumptions:

	NYSERS	NYSPFRS
Measurement date	March 31, 2015	March 31, 2015
Actuarial valuation date	April 1, 2014	April 1, 2014
Interest rate	7.50%	7.50%
Salary scale	4.90%	6.00%
Decrement tables	April 1, 2005 - March 31, 2010 System's Experience	April 1, 2005 - March 31, 2010 System's Experience
Inflation rate	2.70%	2.70%

Annuitant mortality rates are based on April 1, 2005 – March 31, 2010 System experience with adjustments for mortality improvements based on the Society of Actuaries' Scale MP-2014.

The actuarial assumptions used in the April 1, 2014 valuation are based on the results of an actuarial experience study for the period April 1, 2005 – March 31, 2010.

The long term expected rate of return on pension plan investments was determined in accordance with Actuarial Standard of Practice (ASOP) No. 27, Selection of Economic Assumptions for Measuring Pension Obligations. ASOP No. 27 provides guidance on the selection of an appropriate assumed investment rate of return. Consideration was given to expected future real rates of return (expected returns, net of pension plan investment expense and inflation) for equities and fixed income as well as historical investment data and plan performance.

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, 2015 are summarized below:

	NYSERS and NYSPFRS	
Asset Type	Target Allocation	Long-Term Expected Real Rate of Return
Absolute return strategies	3.00%	7.00%
Bonds and mortgages	18.00%	4.00%
Cash	2.00%	2.25%
Domestic equity	38.00%	7.30%
Inflation-indexed bonds	2.00%	4.00%
International equity	13.00%	8.55%
Opportunistic portfolio	3.00%	8.60%
Private equity	10.00%	11.00%
Real assets	3.00%	8.65%
Real estate	8.00%	8.25%
	100.00%	

Discount rate

The discount rate used to calculate the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability

Sensitivity of the proportionate share of the net pension liability to the discount rate assumption

The following presents the Town's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the Town's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current rate:

NYSERS	1% Decrease (6.50%)	Current assumption (7.50%)	1% Increase (8.50%)
Employer's proportionate share of the net pension liability (asset)	$ 21,980,784	$ 3,297,728	$ (12,475,404)

NYSPFRS	1% Decrease (6.50%)	Current assumption (7.50%)	1% Increase (8.50%)
Employer's proportionate share of the net pension liability (asset)	$ 15,221,573	$ 1,143,235	$ (10,655,262)

Pension plan fiduciary net position

The components of the current-year net pension liability of the employers as of March 31, 2015, were as follows:

	(Dollars in Thousands) NYSERS	NYSPFRS	Total
Employers' total pension liability	$ 164,591,504	$ 28,474,417	$ 193,065,921
Plan net position	(161,213,259)	(28,199,157)	(189,412,416)
Employers' net pension liability	$ 3,378,245	$ 275,260	$ 3,653,505
Ratio of plan net position to the Employers' total pension liability	-97.95%	-99.03%	-98.11%

Deferred compensation plan

The Town has established a deferred compensation plan, administered by New York State Deferred Compensation Plan, in accordance with Internal Revenue Code § 457 for all employees. The date that employees are eligible to participate in the plan is the same as the date they begin their employment with the Town. The Town makes no contributions into this plan. The amount deferred by eligible employees for the year ended December 31, 2015 totaled $1,601,548. A report for this plan may be obtained by writing to N.Y.S. Deferred Compensation Plan, 385 Jordon Road, Troy, NY 12180.

12. LENGTH OF SERVICE AWARD PROGRAM ("LOSAP OR PROGRAM")

Program Description

The Town sponsors four Volunteer Ambulance Workers Service Award Programs (the "Plans"): Westhampton War Memorial Ambulance Corporation, Flanders Northampton Ambulance Corporation, Hampton Bays Volunteer Ambulance Corporation and Southampton Volunteer Ambulance Corporation. All Plans are single-employer defined benefit plans covering the Town's volunteer ambulance workers.

Funding Policy

The Plans are established under New York State Law Section 565-B, A7635-B, Article 11AAA. The Plans are non-contributory for the volunteer. The Town is required to contribute the total amount sufficient to cover the normal cost of the plans.

Participation, vesting and service credit

Any volunteer ambulance worker who completes five years of service and attains age 65 is eligible for normal retirement benefits. Participants acquire a non-forfeitable right to a service award after being credited with 5 years of ambulatory service or upon attaining the program's entitlement age. In general, an active volunteer ambulance worker is credited with a year of ambulatory service for each calendar year after the establishment of the program in which he or she accumulated fifty points. Points are granted for the performance of certain activities in accordance with a system established by the sponsor on the basis of a statutory list of activities and point values. A participant may also receive credit for 5 years of service rendered prior to the establishment of the program.

Benefits

A participant's benefit under the program is the actuarial equivalent of a monthly payment for life equal to $20 multiplied by the person's total number of years of ambulatory service. The number of years of ambulatory service used to compute the benefit cannot exceed forty. Except in the case of disability or death, benefits are payable when a participant reaches entitlement age. The program provides statutorily mandated death and disability benefits.

Fiduciary investment and control

Service credit is determined by the governing board of the sponsor, based on information certified to the governing board by each ambulance company having members who participate in the program. Each ambulance company must maintain all required records on forms prescribed by the governing board.

The Plans are administered by Penflex, Inc. with all provisions and amendments subject to approval of the Town Board. An annual actuarial valuation report for the Plans can be obtained from the Town of Southampton Comptroller's Office. None of the pension plans issue separate audited reports on the pension plans. The designated programs administrator's functions include Installation Assistance including: Specimen Adoption Agreement; Specimen Master Plan; Insurance Applications; Participant Enrollment Forms; Explanation of Benefits; Benefit Certificates and Administrative Assistance: Reminder Letter to Sponsor with Census for current anniversary date provided annually; Participant's Benefit Calculation at the time of termination or retirement for verification by the Plan Sponsor; Member Census and Premium Analysis Report provided annually; Valuation and Recommended Deposit provided annually; Summary of Required Contribution; Actuarial review; and Recommended Program Enhancement as appropriate. Disbursements of program assets for the payment of benefits or administrative expenses must be approved. The following is an explanation of the process for approving disbursements:

A. Payment of benefits

1. Entitlement benefits

   Penflex, Inc. prepares and submits to the Sponsor a Verification of Benefits Statement and an Annuity Enrollment Form for participants active at entitlement age and for vested participants upon being terminated from the program. Following review for accuracy, the Sponsor signs and returns the paperwork to Penflex, Inc. to disburse entitlement benefits.

2. Death benefits

   Upon notification from the Sponsor of a participant death, Penflex, Inc. prepares a Verification of Benefits Statement and a Lump Sum Death Benefit Form. Following review for accuracy, the Sponsor signs and returns the paperwork accompanied by a death certificate to Penflex, Inc. authorizing Penflex, Inc. to disburse a death benefit.

3. Disability benefits

   Upon notification from the Sponsor of a participants' total and permanent disability, Penflex, Inc. prepares a Verification of Benefits Statement, a Physician Statement Form and a Lump Sum Disability Benefit Form. Following review for accuracy, the Sponsor signs and returns the paperwork authorizing Penflex, Inc. to disburse a disability benefit.

B. Payment of administrative expenses

Per the executed Service Fee Agreement, the Sponsor agrees to payment as contracted.

Program assets are required to be held in trust by LOSAP legislation, for the exclusive purpose of providing benefits to participants and their beneficiaries or for the purpose of defraying the reasonable expenses of the operation and administration of the program. Program assets are held in compliance with GML Article 11A 217(j).

Authority to invest program assets is vested in the Glen Falls Bank and Trust Company. Subject to restrictions in the program document, program assets are invested in accordance with a statutory "prudent person" rule.

The Sponsor is required to retain an actuary to determine the amount of the Sponsor's contributions to the Plans. The actuary retained by the Sponsor for this purpose is Penflex, Inc. Portions of the following information are derived from reports prepared by the actuary dated July 23, 2015.

Plan contributions

Pension contributions are determined based on an annual actuarial calculation. The required contribution for the Plans consists of two components. The first component is the annual prior service cost which equals the level annual payment required to fund over the prior service funding period and the portion of the current participants' projected benefits at entitlement age which is based on the service credit ambulance workers earned before the effective date of the Service Award Program. The second component is the "normal cost," which is equal to the level annual payment required to fund the portion of the current participants' projected benefits based on their service credit earned after the effective date of the Service Award Program. Based upon accepted actuarial methods and the assumptions used, it has been determined that the annual costs for the Westhampton War Memorial Ambulance Corporation of $64,000, the Flanders Northampton Volunteer Ambulance Corporation of $68,000, the Hampton Bays Volunteer Ambulance Corporation of $40,253 and the Southampton Volunteer Ambulance Corporation of $41,000 for the year ended December 31, 2015 were sufficient to satisfy current and future service award obligations upon eligibility for retirement.

The percentage of annual cost contributed to the plan for the year ended December 31, 2015 and the two preceding years is as follows:

Year	Annual Cost	Annual Contribution Made	Percentage Contributed
2015	$ 213,253	$ 213,253	100.00%
2014	261,000	261,000	100.00%
2013	226,822	226,822	100.00%

Program financial condition (As of December 31, 2014)

Westhampton War Memorial Ambulance Corporation -

Actuarial present value of vested benefits	$ 724,790
Net assets available for benefit	$ 651,840

Flanders Northampton Volunteer Ambulance Corporation -

Actuarial present value of vested benefits	$ 703,773
Net assets available for benefit	$ 738,234

Program financial condition (As of December 31, 2014) - continued

Hampton Bays Volunteer Ambulance Corporation -

Actuarial present value of vested benefits	$ 617,613
Net assets available for benefit	$ 742,697

Southampton Volunteer Ambulance Corporation -

Actuarial present value of vested benefits	$ 538,860
Net assets available for benefit	$ 614,486

Receipts and disbursements (For the year ended December 31, 2014)

Westhampton War Memorial Ambulance Corporation -

Program net assets, beginning of year		$ 571,391
Changes during the year:		
Plan contributions	$ 69,000	
Investment income earned	40,329	
Benefits paid	(22,080)	
Trustee fees	(2,965)	
Administrative fees	(3,835)	80,449
Program net assets, end of year		$ 651,840
Contributions -		
Recommended actuarial contribution		$ 53,011
Amount of sponsor's actual contribution		$ 69,000

Flanders Northampton Volunteer Ambulance Corporation -

Program net assets, beginning of year		$ 634,500
Changes during the year:		
Plan contributions	$ 73,000	
Investment income earned	45,243	
Benefits paid	(7,764)	
Trustee fees	(3,315)	
Administrative fees	(3,430)	103,734
Program net assets, end of year		$ 738,234
Contributions -		
Recommended actuarial contribution		$ 57,761
Amount of sponsor's actual contribution		$ 73,000

Hampton Bays Volunteer Ambulance Corporation -

Program net assets, beginning of year		$ 671,783
Changes during the year:		
Plan contributions	$ 70,000	
Investment income earned	47,052	
Benefits paid	(38,262)	
Trustee fees	(3,456)	
Administrative fees	(4,420)	70,914
Program net assets, end of year		$ 742,697
Contributions -		
Recommended actuarial contribution		$ 43,368
Amount of sponsor's actual contribution		$ 70,000

Southampton Volunteer Ambulance Corporation -

Program net assets, beginning of year		$ 535,696
Changes during the year:		
Plan contributions	$ 49,000	
Investment income earned	38,071	
Benefits paid	(2,000)	
Trustee fees	(2,791)	
Administrative fees	(3,490)	78,790
Program net assets, end of year		$ 614,486
Contributions -		
Recommended actuarial contribution		$ 32,052
Amount of sponsor's actual contribution		$ 49,000

Funding methodology and actuarial assumptions

Westhampton War Memorial Ambulance Corporation -

Valuation Date	December 31, 2014
Actuarial Cost Method	Attained Age Normal Frozen Initial Liability
Amortization Method	Level Dollar, open
Pre-entitlement Age Mortality Table	None assumed
Post-entitlement Age Mortality Table	1994 U.S. Uninsured Pensioner 50/50 M/F Mortality Table projected to 2007
Remaining Amortization Period	-0- Years
Asset Valuation Method	Fair Market Value
Actuarial Assumptions:	
Investment Rate of Return	6.25%

Flanders Northampton Volunteer Ambulance Corporation -

Valuation Date	December 31, 2014
Actuarial Cost Method	Attained Age Normal Frozen Initial Liability
Amortization Method	Level Dollar, open
Pre-entitlement Age Mortality Table	None assumed
Post-entitlement Age Mortality Table	1994 U.S. Uninsured Pensioner 50/50 M/F Mortality Table projected to 2007
Remaining Amortization Period	-0- Years
Asset Valuation Method	Fair Market Value
Actuarial Assumptions:	
Investment Rate of Return	6.25%

Hampton Bays Volunteer Ambulance Corporation -

Valuation Date	December 31, 2014
Actuarial Cost Method	Attained Age Normal Frozen Initial Liability
Amortization Method	Level Dollar, open
Pre-entitlement Age Mortality Table	None assumed
Post-entitlement Age Mortality Table	1994 U.S. Uninsured Pensioner 50/50 M/F Mortality Table projected to 2007
Remaining Amortization Period	-0- Years
Asset Valuation Method	Fair Market Value
Actuarial Assumptions:	
Investment Rate of Return	6.25%

Southampton Volunteer Ambulance Corporation -

Valuation Date	December 31, 2014
Actuarial Cost Method	Attained Age Normal Frozen Initial Liability
Amortization Method	Level Dollar, open
Pre-entitlement Age Mortality Table	None assumed
Post-entitlement Age Mortality Table	1994 U.S. Uninsured Pensioner 50/50 M/F Mortality Table projected to 2007
Remaining Amortization Period	-0- Years
Asset Valuation Method	Fair Market Value
Actuarial Assumptions:	
Investment Rate of Return	6.25%

13. POST-EMPLOYMENT BENEFITS

Plan description and annual other post-employment benefit ("OPEB") cost

The Town provides post-employment (health insurance, life insurance, etc.) coverage to retired employees and their survivors in accordance with the provisions of various employment contracts. The benefit levels, employee contributions and employer contributions are governed by the Town's contractual agreements.

The Town implemented GASB Standards for, Accounting and Financial Reporting by Employers for Post-Employment Benefits Other than Pensions, in the year ended December 31, 2008. This required the Town to calculate and record a net other post-employment benefit obligation at year-end. The net other post-employment benefit obligation is basically the cumulative difference between the actuarially required contribution and the actual contributions made.

Currently, 276 retired employees receive health benefits from the Town. Retirees contribute 0% to 20% for coverage depending on position held, date of hire, years of service, and fiscal year of retirement.

The Town recognizes the cost of providing health insurance annually as expenditures in the applicable funds of the fund financial statements as payments are made. For the year ended December 31, 2015, the Town recognized $3,882,324 for its share of insurance premiums for currently enrolled retirees.

The Town has obtained an actuarial valuation report as of January 1, 2014 which indicates that the total liability for other post-employment benefits is $147,335,207 ($62,444,747 related to retirees and $84,890,460 related to employees).

The Town's annual OPEB cost (expense) for its plan is calculated based on the *annual required contribution of the employer ("ARC")*, an amount actuarially determined in accordance with the parameters of GASB. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded liabilities (or funding excess) over a period not to exceed thirty years. The following table shows the components of the Town's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Town's net OPEB obligation:

	For the Year Ended December 31, 2015
Annual required contribution	$ 11,129,978
Interest on net OPEB obligation	2,487,932
Adjustment to ARC	(1,188,908)
Annual OPEB cost	12,429,002
Contributions made	3,882,324
Increase in net OPEB obligation	8,546,678
Net OPEB obligation, beginning of year	62,198,303
Net OPEB obligation, end of year	$ 70,744,981

Funded status and funding progress

The Town's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the year ended December 31, 2015 and the two preceding years were as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
12/31/2015	$ 12,429,002	31.2%	$ 70,744,981
12/31/2014	11,643,664	32.5%	62,198,303
12/31/2013	12,615,326	29.0%	54,338,267

The funded status of the plan as of January 1, 2014 is as follows:

Actuarial Valuation Date	Actuarial Value of Assets (a)	Accrued Liability (AAL)- Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a)/c)
01/01/14	$ -	$ 147,335,207	$ 147,335,207	0%	$ 38,943,443	378.33%
01/01/12	-	148,511,000	148,511,000	0%	37,953,261	391.30%
01/01/11	-	149,490,000	149,490,000	0%	37,513,001	398.50%

As of January 1, 2014, the most recent actuarial valuation date, the plan was 0% funded. The actuarial accrued liability for benefits was $147,335,207 and the actuarial value of assets was $0, resulting in an unfunded actuarial accrued liability (UAAL) of $147,335,207. Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial methods and assumptions

The projection of future benefits for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Amounts determined regarding the funded status of a plan and the employer's annual required contributions are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the January 1, 2014 actuarial valuation, the projected unit actuarial cost method was used. The actuarial assumptions included a 4% investment rate of return (net of administrative expenses) and an inflation rate which coincides with the rate of increase in medical premiums, and is a blended rate of the expected long-term investment returns on plan assets and on the employer's own investments calculated based on the funded level of the plan at the valuation date, and an annual healthcare cost trend rate of 8.0% initially, reduced by decrements to an ultimate rate of 5.0% after 8 years. The actuarial value of assets was determined using techniques that spread the effects of short-term volatility in the market value of investments over a 30 year period. The UAAL is being amortized as a level percentage of projected payroll on an open basis. The remaining amortization period at December 31, 2015 was 23 years.

14. COMPENSATED ABSENCES

Town employees are granted vacation and sick leave and earn compensatory absences in varying amounts. In the event of termination or upon retirement, an employee is entitled to payment for accumulated vacation, and sick leave, subject to certain limitations.

Estimated vacation, sick leave and compensatory absences accumulated by governmental fund type employees have been recorded in the Statement of Net Position. Payment of vacation time and sick leave is dependent upon many factors; therefore, timing of future payments is not readily determinable. However, management believes that sufficient resources will be made available for the payments of vacation, sick leave and compensatory absences when such payments become due. As of December 31, 2015, the value of the accumulated vacation time and sick leave for governmental activities and business-type activities was $9,265,413.

15. COMMITMENTS AND CONTINGENCIES

A. Risk management

The Town has adopted GASB Standards for Accounting and Financial Reporting for Risk Financing and Related Insurance Issues. The Standards establishes standards for risk financing and insurance-related activities. Liabilities for unpaid claims are accrued when it is probable that a loss has been incurred and the amount of the loss can be reasonably estimated.

In common with other municipalities, the Town receives numerous notices of claims. The Town carries base general liability insurance coverage of $1,000,000 per occurrence with a $2,000,000 annual aggregate. The Town carries an umbrella policy which provides additional insurance coverage of $10,000,000 per occurrence with a $20,000,000 annual aggregate. Although the eventual outcome of these claims cannot presently be determined, the Town is of the opinion that the ultimate settlement of the outstanding claims will not result in a material adverse effect on the Town's financial position.

The Town is insured for worker's compensation insurance and disability insurance.

There have been no significant reductions in insurance coverage as compared to the prior year, and there were no settlements in excess of insurance coverage over the last three years.

The Town estimates general liability reserves by consulting with legal counsel and past experience with similar claims. The Town has not purchased any annuity contracts with regard to its general liability claims. The following schedule presents the changes in claims liabilities for the past two years and includes an estimate of claims that have been incurred but not yet reported.

	2015	2014
Unpaid claims and claim adjustment expenditures at the beginning of the year	$ 3,575,000	$ 4,460,000
Incurred claims and claim adjustment expenditures:		
Provision (adjustment) for insured events of the current year and increases in provision for insured events of prior years	(298,449)	(725,141)
Total incurred claims and claim adjustment expenditures	3,276,551	3,734,859
Payments:		
Claims and claim adjustment expenditures attributable to insured events of the current and prior years	334,051	159,859
Total payments	334,051	159,859
Unpaid claims and claim adjustment expenditures at the end of the year	$ 2,942,500	$ 3,575,000

B. Litigation

In common with other towns, the Town from time to time receives notices of claim and is party to litigation. In the opinion of the Town Attorney, unless otherwise set forth herein and apart from matters provided for by applicable insurance coverage, there are no significant claims or actions pending in which the Town has not asserted a substantial and adequate defense, nor which, if determined against the Town, would have an adverse material effect on the financial condition of the Town, in view of the Town's ability to fund the same through use of appropriate funding mechanisms provided by the Local Finance Law.

In June 2005, the Shinnecock Indian Nation (the "Shinnecocks") commenced an action in the United States District Court, Eastern District of New York, against the Town, the County of Suffolk, the State of New York and several other parties seeking to recover both real property and monetary damages in the amount of fair market value and/or rental value related to various properties in the Town. The Shinnecock Indian Nation claims that such properties, on which the Shinnecocks allegedly had a leasehold interest, were illegally conveyed and that the Shinnecocks should be granted "possessory rights" to such properties including restoration to the Shinnecocks of possession of such land. It is estimated that the property represented by the claim is equal to approximately 3.85% of the total taxable real property in the Town.

By Memorandum and Order dated November 28, 2006, U.S. District Judge Thomas Platt granted the motion of defendants seeking to dismiss the Shinnecocks' complaint in its entirety, pursuant to Fed. R. Civ. P.12 (b) (6), for equitable considerations, including plaintiffs' delay in commencing the action.

The Shinnecocks filed a motion for reconsideration of Judge Platt's Memorandum and Order, and also moved for leave to amend their complaint. They also filed a notice of appeal to the U.S. Court of Appeals (Second Circuit).

The Shinnecocks' appeal, as well as their motions for reconsideration and leave to amend, have been held in abeyance pending a decision from the Second Circuit Court of Appeals, in the case of *Oneida Nation of New York v. State of New York*, as the Shinnecocks asserted that a decision in that case could bear heavily on their litigation with the Town.

The Shinnecocks have withdrawn their motion for reconsideration, but have requested that Judge Platt continue the indefinite adjournment of their motion for leave to amend, to accommodate the possibility that the United States might agree to intervene in the action on behalf of the Shinnecocks. Judge Platt has granted multiple extensions, and the plaintiff has pursued its appeal by filing a brief and appendix with the Second Circuit Court of Appeals. The Shinnecocks, as well as other named Defendants-Appellees, filed opposition briefs, and Plaintiff-Appellant filed a reply brief. The appeal was argued orally before the Court of Appeals on October 14, 2015, and by Summary Order dated October 27, 2015, the Court of Appeals affirmed the judgment of dismissal issued by the District Court. Plaintiff-Appellant filed a petition for a Write of Certiorari to the United States Supreme Court on March 25, 2016. The Shinnecocks, and all other Defendants-Respondents currently have until April 28, 2016 to file any opposition to the petition.

C. Landfill closure and post-closure care costs

New York State and federal laws and regulations require the Town to place a final cover on landfill sites and to perform certain maintenance and monitoring activities at landfill sites for at least thirty years after closure. The North Sea Landfill site stopped receiving waste in 1995. Accordingly, as of December 31, 2015, the Town has recorded a liability of $3,176,836 in the government-wide financial statements which represents the provision to be made in future budgets for unfunded closure and post-closure landfill costs. Actual costs may be higher or lower due to inflation, changes in technology or changes in regulations. These amounts are based on what it would cost to perform all closure and post-closure care as of December 31, 2015.

D. Government grants

The Town has received grants, which are subject to audit by agencies of the New York State government and federal government. Such audits may result in disallowances and a request for a return of funds. Based on prior years' experience, the Town's administration believes disallowances, if any, would be immaterial.

E. Property tax cap

In June 2011, the New York State Legislature enacted Chapter 97, Laws of 2011 Real Property Tax Levy Cap and Mandate Relief Provisions. For fiscal years beginning in 2012 through at least June 15, 2016, the growth factor in the property tax levy (the total amount to be raised through property taxes charged on a municipality's taxable assessed value of property) will be capped at 2 percent or the rate of inflation factor (but never less than a 1.00 factor), whichever is less, with some exceptions. Local governments can exceed the tax levy limit by a 60% vote of the governing body, or by local law. In July 2015, the Real Property Tax Cap Laws were extended to June 15, 2020.

F. Lease commitments and leased assets

Operating leases

The Town is committed under a non-cancellable operating lease for the Hampton Bays Town Center. Total rental expenditures on the lease for the year ended December 31, 2015 totaled approximately $336,000.

The Town is also committed under various other operating leases that expire on various dates through December 31, 2023. Total rental expenditures on these leases for the year ended December 31, 2015 were approximately $38,000.

Future minimum operating lease commitments are as follows:

Year ended December 31,		
2016	$	349,313
2017		349,313
2018		378,422
2019		392,976
2020		392,976
2021-2023		916,946
	$	2,779,946

G. Service concession arrangements

Poxabogue Golf Course

In accordance with GASB, the Town is required to recognize a liability for certain obligations to sacrifice financial resources (i.e. capital improvements) under the terms of a service concession arrangement or, a deferred inflow for up-front or installment payments received from the operator in advance of the revenue being earned. The Town had one such arrangement, with Steven Lee PGA Golf for the operations of the Poxabogue Golf Center that ended in October 2015. In March 2016, the Town entered into a license agreement with Pin High Golf Management, LLC for the operation of the golf course. The agreement provides the Town with a share of the revenue based upon a sliding scale. The agreement expires on February 29, 2024, and has an option to renew for two additional three year periods. Management of the Town determined that the agreement does not require any additional recognition of a deferred outflow or inflow of resources in the financial statements.

16. TWO PERCENT (2%) TRANSFER TAX

In November 1998, the voters of the Town of Southampton approved a referendum for a 2% Transfer Tax, which became effective on April 1, 1999. The transfer tax receipts are recorded in the Community Preservation Fund, and are used for the purchase and/or preservation of agricultural land, open space, parks or historic preservation sites. The tax generally applies to sales of vacant land worth $100,000 or more or sales of improved land worth $250,000 or more. Conveyance of real property for open space, parks or historic preservation purposes are exempt from this tax.

For the year ended December 31, 2015, and for the four previous years, the Town has the following 2% transfer tax revenue and expenses associated with environmental or historic preservation purposes:

Year ended December 31,	Revenues	Expenditures
2015	$ 60,660,717	$ 42,431,091
2014	65,110,117	51,927,326
2013	58,058,512	39,776,047
2012	38,064,858	48,794,391
2011	39,218,452	35,766,085

17. CONDENSED FINANCIAL STATEMENTS FOR THE DISCRETELY PRESENTED COMPONENT UNITS

The following represents condensed financial statements for the discretely presented component units, as of and for the year ended December 31, 2015:

Condensed Statement of Net Position:

	Assets and Deferred Outflows			Liabilities, Deferred Inflows and Net Position			
	Current Assets	Non-Current Assets	Deferred Outflows	Current Liabilities	Bonds and Other Long-Term Liabilities	Deferrred Inflows	Net Position
Town of Southampton Housing Authority	$ 487,020	$4,094,443	$ -	$ 124,457	$3,937,222	$ -	$ 519,784
Trustees of the Freeholders	$1,069,810	$ -	$ -	$ 76,331	$ -	$ -	$ 993,479

Condensed Statement of Activities:

	Program					
	Expenses	Revenue	Net Revenues	Other	Change	Net Position
Town of Southampton Housing Authority	$1,003,742	$ 951,550	$ (52,192)	$ 751	$ (51,441)	$ 519,784
Trustees of the Freeholders	$ 673,031	$ 851,848	$ 178,817	$ 5,063	$ 183,880	$ 993,479

18. PRIOR PERIOD ADJUSTMENTS

During 2015, The Town contracted with a third-party company to perform a full inventory and valuation of the Town's fixed assets. Also, for the year ended December 31, 2015, as explained in Note 3, the Town implemented GASB Statement No. 68 and GASB Statement No. 71. As a result, the Town's financial statements have been restated as of January 1, 2015 to give effect to the following:

	Governmental Activities Net Position	Business-Type Activities Net Position
Balance as of January 1, 2015, as reported	$ 728,695,514	$ 19,103,400
Add: change in capital assets, net, as a result of capital asset inventory	152,182,858	175,725
GASB Statement No. 68 implementation:		
Less: Net Pension Liability - Proportionate share	(5,963,769)	(176,446)
GASB Statement No. 71 implementation:		
Beginning deferred outflow of resources for contributions made subsequent to the measurement date:	5,996,420	140,492
Balance as of January 1, 2015, as restated	$ 880,911,023	$ 19,243,171

19. NEW ACCOUNTING STANDARDS TO BE IMPLEMENTED

GASB has issued Statement No. 72, Fair Value Measurement and Application, which addresses accounting and financial reporting issues related to fair value measurements. The Statement will require disclosures regarding the level of fair value hierarchy and valuation techniques. It will also require additional disclosures regarding investments in certain entities that calculate net asset value per share (or its equivalent). The Town is currently studying the Statement and plans on adoption when required, which will be for the year ending December 31, 2016.

GASB has issued Statement No. 75, Accounting and Financial Reporting for Post-employment Benefits Other than Pensions, which establishes new accounting and financial reporting requirements for governments whose employees are provided with OPEB, as well as for certain nonemployer governments that have a legal obligation to provide financial support for OPEB provided to the employees of other entities. The Town is currently studying the Statement and plans on adoption when required, which will be for the year ending December 31, 2018.

GASB has issued Statement No. 76, The Hierarchy of Generally Accepted Accounting Principles ("GAAP") for State and Local Governments, which identifies the hierarchy of generally accepted accounting principles, by reducing the hierarchy to two categories of authoritative GAAP and the use of authoritative and nonauthoritative literature in the event that the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP. The Town is currently studying the Statement and plans on adoption when required, which will be for the year ending December 31, 2016.

GASB has issued Statement No. 77, Tax Abatement Disclosures, which will require the disclosure regarding tax abatement agreements, specifically: a brief description, the gross dollar amount of taxes abated, and commitments made by the government, other than to abate taxes, as part of a tax abatement agreement. The Town is currently studying the Statement and plans on adoption when required, which will be for the year ending December 31, 2016.

GASB has issued Statement No. 78, Pensions Provided Through Certain Multiple-Employer Defined Benefit Pension Plans, which amends the scope and applicability of Statement No. 68 to exclude pensions provided to employees of state or local governmental employers through a cost-sharing multiple-employer defined benefit pension plan that (1) is not a state or local governmental pension plan, (2) is used to provide defined benefit pensions both to employees of state or local governmental employers and to employees of employers that are not state or local employees, and (3) has no predominant state or local governmental employer. The Town is currently studying the Statement and plans on adoption when required, which will be for the year ending December 31, 2016.

GASB has issued Statement No. 80, Blending Requirements For Certain Component Units - An Amendment of GASB No. 14, which amends the blending requirements for the financial statement presentation of component units of all state and local governments. The new criteria will require blending of a component unit incorporated as not-for-profit Corporation in which the primary government is the sole corporate member. The Town is currently studying the Statement and plans on adoption when required, which will be for the year ending December 31, 2017.

GASB has issued Statement No. 82, Pension Issues - an amendment of GASB Statement No. 67, No. 68, and No. 73, which addresses the presentation of payroll-related measures in required supplementary information, the selection of assumptions and the treatment of deviations from actuarial standards, and the classification of payments made by employers to satisfy employee (plan member) contribution requirements. The Town is currently studying the Statement and plans on adoption when required, which will be for the year ending December 31, 2018.

20. SUBSEQUENT EVENTS

The Town has evaluated subsequent events occurring after the Statement of Net Position through the date of April 29, 2016, which is the date the financial statements were available to be issued. Based on this evaluation, the Town has determined the following subsequent events have occurred, which require disclosure in the financial statements:

In February 2016, the Town issued Public Improvement Serial Bonds in the amount of $8,680,000 maturing on February 15, 2031. The proceeds of the bonds will be used for various capital improvements, to acquire capital equipment and to redeem outstanding bond anticipation notes in the amount of $600,000 maturing on May 12, 2016.

In February 2016, the Town issued Bond Anticipation Notes in the amount of $3,191,640 maturing on February 23, 2017. The proceeds from the sale of the notes will be used to provide additional original funds for capital improvements, to acquire capital equipment and to redeem outstanding bond anticipation notes in the amount of $2,745,640 maturing on February 24, 2016.

The Town's Community Preservation Fund purchased several pieces of property subsequent to year-end for approximately $14.4 million dollars. The property will be added to the Town's fixed asset records for the year ending December 31, 2016.

REQUIRED SUPPLEMENTARY INFORMATION
OTHER THAN
MANAGEMENT'S DISCUSSION AND ANALYSIS

Schedule of Revenues, Expenditures/ and Changes in Fund Balance - Budget And Actual - General Fund

Schedule of Revenues, Expenditures/ and Changes in Fund Balance - Budget And Actual - Police District Fund

Schedule of Revenues, Expenditures/ and Changes in Fund Balance - Budget And Actual - Town Outside Village Fund

Schedule of Revenues, Expenditures/ and Changes in Fund Balance - Budget And Actual - Highway Fund

Schedule of Revenues, Expenditures/ and Changes in Fund Balance - Budget And Actual - Public Safety Communications Fund

Schedule of Employer Contributions - Service Award Program

Schedule of Funding Progress - Service Award Program

Schedule of Funding Progress For Retiree Health Plan

Schedule of Town's Proportionate Share of the Net Pension Liability - NYSERS and NYSPFRS

Schedule of Town Pension Contributions - NYSERS and NYSPFRS

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION

The budgets are adopted on a basis of accounting consistent with GAAP, except that appropriations authorized for the current year are increased by the amount of encumbrances carried forward from the prior years. In the event that actual revenues received exceed budgeted amounts, additional budgetary appropriations are made. The capital projects are budgeted on a project or grant basis.

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 20,882,536	$ 20,860,140	$ 20,860,140		$ -
Other real property tax items:					
Federal payments in lieu of taxes	15,000	15,000	20,099		5,099
Other payments in lieu of taxes	80,000	80,000	65,150		(14,850)
Interest and penalties - real property taxes	120,000	120,000	147,475		27,475
Total other real property tax items	215,000	215,000	232,724		17,724
Non-property tax items:					
Franchise fees	1,591,716	1,614,657	1,700,658		86,001
Total non-property tax items	1,591,716	1,614,657	1,700,658		86,001
Special assessments	37,170	37,170	37,170		-
Departmental income:					
Town Clerk fees	110,000	110,000	103,530		(6,470)
Alarm billing	65,000	65,000	81,200		16,200
Departmental income	40,240	40,240	27,117		(13,123)
Inspection contracts	2,200	2,200	5,710		3,510
Engineering fees	100,000	100,000	95,900		(4,100)
Program fees	370,000	370,000	403,623		33,623
Total departmental income	687,440	687,440	717,080		29,640
Intergovernmental charges:					
Intergovernmental revenue	247,342	247,342	248,886		1,544
Revenue from other governments	50,866	50,866	43,515		(7,351)
Total intergovernmental charges	298,208	298,208	292,401		(5,807)
Use of money and property:					
Shinnecock commercial dock rental	37,000	37,000	50,458		13,458
Interest and earnings	50,000	50,000	96,005		46,005
Total use of money and property	87,000	87,000	146,463		59,463
Licenses and permits:					
Dog licenses	9,000	9,000	8,675		(325)
Public safety permits	225,000	225,000	253,410		28,410
Taxi permits	85,000	85,000	80,815		(4,185)
Animal control permit fees	1,100	1,100	800		(300)
Special event permits	10,000	10,000	-		(10,000)
LT parking permits	13,000	13,000	14,815		1,815
Total licenses and permits	343,100	343,100	358,515		15,415
Fines and forfeitures:					
Justice court fines and fees	2,054,439	2,055,283	1,662,579		(392,704)
Total fines and forfeitures	2,054,439	2,055,283	1,662,579		(392,704)

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Sale of property and compensation for loss:					
Program fees	$ 48,000	$ 48,000	$ 47,020		$ (980)
Insurance recoveries	50,000	57,586	18,555		(39,031)
Total sale of property and compensation for loss	98,000	105,586	65,575		(40,011)
Miscellaneous local sources:					
Rentals	21,530	21,530	40,782		19,252
Miscellaneous tax receipts	140,000	140,000	82,074		(57,926)
Contract revenue	30,000	30,000	1,885		(28,115)
Donations - adult transportation	25,000	25,000	17,864		(7,136)
Donations - nutrition program	155,000	155,000	105,291		(49,709)
Donations - residential repair	2,500	2,500	2,815		315
Donations - senior day care	120,000	120,000	101,578		(18,422)
Miscellaneous	153,598	161,318	178,306		16,988
Professional fees	90,000	90,000	117,305		27,305
Total miscellaneous local sources	737,628	745,348	647,900		(97,448)
State aid:					
State aid - revenue sharing	180,000	180,000	184,491		4,491
State aid - mortgage tax	7,500,000	7,500,000	8,838,268		1,338,268
State aid nutrition program	859,000	435,957	435,957		-
EISEP grant	15,500	15,500	9,780		(5,720)
State aid - residential repair	19,380	19,380	16,496		(2,884)
County aid	81,900	81,900	153,846		71,946
State aid - court facilities	-	-	5,200		5,200
State aid - property tax	80,000	80,000	-		(80,000)
State aid - adult day care	15,000	-	2,448		2,448
State aid - youth programs	6,000	6,000	6,000		-
State aid - human services youth	12,000	12,000	17,167		5,167
State aid - emergency disaster	-	-	304,183		304,183
Total state aid	8,768,780	8,330,737	9,973,836		1,643,099
Federal aid:					
Federal aid nutrition program	-	438,042	498,765		60,723
Federal aid - public safety	8,000	8,000	-		(8,000)
Pump-out boats - clean vessel grant	30,000	30,000	25,000		(5,000)
Federal grants - FEMA	500,000	571,159	587,478		16,319
Total federal aid	538,000	1,047,201	1,111,243		64,042
Total revenues	36,339,017	36,426,870	37,806,284		1,379,414
EXPENDITURES					
General governmental support:					
Salaries	8,199,227	8,181,760	8,124,974	$ -	56,786
Overtime	25,000	31,823	16,298	-	15,525
Severance pay	-	170,535	170,472	-	63
Accumulated sick/personal days	11,680	7,078	4,951	-	2,127
Part time salaries	218,678	299,960	221,608	-	78,352
Longevity	162,741	163,279	160,269	-	3,010
Other pay	5,500	3,000	3,000	-	-
Cash in lieu of health benefits	16,000	24,371	20,658	-	3,713
Human resources - wellness reimbursement	800	800	130	-	670

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
General governmental support, cont'd:					
Vehicles	$ 150,000	$ 155,080	$ 154,111	$ -	$ 969
Equipment	59,500	106,307	96,213	6,676	3,418
Contracts	200,000	195,376	187,960	-	7,416
Contracts - other	1,361,293	1,310,107	1,196,347	2,449	111,311
Gasoline	35,950	31,686	22,787	-	8,899
Electric	279,300	280,800	252,935	-	27,865
Fuel oil	119,700	131,763	115,774	-	15,989
Repair equipment	28,650	33,619	19,983	-	13,636
Repair building	33,750	43,150	23,507	4,934	14,709
Repair vehicle	117,000	115,790	67,460	-	48,330
Copier supplies	15,000	15,000	11,988	-	3,012
Postage	94,350	109,893	101,682	-	8,211
Printing and stationery	39,300	32,714	29,807	-	2,907
Publications	80,295	81,315	61,617	-	19,698
Rentals	415,000	421,711	421,002	-	709
Telephone	52,500	51,348	47,975	-	3,373
Travel, dues and related	24,476	22,008	14,580	-	7,428
Uniforms	5,100	7,035	4,955	-	2,080
Microfilming	200	200	-	-	200
Other	132,530	65,730	47,079	-	18,651
Legal notices	13,794	14,919	13,844	-	1,075
Small equipment (non-capital)	54,750	56,074	38,897	-	17,177
Taxes - town property	30,000	30,000	19,181	-	10,819
Office supplies	19,065	26,781	23,723	-	3,058
Supplies - other	36,775	36,880	28,674	-	8,206
Drug court expense	20,000	10,000	7,131	-	2,869
Legal fees	649,000	549,000	455,398	-	93,602
Interpreters	80,000	87,000	79,950	-	7,050
Stenographer	100,000	95,000	83,906	-	11,094
Youth services - programs	40,000	40,000	37,767	-	2,233
Mileage reimbursement	1,100	2,100	881	-	1,219
Schools and training	29,140	23,379	7,774	-	15,605
Document restoration	4,500	4,500	4,483	-	17
Background investigations	750	750	44	-	706
Municipal dues	2,600	2,600	1,950	-	650
Telephone - wireless	13,575	14,864	13,195	-	1,669
Advertising	2,100	600	358	-	242
Other - landfill charges	3,500	4,004	3,353	-	651
Copier leases	31,375	31,456	24,548	-	6,908
Consultants	200,720	186,393	126,039	14,230	46,124
Tires	61,450	61,550	50,799	-	10,751
Lube oil	17,000	18,800	13,528	-	5,272
Insurance - unallocated	1,223,356	1,452,230	1,467,054	19,225	(34,049)
Total general governmental support	14,518,070	14,842,118	14,102,599	47,514	692,005
Public safety:					
Salaries	1,554,069	1,552,755	1,551,847	-	908
Overtime	145,500	140,862	129,792	-	11,070
Accumulated sick/personal days	13,920	12,320	11,611	-	709
Part time salaries	132,114	106,998	98,187	-	8,811
Longevity	67,476	70,375	70,371	-	4
Cash in lieu of health benefits	5,000	5,000	5,000	-	-
Clothing cleaning	4,800	4,800	4,750	-	50
Equipment	15,000	15,000	7,426	-	7,574

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Public safety, cont'd.:					
Contracts	$ 260,752	$ 246,757	$ 243,356	$ -	$ 3,401
Gasoline	70,000	55,705	41,816	-	13,889
Electric	139,000	138,745	91,075	-	47,670
Fuel oil	60,000	60,000	30,188	-	29,812
Repair equipment	8,200	11,298	7,854	-	3,444
Repair building	16,500	15,539	11,686	-	3,853
Postage	100	100	-	-	100
Printing and stationery	1,750	6,250	5,481	-	769
Publications	500	3,204	3,108	-	96
Travel, dues and related	1,025	1,037	212	-	825
Photography	100	100	-	-	100
Uniforms	10,594	11,594	6,406	795	4,393
Other	11,300	11,261	3,089	-	8,172
Bay constables - small equipment	13,800	12,251	7,380	1,564	3,307
Office supplies	1,400	2,086	1,674	-	412
Supplies - other	1,176	1,464	1,295	-	169
Safety equipment	11,500	12,892	12,891	-	1
Food	5,650	5,500	3,997	-	1,503
Schools and training	3,900	467	85	-	382
Telephone - wireless	6,900	6,322	4,250	-	2,072
Copier leases	2,900	2,212	742	-	1,470
Marine charges	14,000	14,000	6,616	-	7,384
Veterinarian fees	1,500	1,500	1,400	-	100
Signs	1,000	1,000	-	-	1,000
Consultants	6,250	3,630	1,700	-	1,930
Total public safety	2,587,676	2,533,024	2,365,285	2,359	165,380
Transportation:					
Salaries	659,506	642,533	634,264	-	8,269
Accumulated sick/personal days	1,980	1,980	1,825	-	155
Part time salaries	84,600	62,258	51,558	-	10,700
Longevity	20,839	20,839	19,968	-	871
Cash in lieu of health benefits	10,000	10,000	6,250	-	3,750
Gasoline	55,000	45,000	38,641	-	6,359
Electric	800	800	-	-	800
Repair vehicle	42,616	42,616	32,683	-	9,933
Uniforms	800	800	-	-	800
Diesel fuel	17,000	1,000	615	-	385
Schools and training	1,500	1,500	-	-	1,500
Other	-	71,159	1,734	71,159	(1,734)
Copier leases	1,085	1,085	907	-	178
Total transportation	895,726	901,570	788,445	71,159	41,966
Economic assistance and opportunity:					
Salaries	1,607,306	1,535,580	1,520,731	-	14,849
Overtime	-	790	790	-	-
Accumulated sick/personal days	3,000	4,778	4,228	-	550
Part time salaries	218,200	269,229	263,094	-	6,135
Longevity	48,841	48,977	48,815	-	162
Cash in lieu of health benefits	5,000	5,000	5,000	-	-
Contracts	335,500	334,767	329,964	-	4,803

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Economic assistance and opportunity, cont'd.:					
Electric	$ 3,500	$ 5,700	$ 5,596	$ -	$ 104
Fuel oil	1,800	1,800	928	-	872
Repair equipment	7,000	9,571	8,494	300	777
Repairs	500	500	497	-	3
Postage	5,150	5,070	3,835	-	1,235
Printing and stationery	250	55	41	-	14
Publications	400	400	196	-	204
Travel, dues and related	5,400	1,411	1,092	-	319
Uniforms	2,000	1,347	1,039	-	308
Other	178,000	181,470	257,523	-	(76,053)
Office supplies	3,080	4,682	4,585	-	97
Supplies - other	45,000	47,670	47,663	-	7
Youth services - programs	20,500	23,605	23,605	-	-
Mileage reimbursement	10,600	10,400	9,439	-	961
Food	310,000	338,279	337,126	-	1,153
Schools and training	700	700	-	-	700
Telephone - wireless	2,150	2,150	2,047	-	103
Advertising	500	800	572	-	228
Copier leases	5,230	3,926	3,693	-	233
Contingency	15,095	13,595	-	-	13,595
Program expenses	44,100	43,016	42,532	-	484
Total economic assistance and opportunity	2,878,802	2,895,268	2,923,125	300	(28,157)
Culture and recreation:					
Salaries	1,192,846	1,130,658	1,129,745	-	913
Overtime	15,000	24,294	23,930	-	364
Accumulated sick/personal days	7,080	7,940	6,180	-	1,760
Part time salaries	289,368	311,198	250,760	-	60,438
Longevity	39,743	39,890	37,614	-	2,276
Cash in lieu of health benefits	2,500	2,500	2,500	-	-
Equipment	2,500	4,000	3,891	-	109
Contracts	65,721	67,750	56,241	-	11,509
Gasoline	47,500	28,250	25,323	-	2,927
Electric	122,800	114,800	105,971	-	8,829
Fuel oil	33,400	31,650	14,414	-	17,236
Repair equipment	18,300	18,850	14,805	-	4,045
Repair building	49,200	63,400	61,704	-	1,696
Repair vehicle	19,910	37,810	36,538	-	1,272
Postage	6,550	7,125	6,288	-	837
Printing and stationery	10,392	10,392	9,609	-	783
Publications	198	198	45	-	153
Rentals	15,913	15,913	15,432	-	481
Telephone	3,000	3,000	2,624	-	376
Travel, dues and related	1,000	584	70	-	514
Uniforms	4,970	4,970	1,850	-	3,120
Other	9,000	17,420	13,839	2,365	1,216
Legal notices	100	100	-	-	100
Small equipment (non-capital)	980	6,245	5,883	-	362
Office supplies	3,010	2,874	2,270	-	604
Supplies - other	30,180	25,715	25,115	-	600
Diesel fuel	26,000	19,500	14,716	-	4,784
Salt	8,000	8,050	8,025	-	25
Mileage reimbursement	100	100	-	-	100
Telephone - wireless	1,700	1,700	1,415	-	285

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Culture and recreation, cont'd:					
Program expenses	$ 185,000	$ 175,083	$ 146,156	$ -	$ 28,927
Other - landfill charges	30,000	30,000	22,365	-	7,635
P and R chargeback - watering	5,200	6,747	6,001	-	746
Copier leases	600	600	389	-	211
Total culture and recreation	2,247,761	2,219,306	2,051,708	2,365	165,233
Home and community services:					
Salaries	257,110	192,690	172,678	-	20,012
Overtime	12,500	32,500	24,785	-	7,715
Accumulated sick/personal days	2,540	2,540	-	-	2,540
Part time salaries	66,004	62,076	59,358	-	2,718
Longevity	8,695	8,754	8,752	-	2
Contracts - other	3,000	3,000	-	-	3,000
Contracts	159,682	152,542	117,895	-	34,647
Gasoline	13,000	10,479	10,365	-	114
Electric	2,500	2,500	2,190	-	310
Fuel oil	4,000	4,000	-	-	4,000
Repair equipment	35,000	48,021	47,992	-	29
Repair building	2,500	2,500	1,630	-	870
Rentals	2,500	2,500	-	-	2,500
Uniforms	900	-	-	-	-
Other	5,000	8,000	7,675	-	325
Small equipment (non-capital)	3,000	3,500	3,040	-	460
Office supplies	500	1,000	997	-	3
Supplies - other	2,000	640	582	-	58
Diesel fuel	65,000	65,000	65,000	-	-
Municipal dues	20,000	12,000	1,171	-	10,829
Telephone - wireless	3,240	3,239	2,379	-	860
Copier leases	1,800	1,800	800	-	1,000
Marine charges	8,000	2,900	2,737	-	163
Consultants	50,000	50,000	37,518	-	12,482
Total home and community services	728,471	672,181	567,544	-	104,637
Employee benefits:					
Employee retirement - active	2,322,051	2,470,415	2,469,895	-	520
FICA tax expenditure	1,149,482	1,165,844	1,106,310	-	59,534
MTA tax	51,543	52,419	49,455	-	2,964
Worker's compensation	408,452	402,826	368,720	-	34,106
Medical insurance - active employees	3,427,218	3,332,594	3,235,489	-	97,105
Health insurance - retirees	1,067,180	960,967	948,084	-	12,883
Medicare part B - retirees	165,100	165,100	149,565	-	15,535
Dental and optical	292,706	289,695	261,801	-	27,894
N.Y.S unemployment insurance	75,000	39,190	19,590	-	19,600
Disability	11,500	11,285	4,725	-	6,560
Total employee benefits	8,970,232	8,890,335	8,613,634	-	276,701
Debt service:					
Principal	3,542,977	3,556,589	3,542,987	-	13,602
Interest	695,280	697,807	688,004	-	9,803
Total debt service	4,238,257	4,254,396	4,230,991	-	23,405
Total expenditures	37,064,995	37,208,198	35,643,331	123,697	1,441,170
Excess (deficiency) of revenues over (under) expenditures	(725,978)	(781,328)	2,162,953	$ 123,697	2,820,584

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
OTHER FINANCING SOURCES (USES)					
Payment to refunded bond escrow agent	$ -	$ (3,996,598)	$ (3,996,598)		$ -
Refunding bond issuance	-	3,737,712	3,725,099		(12,613)
Premium on obligations	-	320,320	381,753		61,433
Interfund transfer in	353,861	363,297	363,966		669
Interfund transfer out	-	(343,803)	(343,803)		-
Appropriated fund balance	372,117	700,400	-		(700,400)
Total other financing sources (uses)	725,978	781,328	130,417		(650,911)
Change in fund balance	-	-	2,293,370		$ 2,169,673
Fund balance, beginning of year	14,324,177	14,324,177	14,324,177		
Fund balance, end of year	$ 14,324,177	$ 14,324,177	$ 16,617,547		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - POLICE DISTRICT FUND
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 20,963,398	$ 20,963,398	$ 20,963,398		$ -
Other real property tax items:					
Other payments in lieu of taxes	75,000	75,000	82,992		7,992
Interest and penalties - real property taxes	55,000	55,000	61,950		6,950
Total other real property tax items	130,000	130,000	144,942		14,942
Departmental income:					
Departmental income	3,000	3,000	2,428		(572)
Towing fees	150,000	150,000	104,469		(45,531)
Alarm billing	375,000	375,000	450,925		75,925
Total departmental income	528,000	528,000	557,822		29,822
Use of money and property:					
Interest and earnings	15,000	15,000	51,206		36,206
Total use of money and property	15,000	15,000	51,206		36,206
Licenses and permits:					
Special event permits	60,000	60,000	79,323		19,323
Total licenses and permits	60,000	60,000	79,323		19,323
Sale of property and compensation for loss:					
Insurance recoveries	-	-	11,221		11,221
Total sale of property and compensation for loss	-	-	11,221		11,221
Miscellaneous local sources:					
Miscellaneous tax receipts	100,000	100,000	193,696		93,696
Miscellaneous	20,548	22,548	81,696		59,148
Total miscellaneous local sources	120,548	122,548	275,392		152,844
State aid:					
State aid - sales tax	2,211,561	2,211,561	2,238,561		27,000
State aid - public safety	75,460	75,460	6,000		(69,460)
State aid - emergency disaster	-	-	2,162		2,162
Total state aid	2,287,021	2,287,021	2,246,723		(40,298)
Federal aid:					
Stop DWI	34,500	34,500	17,481		(17,019)
NYS speed enforcement	-	-	10,920		10,920
Bullet proof vest program	12,000	12,000	5,094		(6,906)
Federal aid, other public safety	-	-	11,849		11,849
Total federal aid	46,500	46,500	45,344		(1,156)
Total revenues	24,150,467	24,152,467	24,375,371		222,904

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - POLICE DISTRICT FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
EXPENDITURES					
Public safety:					
Salaries	$ 11,066,383	$ 11,168,623	$ 11,157,818	$ -	$ 10,805
Overtime	843,570	973,570	948,875	-	24,695
Severance pay	77,504	336,646	336,627	-	19
Accumulated sick/personal days	94,655	70,852	67,617	-	3,235
Holiday	615,574	555,573	550,637	-	4,936
Part time salaries	430,021	451,753	451,692	-	61
Pay differential special units	38,656	38,656	36,909	-	1,747
Shift differential	332,014	362,014	361,994	-	20
Longevity	431,895	414,695	412,957	-	1,738
Training	93,861	93,861	63,301	-	30,560
Instructor - shift differential	9,000	9,000	7,000	-	2,000
Cash in lieu of health benefits	22,000	23,000	23,000	-	-
Payment differential - sergeants supervisor	17,000	31,155	31,155	-	-
Clothing cleaning	1,200	1,200	1,200	-	-
Clothing allowance	101,986	101,986	87,399	-	14,587
Equipment	-	3,983	3,983	-	-
Vehicles	407,880	432,144	369,820	45,885	16,439
Emergency services team gear	2,000	2,000	1,851	-	149
Contracts	149,850	101,265	89,829	-	11,436
Gasoline	240,000	160,000	132,263	-	27,737
Electric	80,000	70,000	59,016	-	10,984
Fuel oil	33,000	33,000	19,203	-	13,797
Repair equipment	8,000	7,888	3,659	-	4,229
Repair building	25,000	20,000	17,302	-	2,698
Repair vehicle	20,000	30,000	24,892	-	5,108
Postage	5,000	5,000	4,384	-	616
Printing and stationery	11,000	11,000	8,453	-	2,547
Publications	5,000	5,000	4,949	-	51
Rentals	1,000	1,000	516	-	484
Telephone	9,000	9,000	7,383	-	1,617
Travel, dues and related	3,000	10,500	9,890	-	610
Photography	1,500	1,500	1,476	-	24
Uniforms	50,000	50,000	45,418	-	4,582
Other	20,000	25,000	21,544	-	3,456
Office supplies	8,000	8,000	6,813	-	1,187
Supplies - other	7,500	7,500	7,327	-	173
Towing	100,000	110,000	82,285	-	27,715
Ammunition	20,000	39,795	39,795	-	-
Flares and medical supplies	12,000	12,000	4,235	-	7,765
Safety equipment	45,000	45,000	29,942	-	15,058
Youth services - programs	8,000	8,000	2,949	-	5,051
Diesel fuel	2,000	2,000	678	-	1,322
Food	1,000	1,000	801	-	199
Schools and training	6,000	4,500	2,894	-	1,606
Telephone - wireless	3,100	3,100	2,735	-	365
Landfill charges	-	10	10	-	-
Copier leases	6,000	5,990	3,545	-	2,445
Uniform cleaning	20,000	20,000	13,394	-	6,606
Total public safety	15,485,149	15,877,759	15,561,415	45,885	270,459

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - POLICE DISTRICT FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Employee benefits:					
Employee retirement - active	$ 3,086,931	$ 3,328,509	$ 3,328,509	$ -	$ -
FICA tax expenditure	866,981	927,731	904,364	-	23,367
MTA tax	48,348	49,548	47,458	-	2,090
Worker's compensation	406,574	402,370	401,896	-	474
Life insurance	11,676	11,676	11,664	-	12
Medical insurance - active employees	1,850,736	1,840,736	1,835,220	-	5,516
Health insurance - retirees	1,930,000	1,716,321	1,715,933	-	388
Medicare part B - retirees	146,000	119,000	113,103	-	5,897
Dental and optical	159,102	143,102	124,115	-	18,987
Dental and optical retirees	177,000	165,287	165,287	-	-
NYS unemployment insurance	8,000	9,162	9,162	-	-
Disability	4,541	4,541	3,527	-	1,014
Total employee benefits	8,695,889	8,717,983	8,660,238	-	57,745
Debt service:					
Principal	334,013	334,013	334,013	-	-
Interest	35,416	35,416	35,416	-	-
Total debt service	369,429	369,429	369,429	-	-
Total expenditures	24,550,467	24,965,171	24,591,082	45,885	328,204
Excess (deficiency) of revenues over (under) expenditures	(400,000)	(812,704)	(215,711)	$ 45,885	551,108
OTHER FINANCING SOURCES					
Premium on obligations	-	-	1,392		1,392
Appropriated fund balance	400,000	812,704	-		(812,704)
Total other financing sources	400,000	812,704	1,392		(811,312)
Change in fund balance	-	-	(214,319)		$ (260,204)
Fund balance, beginning of year	2,710,528	2,710,528	2,710,528		
Fund balance, end of year	$ 2,710,528	$ 2,710,528	$ 2,496,209		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - TOWN OUTSIDE VILLAGE FUND
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 1,853,789	$ 1,853,789	$ 1,853,789		$ -
Other real property tax items:					
Other payments in lieu of taxes	7,000	7,000	8,022		1,022
Interest and penalties - real property taxes	5,000	5,000	5,632		632
Total other real property tax items	12,000	12,000	13,654		1,654
Departmental income:					
Electrical inspections	415,000	415,000	623,021		208,021
Rental permits	151,652	210,020	200,000		(10,020)
Zoning fees	82,500	82,500	104,150		21,650
Wetland fees	325,829	352,827	268,800		(84,027)
Old filed maps	3,340	3,340	2,080		(1,260)
Planning zoning amendments	10,020	10,020	2,500		(7,520)
Other PB scheduling fees	50,100	50,100	89,025		38,925
Land Management planning division - site plan - fees	133,600	133,600	229,449		95,849
Special exceptions planning fee	10,020	10,020	9,450		(570)
Photocopy fees	9,300	9,300	14,146		4,846
Sub division planning fees	128,169	128,169	120,220		(7,949)
Total departmental income	1,319,530	1,404,896	1,662,841		257,945
Use of money and property:					
Interest and earnings	3,500	3,500	18,164		14,664
Total use of money and property	3,500	3,500	18,164		14,664
Licenses and permits:					
Licensing	156,000	156,000	132,675		(23,325)
Building permit fee	2,539,241	2,559,811	2,928,593		368,782
Total licenses and permits	2,695,241	2,715,811	3,061,268		345,457
Miscellaneous local sources:					
Miscellaneous tax receipts	-	-	3,705		3,705
Miscellaneous revenue	50,000	50,000	500		(49,500)
Total miscellaneous local sources	50,000	50,000	4,205		(45,795)
Total revenues	5,934,060	6,039,996	6,613,921		573,925
EXPENDITURES					
Public safety:					
Salaries	509,230	522,140	502,551	$ -	19,589
Overtime	20,500	50,500	43,553	-	6,947
Part time salaries	-	19,273	19,053	-	220
Longevity	7,862	7,905	7,904	-	1
Cash in lieu of health benefits	2,500	2,500	2,500	-	-
Clothing cleaning	2,400	2,400	2,100	-	300
Contracts	2,244	2,244	1,613	-	631
Gasoline	20,000	17,559	11,719	-	5,840
Repair equipment	3,000	1,424	-	-	1,424
Printing and stationery	1,500	1,500	804	-	696
Publication	-	153	153	-	-
Uniforms	2,000	9,088	4,547	-	4,541
Small equipment (non-capital)	1,000	6,000	3,560	-	2,440
Office supplies	800	3,876	3,230	-	646

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - TOWN OUTSIDE VILLAGE FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Public safety, cont'd:					
Legal fees	$ 43,465	$ 9,068	$ 1,845	$ -	$ 7,223
Schools and training	3,500	3,500	1,990	-	1,510
Telephone - wireless	3,500	3,800	3,659	-	141
Other	5,000	400	-	-	400
Copier Lease	3,000	3,000	2,686	-	314
Total public safety	631,501	666,330	613,467	-	52,863
Home and community services:					
Salaries	2,779,135	2,797,291	2,749,562	-	47,729
Overtime	13,000	33,782	32,428	-	1,354
Severance pay	-	4,810	4,797	-	13
Accumulated sick/personal days	6,700	6,700	5,113	-	1,587
Part time salaries	61,360	48,105	17,017	-	31,088
Longevity	61,581	62,248	61,738	-	510
Cash in lieu of health benefits	16,500	18,070	17,070	-	1,000
Equipment	-	27,455	13,961	-	13,494
Vehicles	50,000	30,005	30,005	-	-
Contracts	131,100	125,290	26,985	-	98,305
Gasoline	26,500	16,258	12,870	-	3,388
Repair equipment	395	395	-	-	395
Repair vehicle	2,000	2,000	-	-	2,000
Copier supplies	450	450	171	-	279
Printing and stationery	10,800	10,800	9,366	-	1,434
Publications	4,950	4,950	1,252	-	3,698
Travel, dues and related	3,485	7,985	6,262	-	1,723
Other	6,150	6,150	4,836	-	1,314
Legal notices	9,700	11,200	10,940	-	260
Small equipment (non-capital)	500	1,100	932	-	168
Office supplies	5,500	6,600	6,589	-	11
Supplies - other	370	870	719	-	151
Safety equipment	1,400	1,400	1,396	-	4
Schools and training	870	2,820	2,060	-	760
Telephone - wireless	5,300	5,300	4,480	-	820
Landfill charges	360,400	360,400	293,296	-	67,104
Copier leases	13,380	13,380	9,936	-	3,444
Consultants	-	114,500	58,943	38,824	16,733
Total home and community services	3,571,526	3,720,314	3,382,724	38,824	298,766
Employee benefits:					
Employee retirement - active	535,520	569,624	569,616	-	8
FICA tax expenditure	263,100	272,728	256,424	-	16,304
MTA tax	11,855	12,305	11,456	-	849
Worker's compensation	60,410	60,378	54,533	-	5,845
Medical insurance - active employees	741,182	711,935	660,325	-	51,610
Health insurance - retirees	293,000	293,000	232,799	-	60,201
Medicare part B - retirees	57,000	57,000	29,666	-	27,334
Dental and optical	67,773	65,344	57,331	-	8,013
NYS unemployment insurance	10,000	4,900	-	-	4,900
Disability	2,678	2,666	1,221	-	1,445
Total employee benefits	2,042,518	2,049,880	1,873,371	-	176,509

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - TOWN OUTSIDE VILLAGE FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Debt service:					
Principal	$ 112,815	$ 112,815	$ 112,815	$ -	$ -
Interest	8,226	8,226	8,227	-	(1)
Total debt service	121,041	121,041	121,042	-	(1)
Total expenditures	6,366,586	6,557,565	5,990,604	38,824	528,137
Excess (deficiency) of revenues over (under) expenditures	(432,526)	(517,569)	623,317	$ (38,824)	1,102,062
OTHER FINANCING SOURCES (USES)					
Premium on obligations	-	-	1,583		1,583
Interfund transfer in	-	5,000	5,000		-
Interfund transfer out	(10,000)	(150,000)	(150,000)		-
Appropriated fund balance	442,526	662,569	-		(662,569)
Total other financing sources (uses)	432,526	517,569	(143,417)		(660,986)
Change in fund balance	-	-	479,900		$ 441,076
Fund balance, beginning of year	2,964,176	2,964,176	2,964,176		
Fund balance, end of year	$ 2,964,176	$ 2,964,176	$ 3,444,076		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - HIGHWAY FUND
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 11,569,402	$ 11,569,402	$ 11,569,402		$ -
Other real property tax items:					
Other payments in lieu of taxes	46,000	46,000	50,483		4,483
Interest and penalties - real property taxes	25,000	25,000	28,159		3,159
Total other real property tax items	71,000	71,000	78,642		7,642
Departmental income:					
Engineering fees	14,000	14,000	15,200		1,200
Total departmental income	14,000	14,000	15,200		1,200
Intergovernmental charges:					
Intergovernmental revenue	688,156	688,156	688,156		-
Revenue from other governments	-	6,500	19,526		13,026
Total intergovernmental charges	688,156	694,656	707,682		13,026
Use of money and property:					
Interest and earnings	15,000	17,553	30,708		13,155
Total use of money and property	15,000	17,553	30,708		13,155
Licenses and permits:					
Licences and permits	-	-	2,553		2,553
Total licenses and permits	-	-	2,553		2,553
Sale of property and compensation for loss:					
Insurance recoveries	-	3,800	15,450		11,650
Total sale of property and compensation for loss	-	3,800	15,450		11,650
Miscellaneous local sources:					
Miscellaneous tax receipts	-	22,177	36,108		13,931
Miscellaneous	23,000	36,700	37,272		572
Total miscellaneous local sources	23,000	58,877	73,380		14,503
State aid:					
Consolidated highway aid	842,159	963,775	1,200,447		236,672
State aid - emergency disaster	-	-	68,726		68,726
Total state aid	842,159	963,775	1,269,173		305,398
Federal aid:					
Federal grants - FEMA	-	125,000	-		(125,000)
Total federal aid	-	125,000	-		(125,000)
Total revenues	13,222,717	13,518,063	13,762,190		244,127

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - HIGHWAY FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
EXPENDITURES					
Transportation:					
Salaries	$ 3,204,678	$ 3,079,496	$ 3,079,490	$ -	$ 6
Overtime	202,000	458,000	453,344	-	4,656
Severance pay	-	17,387	17,296	-	91
Accumulated sick/personal days	17,274	7,059	6,927	-	132
Part time salaries	-	4,030	2,760	-	1,270
Longevity	195,893	196,508	184,148	-	12,360
Cash in lieu of health benefits	17,500	17,300	17,292	-	8
Equipment	100,000	235,000	99,927	135,000	73
Road reconstruction	842,159	963,775	963,775	-	-
Road improvements	-	44,064	14,860	-	29,204
Contracts - other	200,000	304,000	301,407	-	2,593
Gasoline	70,000	76,500	45,562	-	30,938
Recharge Basin	25,000	-	-	-	-
Electric	40,000	41,675	41,188	-	487
Fuel oil	65,000	65,000	40,553	-	24,447
Repair equipment	206,000	348,170	336,003	-	12,167
Repair building	51,000	56,416	52,254	-	4,162
Postage	1,300	1,503	1,481	-	22
Publications	3,300	2,800	1,772	-	1,028
Rentals	31,500	31,540	21,559	-	9,981
Telephone	4,700	4,700	4,378	-	322
Uniforms	6,750	4,200	3,751	-	449
Other	22,000	12,880	12,015	-	865
Legal notices	3,500	4,000	3,938	-	62
Small equipment (non-capital)	4,500	12,155	10,359	-	1,796
Office supplies	2,200	2,236	2,226	-	10
Supplies - other	45,000	57,256	54,361	-	2,895
Tree and stump removal	75,000	75,000	74,110	-	890
Safety equipment	20,000	20,776	20,193	-	583
Hardware	45,000	45,000	42,066	-	2,934
Diesel fuel	232,000	226,770	161,811	-	64,959
Mileage reimbursement	2,400	3,900	3,714	-	186
Sand	75,000	113,730	113,728	-	2
Salt	200,000	396,000	395,164	-	836
Chemicals	-	6,106	6,106	-	-
Road repairs	100,000	99,471	84,298	-	15,173
Schools and training	2,500	2,900	2,891	-	9
Telephone - wireless	4,700	4,700	3,756	-	944
Townwide line striping	150,000	156,741	156,738	-	3
Copier leases	4,200	4,200	2,671	-	1,529
Tires	25,000	44,600	41,368	-	3,232
Lube oil	20,000	21,980	21,980	-	-
Total transportation	6,317,054	7,269,524	6,903,220	135,000	231,304

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - HIGHWAY FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Employee benefits:					
Employee retirement - active	$ 566,833	$ 606,047	$ 606,047	$ -	$ -
FICA tax expenditure	278,273	290,064	283,444	-	6,620
MTA tax	12,400	13,090	12,600	-	490
Worker's compensation	712,926	651,005	643,575	-	7,430
Medical insurance - active employees	841,960	845,107	843,002	-	2,105
Health insurance - retirees	551,900	512,685	492,873	-	19,812
Medicare part B - retirees	91,000	91,000	67,435	-	23,565
Dental and optical	66,960	68,708	67,614	-	1,094
NYS unemployment insurance	11,000	11,000	690	-	10,310
Disability	1,699	1,699	125	-	1,574
Total employee benefits	3,134,951	3,090,405	3,017,405	-	73,000
Debt service:					
Principal	3,120,899	3,120,899	3,120,899	-	-
Interest	820,556	820,556	804,645	-	15,911
Total debt service	3,941,455	3,941,455	3,925,544	-	15,911
Total expenditures	13,393,460	14,301,384	13,846,169	135,000	320,215
Excess (deficiency) of revenues over (under) expenditures	(170,743)	(783,321)	(83,979)	$ (135,000)	564,342
OTHER FINANCING SOURCES (USES)					
Premium on obligations	-	-	32,572		32,572
Interfund transfer in	-	371,834	872,000		500,166
Interfund transfer out	(390,000)	(412,177)	(412,177)		-
Appropriated fund balance	560,743	823,664	-		(823,664)
Total other financing sources (uses)	170,743	783,321	492,395		(290,926)
Change in fund balance	-	-	408,416		$ 273,416
Fund balance, beginning of year	2,169,431	2,169,431	2,169,431		
Fund balance, end of year	$ 2,169,431	$ 2,169,431	$ 2,577,847		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - PUBLIC SAFETY COMMUNICATIONS FUND
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 2,140,751	$ 2,140,751	$ 2,140,751		$ -
Other real property tax items:					
Other payments in lieu of taxes	7,000	7,000	7,734		734
Interest and penalties - real property taxes	5,000	5,000	5,632		632
Total other real property tax items	12,000	12,000	13,366		1,366
Departmental income:					
Rentals	100,000	100,000	136,138		36,138
Total departmental income	100,000	100,000	136,138		36,138
Use of money and property:					
Interest and earnings	3,000	3,000	7,795		4,795
Total use of money and property	3,000	3,000	7,795		4,795
Miscellaneous local sources:					
Insurance recoveries	-	-	20		20
Total miscellaneous local sources	-	-	20		20
State aid:					
State aid - other public safety	100,000	100,000	143,515		43,515
Total state aid	100,000	100,000	143,515		43,515
Total revenues	2,355,751	2,355,751	2,441,585		85,834
EXPENDITURES					
Public safety:					
Salaries	1,221,929	1,167,538	1,166,124	$ -	1,414
Overtime	50,964	95,964	89,522	-	6,442
Holiday	11,025	12,025	11,749	-	276
Pay differential - shift	55,503	54,503	47,563	-	6,940
Longevity	64,139	64,139	58,049	-	6,090
Cash in lieu of health benefits	9,000	9,000	7,000	-	2,000
Uniform cleaning allowance	6,300	6,300	5,700	-	600
Contracts	173,321	174,154	126,180	-	47,974
Electric	7,203	7,203	5,505	-	1,698
Repair equipment	8,200	1,846	315	-	1,531
Rentals	111,044	111,044	103,044	-	8,000
Telephone	1,000	1,000	717	-	283
Uniforms	8,000	8,000	4,513	-	3,487
Small equipment (non-capital)	900	5,754	5,382	-	372
Office supplies	300	300	160	-	140
Schools and training	7,000	7,000	3,313	-	3,687
Contracts - copier lease	5,880	5,880	4,998	-	882
Unallocated - severance	-	4,485	4,469	-	16
Total public safety	1,741,708	1,736,135	1,644,303	-	91,832

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - PUBLIC SAFETY COMMUNICATIONS FUND (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Employee benefits:					
Employee retirement - active	$ 234,112	$ 249,018	$ 249,018	$ -	$ -
FICA tax expenditure	108,542	108,542	104,339	-	4,203
MTA tax	4,824	4,824	4,637	-	187
Worker's compensation	4,888	4,888	4,412	-	476
Medical insurance - active employees	283,068	273,068	268,267	-	4,801
Dental and optical	27,392	27,392	22,238	-	5,154
Disability	605	605	10	-	595
Health insurance - retirees	75,000	75,000	49,427	-	25,573
Medicare part B - retirees	19,000	19,000	5,350	-	13,650
Total employee benefits	757,431	762,337	707,698	-	54,639
Debt service:					
Principal	5,000	5,000	5,000	-	-
Interest	1,200	1,200	1,200	-	-
Total debt service	6,200	6,200	6,200	-	-
Total expenditures	2,505,339	2,504,672	2,358,201	-	146,471
Excess (deficiency) of revenues over (under) expenditures	(149,588)	(148,921)	83,384	$ -	232,305
OTHER FINANCING SOURCES					
Interfund transfer in	149,588	148,921	148,921		-
Total other financing sources	149,588	148,921	148,921		-
Change in fund balance	-	-	232,305		$ 232,305
Fund balance, beginning of year	579,930	579,930	579,930		
Fund balance, end of year	$ 579,930	$ 579,930	$ 812,235		

TOWN OF SOUTHAMPTON
SCHEDULE OF EMPLOYER CONTRIBUTIONS - SERVICE AWARD PROGRAM
DECEMBER 31, 2015

Westhampton War Memorial Ambulance Corporation:

Year Ended Dec. 31	Annual Required Contribution	Actual Contribution	Percentage Contributed
2015	$ 55,444	64,000	115.43%
2014	53,011	69,000	130.16%
2013	63,616	63,616	100.00%

Flanders Northampton Volunteer Ambulance Corporation:

Year Ended Dec. 31	Annual Required Contribution	Actual Contribution	Percentage Contributed
2015	$ 57,984	$ 68,000	117.27%
2014	57,761	73,000	126.38%
2013	56,932	56,932	100.00%

Hampton Bays Volunteer Ambulance Corporation:

Year Ended Dec. 31	Annual Required Contribution	Actual Contribution	Percentage Contributed
2015	$ 40,092	$ 40,253	100.40%
2014	43,368	70,000	161.41%
2013	63,246	63,246	100.00%

Southampton Volunteer Ambulance Corporation:

Year Ended Dec. 31	Annual Required Contribution	Actual Contribution	Percentage Contributed
2015	$ 32,100	$ 41,000	127.73%
2014	32,052	49,000	152.88%
2013	43,028	43,028	100.00%

TOWN OF SOUTHAMPTON
SCHEDULE OF FUNDING PROGRESS - SERVICE AWARD PROGRAM
DECEMBER 31, 2015

Westhampton War Memorial Ambulance Corporation:

Actuarial Valuation Date Dec. 31	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded (Overfunded) Accrued Liability (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll [(b-a)/c]
2014	$ 651,840	$ 724,790	$ 72,950	89.94%	N/A*	N/A*
2013	571,391	646,636	75,245	88.36%	N/A*	N/A*
2012	474,227	600,807	126,580	78.93%	N/A*	N/A*

Flanders Northampton Volunteer Ambulance Corporation:

Actuarial Valuation Date Dec. 31	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded (Overfunded) Accrued Liability (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll [(b-a)/c]
2014	$ 738,234	$ 703,773	$ (34,461)	104.90%	N/A*	N/A*
2013	634,500	622,327	(12,173)	101.96%	N/A*	N/A*
2012	495,444	536,142	40,698	92.41%	N/A*	N/A*

Hampton Bays Volunteer Ambulance Corporation:

Actuarial Valuation Date Dec. 31	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded (Overfunded) Accrued Liability (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll [(b-a)/c]
2014	$ 742,697	$ 617,613	$ (125,084)	120.25%	N/A*	N/A*
2013	671,783	574,142	(97,641)	117.01%	N/A*	N/A*
2012	520,178	499,802	(20,376)	104.08%	N/A*	N/A*

Southampton Volunteer Ambulance Corporation:

Actuarial Valuation Date Dec. 31	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded (Overfunded) Accrued Liability (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll [(b-a)/c]
2014	$ 614,486	$ 538,860	$ (75,626)	114.03%	N/A*	N/A*
2013	535,696	475,081	(60,615)	112.76%	N/A*	N/A*
2012	417,354	418,773	1,419	99.66%	N/A*	N/A*

* There is no covered payroll due to the fact that this is a volunteer ambulance corporation. Benefits are determined based off service credits earned. The amount of the monthly retirement income payable to a volunteer ambulance worker eligible for normal retirement benefits is equal to $20 multiplied by the total years of service, which is not to exceed 40 years.

Note: Prior to 2007 all plans were defined contribution plans.

TOWN OF SOUTHAMPTON
SCHEDULE OF FUNDING PROGRESS FOR RETIREE HEALTH PLAN
FOR THE YEAR ENDED DECEMBER 31, 2015

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL)- Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a)/c)
01/01/14	$ -	$ 147,335,207	$ 147,335,207	0%	$ 38,943,443	378.33%
01/01/12	-	148,511,000	148,511,000	0%	37,953,261	391.30%
01/01/11	-	149,490,000	149,490,000	0%	37,513,001	398.50%

TOWN OF SOUTHAMPTON
SCHEDULE OF TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY - NYSERS
LAST TEN FISCAL YEARS*
(Dollar amounts in thousands)

	2015	2014	**2013	**2012	**2011	**2010	**2009	**2008	**2007	**2006
Town's proportionate share of the net pension liability	0.09762%	0.09762%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town's proportionate share of the net pension liability	$ 3,298	$ 4,411	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town's covered payroll	$ 25,436	$ 24,346	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town's proportionate share of the net pension liability as a percentage of covered payroll	12.96%	18.12%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Plan fiduciary net position as a percentage of the total pension liability	97.95%	97.15%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* The amounts presented for each fiscal year were determined (bi-annually) as of March 31st.

Not Available = N/A

****Note to Required Supplementary Information**

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, governments should present information for those years for which information is available.

TOWN OF SOUTHAMPTON
SCHEDULE OF TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY - NYSPFRS
LAST TEN FISCAL YEARS*
(Dollar amounts in thousands)

	2015	2014	**2013	**2012	**2011	**2010	**2009	**2008	**2007	**2006
Town's proportionate share of the net pension liability	0.41533%	0.41533%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town's proportionate share of the net pension liability	$ 1,143	$ 1,729	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town's covered payroll	$ 12,692	$ 12,371	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town's proportionate share of the net pension liability as a percentage of covered payroll	9.01%	13.98%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Plan fiduciary net position as a percentage of the total pension liability	99.03%	98.48%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* The amounts presented for each fiscal year were determined (bi-annually) as of March 31st.

Not Available = N/A

****Note to Required Supplementary Information**

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, governments should present information for those years for which information is available.

TOWN OF SOUTHAMPTON
SCHEDULE OF TOWN PENSION CONTRIBUTIONS - NYSERS
LAST TEN FISCAL YEARS*
(Dollar amounts in thousands)

	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Contractually required contribution	$ 4,285,670	$ 4,683,082	$ 4,765,453	$ 4,519,439	$ 3,489,546	$ 2,650,410	$ 1,872,489	$ 2,049,204	$ 2,041,831	$ 2,113,533
Contributions in relation to the contractually required contribution	4,285,670	4,683,082	6,138,921	4,449,690	2,692,108	2,485,758	1,872,489	2,049,204	2,041,831	2,113,533
Contribution deficiency (excess)	$ -	$ -	$ (1,373,468)	$ 69,749	$ 797,438	$ 164,652	$ -	$ -	$ -	$ -
Town's covered-employee payroll	$ 25,436,049	$ 24,346,118	$ 23,442,704	$ 22,741,318	$ 23,457,759	$ 23,611,163	$ 24,716,060	$ 24,330,075	$ 22,858,341	$ 20,964,720
Contributions as a percentage of covered-employee payroll	16.85%	19.24%	26.19%	19.57%	11.48%	10.53%	7.58%	8.42%	8.93%	10.08%

* The amounts presented for each fiscal year were determined (bi-annually) as of March 31.

TOWN OF SOUTHAMPTON
SCHEDULE OF TOWN PENSION CONTRIBUTIONS - NYSPFRS
LAST TEN FISCAL YEARS*
(Dollar amounts in thousands)

	2015	2014	2013	2012	2011	2010	**2009	2008	2007	2006
Contractually required contribution	$ 3,151,539	$ 3,499,468	$ 3,283,356	$ 2,842,994	$ 2,541,060	$ 1,760,075	$ 1,783,054	$ 1,654,117	$ 1,733,315	$ 1,983,260
Contributions in relation to the contractually required contribution	3,151,539	3,499,468	3,818,036	2,679,736	2,104,844	1,760,075	1,783,054	1,654,117	1,733,315	1,983,260
Contribution deficiency (excess)	$ -	$ -	$ (534,680)	$ 163,258	$ 436,216	$ -	$ -	$ -	$ -	$ -
Town's covered-employee payroll	$ 12,692,066	$ 12,370,922	$ 11,742,650	$ 11,653,522	$ 12,254,205	$ 11,652,175	$ 11,337,244	$ 10,913,218	$ 10,600,966	$ 10,265,008
Contributions as a percentage of covered-employee payroll	24.83%	28.29%	32.51%	23.00%	17.18%	15.11%	15.73%	15.16%	16.35%	19.32%

* The amounts presented for each fiscal year were determined (bi-annually) as of March 31.

OTHER SUPPLEMENTARY INFORMATION

TOWN OF SOUTHAMPTON
SCHEDULE OF OPEN PROJECTS - CAPITAL PROJECTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2015

				Expenditures				Methods of Financing					
									Current Year				
Project Number	Project Title	Original Appropriation	Revised Appropriation	Prior Years	Current Year	Total	Unexpended Balance	Prior Years	Proceeds of Obligations	State Aid	Local Sources	Total	Fund Balance December 31, 2015
9947	Unallocated	$ 6,145	$ 60,948	$ 6,130	$ 4,979	$ 11,109	$ 71,054	$ 27,360	$ -	$ -	$ 54,803	$ 82,163	$ 71,054
C110	Nathaniel Rodgers House	850,000	6,485,910	2,366,794	186,669	2,553,463	3,932,447	4,829,032	-	70,000	1,586,878	6,485,910	3,932,447
C115	Town Hall Facilities	40,000	40,000	40,000	-	40,000	-	40,000	-	-	-	40,000	-
C118	Beach Nourishment	100,000	100,000	62,946	-	62,946	37,054	100,000	-	-	-	100,000	37,054
C120	Public Safety Phase II	420,729	315,081	264,688	45,133	309,821	5,260	310,581	-	-	4,500	315,081	5,260
C123	Solid Waste Management	100,000	100,000	79,684	9,799	89,483	10,517	100,000	-	-	-	100,000	10,517
C134	NS Landfill Post Closure	350,000	350,000	100,306	26,969	127,275	222,725	350,000	-	-	-	350,000	222,725
C144	Local Waterfront Revenue	209,652	325,477	229,704	-	229,704	95,773	325,477	-	-	-	325,477	95,773
C152	Records Management Microfilming	221,433	161,280	161,280	-	161,280	-	161,280	-	-	-	161,280	-
C201	Reeves Bay	200,000	200,000	-	-	-	200,000	200,000	-	-	-	200,000	200,000
C205	Bridge Maintenance	97,050	97,050	64,325	-	64,325	32,725	97,050	-	-	-	97,050	32,725
C206	Code Enforcement Mobile Equipment	8,945	8,945	8,945	-	8,945	-	8,945	-	-	-	8,945	-
C215	Town Facilities Renovation	206,844	427,094	391,179	35,915	427,094	-	427,094	-	-	-	427,094	-
C218	Sebonac Bulkhead	136,000	136,900	117,035	-	117,035	19,865	136,900	-	-	-	136,900	19,865
C220	Roadway Improvements	174,546	3,680,639	3,680,639	-	3,680,639	-	3,680,639	-	-	-	3,680,639	-
C221	Network Infrastructure	5,980	373,390	373,390	-	373,390	-	373,390	-	-	-	373,390	-
C223	Arc GIS Image Service	8,686	68,264	68,264	-	68,264	-	68,264	-	-	-	68,264	-
C225	Park Improvements	234,200	348,127	348,127	-	348,127	-	348,127	-	-	-	348,127	-
C231	Bus Shelter	217,024	217,694	197,293	20,401	217,694	-	217,024	-	-	670	217,694	-
C232	Information Technology Security	200,000	155,704	155,704	-	155,704	-	155,704	-	-	-	155,704	-
C233	Dredging Park Facilities	46,499	121,499	93,200	-	93,200	28,299	121,499	-	-	-	121,499	28,299
C240	Water Main Extension	1,365,000	2,465,000	2,465,000	-	2,465,000	-	2,465,000	-	-	-	2,465,000	-
C242	Time and Attendance	38,000	176,847	98,965	67,925	166,890	9,957	121,000	-	-	55,847	176,847	9,957
C305	Animal Shelter HVAC	60,000	313,140	39,465	404,210	443,675	(130,535)	63,140	250,000	-	-	313,140	(130,535)
C307	Town Hall Heating	112,000	112,000	112,000	-	112,000	-	112,000	-	-	-	112,000	-
C313	NS Park Restrooms	50,123	75,781	28,193	-	28,193	47,588	75,781	-	-	-	75,781	47,588
C316	ICAD	200,000	500,000	55,619	384,500	440,119	59,881	400,000	100,000	-	-	500,000	59,881
C321	Elevation of Dune Road	100,000	1,050,000	75,000	975,000	1,050,000	-	1,050,000	-	-	-	1,050,000	-
C327	AA Museum	341,000	463,725	-	-	-	463,725	463,725	-	-	-	463,725	463,725
C328	Blue Barn	170,000	170,000	-	-	-	170,000	170,000	-	-	-	170,000	170,000
C401	Shuttle Busses	101,596	101,596	101,596	-	101,596	-	101,596	-	-	-	101,596	-
C402	Lyzon Hat Shop	62,650	616,378	12,018	59,743	71,761	544,617	487,528	-	-	128,850	616,378	544,617
C404	Improvement of Unimproved Roads	150,000	150,000	-	53,941	53,941	96,059	150,000	-	-	-	150,000	96,059
C405	Virtual Desk Top	85,000	85,000	85,000	-	85,000	-	85,000	-	-	-	85,000	-
C411	Victorian Barn at Big Duck	217,000	224,125	224,125	-	224,125	-	224,125	-	-	-	224,125	-
C412	Code Services Software	77,500	82,500	82,500	-	82,500	-	82,500	-	-	-	82,500	-
C413	Town Facilities Improvements	300,000	300,000	110,609	19,076	129,685	170,315	300,000	-	-	-	300,000	170,315
C500	Board Room Technology	33,000	37,500	6,027	31,473	37,500	-	33,000	-	-	4,500	37,500	-
C501	Email Solution	70,000	70,000	-	42,037	42,037	27,963	70,000	-	-	-	70,000	27,963
C502	Jackson Avenue Security System	118,271	120,771	82,216	38,555	120,771	-	118,271	-	-	2,500	120,771	-
C503	Licensing	10,000	10,000	3,281	-	3,281	6,719	10,000	-	-	-	10,000	6,719
C504	Technology Improvements	13,770	42,052	27,309	14,743	42,052	-	42,052	-	-	-	42,052	-
C505	Virtual Env. Update	60,000	65,116	30,176	34,940	65,116	-	60,000	-	-	5,116	65,116	-
C506	Riverside Rev. Action Plan	68,969	68,969	68,560	-	68,560	-	68,560	-	-	-	68,560	-
C507	Beach Facility Upgrade	155,564	155,564	-	-	-	5,564	5,564	-	-	-	5,564	5,564
C508	Parks Heavy Equipment	2,674	162,457	162,457	-	162,457	-	162,457	-	-	-	162,457	-
C509	Shinnecock Dock Repair	75,000	75,000	-	-	-	75,000	75,000	-	-	-	75,000	75,000
C510	Highway Equipment	1,364	1,211,364	770,817	-	770,817	440,000	770,817	440,000	-	-	1,210,817	440,000
C511	Highway Salt Barn Improvements	17,107	217,107	4,965	313,656	318,621	(101,514)	217,107	-	-	-	217,107	(101,514)
C512	Town-wide Bulkhead Improvements	34,093	84,093	34,093	-	34,093	-	34,093	-	-	-	34,093	-
C513	Town-wide Drainage Improvements	30,169	205,169	155,027	-	155,027	-	155,027	-	-	-	155,027	-
C514	Town-wide Road Improvements	356,977	1,256,977	1,232,554	-	1,232,554	-	1,232,554	-	-	-	1,232,554	-
C515	Town-side Sidewalks	1,021	101,021	100,758	-	100,758	-	100,758	-	-	-	100,758	-
C516	Fleet Management Software	40,000	40,000	-	40,000	40,000	-	40,000	-	-	-	40,000	-
C517	Waste Management Equipment	224,454	224,454	-	-	-	-	-	-	-	-	-	-
C518	PD Heavy Trucks	16,111	91,111	91,111	-	91,111	-	91,111	-	-	-	91,111	-
C519	Bay Constable Patrol Boat	175,000	306,500	174,209	129,934	304,143	2,357	175,000	130,000	-	1,500	306,500	2,357
C520	Canoe Place Chapel Rest.	296,689	296,689	2,800	67,640	70,440	226,249	296,689	-	-	-	296,689	226,249
C522	Good Ground Park	258,000	583,005	141,847	94,882	236,729	270,790	182,514	-	75,005	250,000	507,519	270,790
C523	Riverside Pedestrian Bridge	85,875	85,875	82,721	3,155	85,876	(85,876)	-	-	-	-	-	(85,876)
C524	Tiana Lifesaving Station	20,000	584,601	10,800	128,250	139,050	445,551	20,000	-	-	564,601	584,601	445,551
C525	Tiana Beach Levee	81,787	81,787	-	769,689	769,689	(687,902)	-	-	-	81,787	81,787	(687,902)
C600	Town-wide Emergency Equipment	50,000	50,000	-	-	-	50,000	-	50,000	-	-	50,000	50,000
C601	Network Infrastructure	50,000	50,000	-	24,787	24,787	25,213	-	50,000	-	-	50,000	25,213
C602	Phone System	20,000	20,000	-	-	-	20,000	-	20,000	-	-	20,000	20,000
C603	Remote Data Storage	26,000	26,000	-	7,128	7,128	18,872	-	26,000	-	-	26,000	18,872
C604	Server Room Power	40,000	40,000	-	-	-	40,000	-	40,000	-	-	40,000	40,000
C605	Storage Area Network	55,000	55,000	-	-	-	55,000	-	55,000	-	-	55,000	55,000
C606	Brownfield Area	59,225	59,225	-	201,711	201,711	(142,486)	-	-	59,225	-	59,225	(142,486)
C608	Park Improvements	310,000	310,000	-	334,131	334,131	(24,131)	-	310,000	-	-	310,000	(24,131)
C609	Heavy Trucks	277,500	277,500	-	151,113	151,113	126,387	-	277,500	-	-	277,500	126,387
C610	Highway Equipment	547	372,724	-	372,724	372,724	-	547	350,000	-	22,177	372,724	-
C611	Town-wide Bulkhead Improvements	84,093	186,256	-	8,586	8,586	177,670	84,093	50,000	-	52,163	186,256	177,670
C612	Town-wide Drainage Improvements	50,142	188,520	-	188,520	188,520	-	50,142	88,378	-	50,000	188,520	-
C613	Town-wide Road Improvements	24,433	2,093,529	-	2,093,529	2,093,529	-	24,433	1,129,096	-	940,000	2,093,529	-
C614	Town-wide Sidewalks	262	100,262	-	100,262	100,262	-	262	100,000	-	-	100,262	-
C615	Fueling Station Upgrade	300,000	300,000	-	-	-	300,000	-	300,000	-	-	300,000	300,000
C616	Jackson Avenue Campus Phase 1	260,000	260,000	-	47,446	47,446	212,554	-	260,000	-	-	260,000	212,554
C617	Ponquogue Bridge	-	-	-	41,500	41,500	(41,500)	-	-	-		-	(41,500)
C618	Heavy Trucks	150,000	150,000	-	28,688	28,688	121,312	-	150,000	-	-	150,000	121,312
C619	Town Hall Assessment	128,723	343,723	-	11,500	11,500	332,223	128,723	215,000	-	-	343,723	332,223
C620	Town Facilities Improvements	100,000	100,000	-	-	-	100,000	-	100,000	-	-	100,000	100,000
C621	Tupper Boat House	-	-	-	838	838	(838)	-	-	-		-	(838)
C622	Communication Upgrade	200,000	200,000	-	-	-	200,000	-	200,000	-	-	200,000	200,000
C623	Well Plain #2	100,000	100,000	-	82,875	82,875	17,125	-	-	-	100,000	100,000	17,125
C624	Bridgehampton Crosswalk	-	-	-	87,938	87,938	(87,938)	-	-	-	-	-	(87,938)
C625	Montauk Highway HB Paving	-	-	-	600,000	600,000	(600,000)	-	-	-	-	-	(600,000)
C707	Town-wide Drainage Improvements	111,622	111,622	-	-	-	111,622	-	111,622	-	-	111,622	111,622
C709	Town-wide Road Improvements	70,904	70,904	-	-	-	70,904	-	70,904	-	-	70,904	70,904
C804	Stormwater Management Plan	225,000	1,288,427	801,762	6,730	808,492	479,935	1,288,427	-	-	-	1,288,427	479,935
C829	Bridge Lane Bridge	582,750	662,750	162,583	500,167	662,750	-	582,750	-	-	80,000	662,750	-
C900	Capital Project Management	275,444	303,155	277,555	25,600	303,155	-	298,177	-	-	4,978	303,155	-
C909	Compensation Plan Implementation	250,000	375,000	375,000	-	375,000	-	375,000	-	-	-	375,000	-
	Totals	$ 13,311,142	$ 34,931,873	$ 17,098,351	$ 8,918,987	$ 26,017,338	$ 8,274,151	$ 25,222,889	$ 4,873,500	$ 204,230	$ 3,990,870	$ 34,291,489	$ 8,274,151

TOWN OF SOUTHAMPTON
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2015

	SPECIAL REVENUE FUNDS									
			SPECIAL DISTRICTS FUNDS							
	Special Grant Fund	Special Fund	Fire Protection Districts	Lighting Districts	Public Parking Districts	Water Districts	Ambulance Districts	Coastal Erosion Districts	Parks Districts	Total Non-Major Governmental Funds
ASSETS										
Cash and cash equivalents	$ -	$ -	$ 259,593	$ 690,946	$ 180,413	$ 1,002,009	$ 738,315	$ 1,531,848	$ 615,517	$ 5,018,641
Restricted cash	176,371	5,054,158	-	-	62,370	1,096,759	-	-	-	6,389,658
Accounts receivable, net	257,944	9,601	-	-	6,475	872,137	-	-	-	1,146,157
Prepaid items	-	-	-	7,410	-	59,736	-	-	-	67,146
Total assets	$ 434,315	$ 5,063,759	$ 259,593	$ 698,356	$ 249,258	$ 3,030,641	$ 738,315	$ 1,531,848	$ 615,517	$ 12,621,602
LIABILITIES										
Accounts payable	$ 69,168	$ 24,575	$ 22,379	$ 24,461	$ 2,702	$ 28,394	$ -	$ 46,507	$ 10,910	$ 229,096
Accrued liabilities	35,770	219,001	-	-	-	9,606	-	-	-	264,377
Due to fiduciary funds	-	115,011	-	138	-	500	-	-	-	115,649
Total liabilities	104,938	358,587	22,379	24,599	2,702	38,500	-	46,507	10,910	609,122
DEFERRED INFLOWS OF RESOURCES										
Property taxes	-	238	115,208	71,879	13,577	169,240	409,606	328,073	70,785	1,178,606
Unavailable grant revenues	231,554	-	-	-	-	-	-	-	-	231,554
Total deferred inflows of resources	231,554	238	115,208	71,879	13,577	169,240	409,606	328,073	70,785	1,410,160
FUND BALANCE										
Fund balance:										
Nonspendable	-	-	-	7,410	-	59,736	-	-	-	67,146
Restricted	97,823	4,704,934	-	-	-	1,096,759	-	-	-	5,899,516
Assigned	-	-	122,006	594,468	232,979	1,666,406	328,709	1,157,268	533,822	4,635,658
Total fund balance	97,823	4,704,934	122,006	601,878	232,979	2,822,901	328,709	1,157,268	533,822	10,602,320
Total liabilities, deferred inflows of resources and fund balance	$ 434,315	$ 5,063,759	$ 259,593	$ 698,356	$ 249,258	$ 3,030,641	$ 738,315	$ 1,531,848	$ 615,517	$ 12,621,602

TOWN OF SOUTHAMPTON
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2015

	SPECIAL REVENUE FUNDS									
			SPECIAL DISTRICTS FUNDS							
	Special Grant Fund	Special Fund	Fire Protection Districts	Lighting Districts	Public Parking Districts	Water Districts	Ambulance Districts	Coastal Erosion Districts	Parks Districts	Total Non-Major Governmental Funds
REVENUES										
Real property taxes	$ -	$ 20,000	$ 849,215	$ 571,456	$ 120,699	$ 1,126,007	$ 3,142,029	$ 2,488,477	$ 537,441	$ 8,855,324
Other real property tax items	-	-	5,781	2,047	190	28,976	96,380	-	1,111	134,485
Departmental income	-	-	-	-	-	2,457,809	-	-	-	2,457,809
Use of money and property	59	22,572	1,161	3,409	1,097	319,925	4,947	11,722	3,272	368,164
Sale of property and compensation for loss	-	-	-	-	14,816	-	-	-	-	14,816
Miscellaneous local sources	3,850	746,079	-	-	-	13,527	-	-	-	763,456
State aid	-	5,000	-	-	-	-	-	-	-	5,000
Federal aid	3,943,995	-	-	-	-	2,925	-	-	-	3,946,920
Total revenues	3,947,904	793,651	856,157	576,912	136,802	3,949,169	3,243,356	2,500,199	541,824	16,545,974
EXPENDITURES										
General governmental support	-	143,806	-	-	-	-	-	-	-	143,806
Public safety	-	-	832,112	-	-	-	-	-	-	832,112
Health	-	-	-	-	-	-	2,989,335	-	-	2,989,335
Transportation	-	-	-	378,351	104,314	-	-	-	-	482,665
Economic assistance and opportunity	-	580,217	-	-	-	-	-	-	-	580,217
Culture and recreation	-	241,378	-	-	-	-	-	-	387,371	628,749
Home and community services	3,906,198	39,306	-	-	-	2,285,895	-	118,308	-	6,349,707
Employee benefits	-	845	-	64,178	-	565,376	213,253	-	-	843,652
Debt service -										
Principal	-	-	15,000	47,862	20,221	569,201	17,800	2,000,000	67,456	2,737,540
Interest	-	-	675	9,364	2,047	192,324	4,558	582,750	20,088	811,806
Total expenditures	3,906,198	1,005,552	847,787	499,755	126,582	3,612,796	3,224,946	2,701,058	474,915	16,399,589
Excess (deficiency) of revenues over (under) expenditures	41,706	(211,901)	8,370	77,157	10,220	336,373	18,410	(200,859)	66,909	146,385
OTHER FINANCING SOURCES (USES)										
Interfund transfers in	-	252,750	-	-	-	-	-	-	-	252,750
Interfund transfers out	-	(711,110)	-	-	-	(100,000)	-	-	(38,500)	(849,610)
Total other financing sources (uses)	-	(458,360)	-	-	-	(100,000)	-	-	(38,500)	(596,860)
Change in fund balance	41,706	(670,261)	8,370	77,157	10,220	236,373	18,410	(200,859)	28,409	(450,475)
Fund balance, beginning of year	56,117	5,375,195	113,636	524,721	222,759	2,586,528	310,299	1,358,127	505,413	11,052,795
Fund balance, end of year	$ 97,823	$ 4,704,934	$ 122,006	$ 601,878	$ 232,979	$ 2,822,901	$ 328,709	$ 1,157,268	$ 533,822	$ 10,602,320

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - FIRE PROTECTION DISTRICTS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 849,868	$ 849,868	$ 849,215		$ (653)
Other real property tax items:					
Other payments in lieu of taxes	5,500	5,500	5,781		281
Total other real property tax items	5,500	5,500	5,781		281
Use of money and property:					
Interest and earnings	600	600	1,161		561
Total use of money and property	600	600	1,161		561
Total revenues	855,968	855,968	856,157		189
EXPENDITURES					
Public safety:					
Contracts - other	789,527	789,527	787,574	$ -	1,953
Electric	50,766	50,766	44,538	-	6,228
Total public safety	840,293	840,293	832,112	-	8,181
Debt service:					
Principal	15,000	15,000	15,000	-	-
Interest	675	675	675	-	-
Total debt service	15,675	15,675	15,675	-	-
Total expenditures	855,968	855,968	847,787	$ -	8,181
Change in fund balance	-	-	8,370		$ 8,370
Fund balance, beginning of year	113,636	113,636	113,636		
Fund balance, end of year	$ 113,636	$ 113,636	$ 122,006		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - LIGHTING DISTRICTS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 571,456	$ 571,456	$ 571,456		$ -
Other real property tax items:					
Other payments in lieu of taxes	1,997	1,997	2,047		50
Total other real property tax items	1,997	1,997	2,047		50
Use of money and property:					
Interest and earnings	1,198	1,198	3,409		2,211
Total use of money and property	1,198	1,198	3,409		2,211
Total revenues	574,651	574,651	576,912		2,261
EXPENDITURES					
Public Safety:					
Contracts	35,000	35,000	-	$ -	35,000
Total public safety	35,000	35,000	-	-	35,000
Transportation:					
Salaries	112,000	113,018	113,013	-	5
Contracts	-	-	5,974	-	(5,974)
Longevity	4,011	4,042	4,038	-	4
Electric	263,736	262,701	225,711	-	36,990
Other	29,600	26,627	14,915	-	11,712
Small equipment (non-capital)	10,000	39,700	14,700	-	25,000
Total transportation	419,347	446,088	378,351	-	67,737
Employee benefits:					
Employee retirement	19,142	22,084	22,080	-	4
FICA tax expense	8,876	8,876	8,624	-	252
MTA tax expense	392	409	406	-	3
Worker's compensation	4,480	4,480	4,044	-	436
Medical insurance	27,132	27,132	26,574	-	558
Dental and optical	2,610	2,610	2,450	-	160
Disability	58	58	-	-	58
Total employee benefits	62,690	65,649	64,178	-	1,471
Debt service:					
Principal	47,862	47,862	47,862	-	-
Interest	9,752	9,752	9,364	-	388
Total debt service	57,614	57,614	57,226	-	388
Total expenditures	574,651	604,351	499,755	-	104,596
Excess (deficiency) of revenues over (under) expenditures	-	(29,700)	77,157	$ -	106,857
OTHER FINANCING SOURCES					
Appropriated fund balance	-	29,700	-		(29,700)
Total other financing sources	-	29,700	-		(29,700)
Change in fund balance	-	-	77,157		$ 77,157
Fund balance, beginning of year	472,450	472,450	524,721		
Fund balance, end of year	$ 472,450	$ 472,450	$ 601,878		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - PUBLIC PARKING DISTRICTS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 120,699	$ 120,699	$ 120,699		$ -
Other real property tax items:					
Other payments in lieu of taxes	-	-	190		190
Total other real property tax items	-	-	190		190
Use of money and property:					
Interest and earnings	525	525	1,097		572
Total use of money and property	525	525	1,097		572
Miscellaneous local sources:					
Sales, other	5,000	5,000	14,816		9,816
Total miscellaneous local sources	5,000	5,000	14,816		9,816
Total revenues	126,224	126,224	136,802		10,578
EXPENDITURES					
Transportation:					
P & R CB Water	16,450	12,736	12,040	$ -	696
Contracts	86,305	96,493	83,875	-	12,618
Landscaping	-	-	7,714	-	(7,714)
Electric	1,200	726	685	-	41
Total transportation	103,955	109,955	104,314	-	5,641
Debt service:					
Principal	20,221	20,221	20,221	-	-
Interest	2,048	2,048	2,047	-	1
Total debt service	22,269	22,269	22,268	-	1
Total expenditures	126,224	132,224	126,582	$ -	5,642
Excess (deficiency) of revenues over (under) expenditures	-	(6,000)	10,220		16,220
OTHER FINANCING SOURCES					
Appropriated fund balance	-	6,000	-		(6,000)
Total other financing sources	-	6,000	-		(6,000)
Change in fund balance	-	-	10,220		$ 10,220
Fund balance, beginning of year	222,759	222,759	222,759		
Fund balance, end of year	$ 222,759	$ 222,759	$ 232,979		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - WATER DISTRICTS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 1,126,007	$ 1,126,007	$ 1,126,007		$ -
Other real property tax items:					
Other payments in lieu of taxes	20,655	20,655	24,471		3,816
Interest and penalties - real property taxes	4,000	4,000	4,505		505
Total other real property tax items	24,655	24,655	28,976		4,321
Departmental income:					
Metered water sales	2,085,000	2,085,000	2,457,809		372,809
Total departmental income	2,085,000	2,085,000	2,457,809		372,809
Use of money and property:					
Interest and earnings	3,000	3,000	8,310		5,310
Rentals	325,000	325,000	311,615		(13,385)
Total use of money and property	328,000	328,000	319,925		(8,075)
Miscellaneous local sources:					
Refunds of prior years	-	-	13,527		13,527
Total miscellaneous local sources	-	-	13,527		13,527
Federal aid:					
Federal grants - FEMA	-	-	2,925		2,925
Total federal aid	-	-	2,925		2,925
Total revenues	3,563,662	3,563,662	3,949,169		385,507
EXPENDITURES					
Home and community services:					
Salaries	776,887	780,665	780,665	$ -	-
Overtime	10,000	1,762	1,762	-	-
Accumulated sick/personal time	1,300	-	-	-	-
Part time salaries	34,478	38,908	31,893	-	7,015
Longevity	31,445	31,651	31,651	-	-
Cash in lieu of health benefits	2,500	2,500	2,500	-	-
Contracts	517,563	503,719	472,353	-	31,366
Postage	15,200	15,800	14,410	-	1,390
Publicity and public notices	295	45	45	-	-
Gasoline	-	13,000	8,325	-	4,675
Office supplies	1,090	1,072	1,072	-	-
Meter settings	45,000	45,000	36,852	-	8,148
Electric	273,000	273,000	257,674	-	15,326
Fuel oil	35,000	24,000	9,533	-	14,467
Repair equipment	36,000	67,000	66,797	-	203
Vehicle repair	6,500	7,500	6,860	-	640
Telephone	6,000	6,000	4,988	-	1,012
Travel, dues and related	1,200	4,713	3,999	-	714
Uniforms	2,000	3,600	3,600	-	-
Small equipment (non capital)	24,300	9,300	6,547	-	2,753
Safety equipment	1,800	1,800	1,324	-	476
Diesel fuel	8,000	7,000	5,055	-	1,945
Chemicals	170,675	155,325	138,004	-	17,321
Water analysis	49,000	49,000	48,430	-	570
Engineering fees	35,000	40,100	35,853	-	4,247
Wireless telephone	1,800	1,800	1,347	-	453
Landfill charges	3,000	3,000	2,152	-	848
Other	-	650	650	-	-
Cost of water	300,000	312,000	311,554	-	446
Total home and community services	2,389,033	2,399,910	2,285,895	-	114,015

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - WATER DISTRICTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
Employee benefits:					
Employee retirement	$ 134,002	$ 142,535	$ 142,535	$ -	$ -
FICA tax expense	65,546	65,421	63,676	-	1,745
MTA tax expense	2,918	2,954	2,830	-	124
Worker's compensation	63,931	59,531	57,714	-	1,817
Medical insurance	203,160	209,175	204,379	-	4,796
Medical insurance - retiree	82,000	73,467	65,498	-	7,969
Medicare reimbursement - part B	15,000	15,000	12,588	-	2,412
Dental and optical	16,942	16,540	15,935	-	605
Disability	461	461	221	-	240
Total employee benefits	583,960	585,084	565,376	-	19,708
Debt service:					
Principal	569,201	569,201	569,201	-	-
Interest	196,468	196,467	192,324	-	4,143
Total debt service	765,669	765,668	761,525	-	4,143
Total expenditures	3,738,662	3,750,662	3,612,796	-	137,866
Excess (deficiency) of revenues over (under) expenditures	(175,000)	(187,000)	336,373	$ -	523,373
OTHER FINANCING SOURCES (USES)					
Interfund transfer out	(100,000)	(100,000)	(100,000)		-
Appropriated fund balance	275,000	287,000	-		(287,000)
Total other financing sources (uses)	175,000	187,000	(100,000)		(287,000)
Change in fund balance	-	-	236,373		$ 236,373
Fund balance, beginning of year	2,586,528	2,586,528	2,586,528		
Fund balance, end of year	$ 2,586,528	$ 2,586,528	$ 2,822,901		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - AMBULANCE DISTRICTS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 3,228,693	$ 3,228,693	$ 3,142,029		$ (86,664)
Other real property tax items:					
Other payments in lieu of taxes	6,900	6,900	96,380		89,480
Total other real property tax items	6,900	6,900	96,380		89,480
Use of money and property:					
Interest and earnings	2,100	2,100	4,947		2,847
Total use of money and property	2,100	2,100	4,947		2,847
Total revenues	3,237,693	3,237,693	3,243,356		5,663
EXPENDITURES					
Health:					
Contracts	2,989,335	2,989,335	2,989,335	$ -	-
Total health	2,989,335	2,989,335	2,989,335	-	-
Employee benefits:					
LOSAP	226,000	226,000	213,253	-	12,747
Total employee benefits	226,000	226,000	213,253	-	12,747
Debt service:					
Principal	17,800	17,800	17,800	-	-
Interest	4,558	4,558	4,558	-	-
Total debt service	22,358	22,358	22,358	-	-
Total expenditures	3,237,693	3,237,693	3,224,946	$ -	12,747
Excess (deficiency) of revenues over (under) expenditures	-	-	18,410		18,410
Change in fund balance	-	-	18,410		$ 18,410
Fund balance, beginning of year	310,299	310,299	310,299		
Fund balance, end of year	$ 310,299	$ 310,299	$ 328,709		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - COASTAL EROSION DISTRICTS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 2,488,477	$ 2,488,477	$ 2,488,477		$ -
Use of money and property:					
Interest and earnings	-	-	11,722		11,722
Total use of money and property	-	-	11,722		11,722
Total revenues	2,488,477	2,488,477	2,500,199		11,722
EXPENDITURES					
Home and community services:					
Other	23,000	23,000	81	$ -	22,919
Consultants	120,000	128,853	118,227	9,170	1,456
Total home and community services	143,000	151,853	118,308	9,170	24,375
Debt service:					
Principal	2,000,000	2,000,000	2,000,000	-	-
Interest	582,750	582,750	582,750	-	-
Total debt service	2,582,750	2,582,750	2,582,750	-	-
Total expenditures	2,725,750	2,734,603	2,701,058	9,170	24,375
Excess (deficiency) of revenues over (under) expenditures	(237,273)	(246,126)	(200,859)	$ 9,170	36,097
OTHER FINANCING SOURCES					
Appropriated fund balance	237,273	246,126	-		(246,126)
Total other financing sources	237,273	246,126	-		(246,126)
Change in fund balance	-	-	(200,859)		$ (210,029)
Fund balance, beginning of year	1,358,127	1,358,127	1,358,127		
Fund balance, end of year	$ 1,358,127	$ 1,358,127	$ 1,157,268		

TOWN OF SOUTHAMPTON
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - PARKS DISTRICTS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Budget Amounts				
	Original Budget	Revised Budget	Actual	Year-end Encumbrances	Variance
REVENUES					
Real property taxes	$ 537,441	$ 537,441	$ 537,441		$ -
Other real property tax items:					
Other payments in lieu of taxes	1,000	1,000	1,111		111
Total other real property tax items	1,000	1,000	1,111		111
Use of money and property:					
Interest and earnings	1,100	1,100	3,272		2,172
Total use of money and property	1,100	1,100	3,272		2,172
Total revenues	539,541	539,541	541,824		2,283
EXPENDITURES					
Culture and recreation:					
Contracts	442,000	448,537	387,371	$ -	61,166
Building repair	10,000	5,000	-	-	5,000
Total culture and recreation	452,000	453,537	387,371	-	66,166
Debt service:					
Principal	67,456	67,456	67,456	-	-
Interest	20,085	20,088	20,088	-	-
Total debt service	87,541	87,544	87,544	-	-
Total expenditures	539,541	541,081	474,915	-	66,166
Excess (deficiency) of revenues over (under) expenditures	-	(1,540)	66,909	$ -	68,449
OTHER FINANCING SOURCES (USES)					
Interfund transfer out	-	(38,500)	(38,500)		-
Appropriated fund balance	-	40,040	-		(40,040)
Total other financing sources (uses)	-	1,540	(38,500)		(40,040)
Change in fund balance	-	-	28,409		$ 28,409
Fund balance, beginning of the year	505,413	505,413	505,413		
Fund balance, end of year	$ 505,413	$ 505,413	$ 533,822		

EXHIBIT K
ESTIMATED COLLECTION AND PUMPING SYSTEM LAYOUTS



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NO.	DATE:	REVISIONS:	BY:
-	-	-	-

P.E. SEAL AND SIGNATURE

OVERALL SITE PLAN

FOR

RIVERSIDE STP

SITUATED AT

RIVERSIDE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

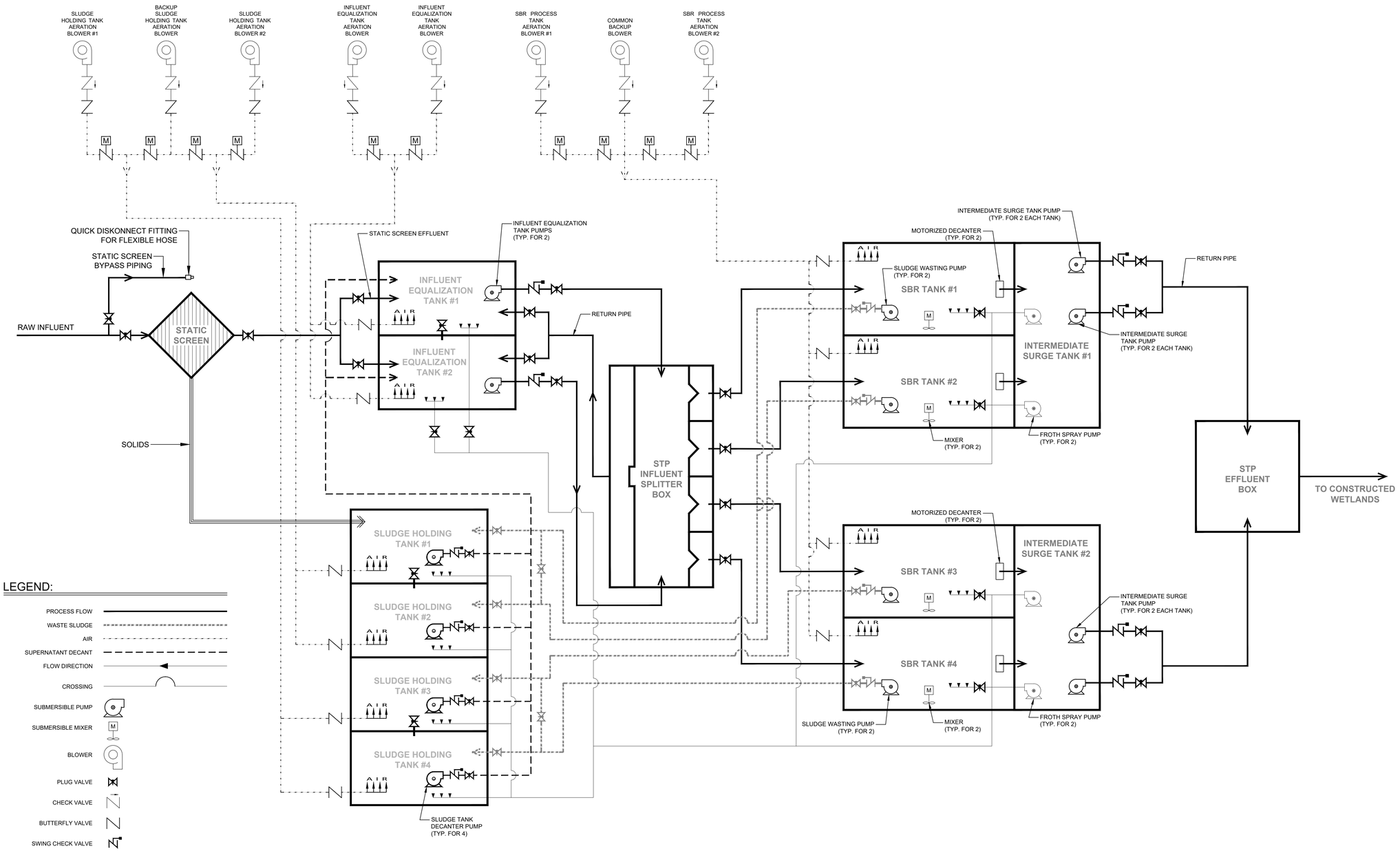
S.C.T.M. NO.: DIST. 0900, SECT. 141, BLOCK. 1, LOTS 9.14, 9.17, 9.25, 9.29, 9.30, 9.31 & 9.32

PROJECT NO.:	15128
DRAWN BY:	KCK
CHECKED BY:	TFL
DATE:	4/3/17
SCALE:	1" = 300'
FILE NO.:	-
CADD:	15128SP

SHEET NO.:

EX K-1

EXHIBIT L
PROPOSED FLOW SCHEMATIC



LEGEND:

- PROCESS FLOW
- WASTE SLUDGE
- AIR
- SUPERNATANT DECANT
- FLOW DIRECTION
- CROSSING
- SUBMERSIBLE PUMP
- SUBMERSIBLE MIXER
- BLOWER
- PLUG VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- SWING CHECK VALVE
- MOTORIZED BUTTERFLY VALVE
- V-NOTCH WEIR
- BROAD-CRESTED RECTANGULAR WEIR

STP FLOW SCHEMATIC

(NOT TO SCALE)

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STP FLOW SCHEMATIC

FOR
RIVERSIDE STP
SITUATED AT
RIVERSIDE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. NO.:
DIST. 0900, SECT. 141, BLOCK. 1, LOT 9.6 & 9.7

PROJECT NO.:	15128
DRAWN BY:	DRF
CHECKED BY:	TFL
DATE:	4/3/17
SCALE:	AS NOTED
FILE NO.:	-
CADD:	15128FLOW

SHEET NO.:

EX L-1

EXHIBIT M
STP SITE PLANS



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P.E. SEAL AND SIGNATURE

OVERALL SITE PLAN

FOR

RIVERSIDE STP

SITUATED AT

RIVERSIDE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. NO.: DIST. 0900, SECT. 141, BLOCK. 1, LOTS 9.14, 9.17, 9.25, 9.29, 9.30, 9.31 & 9.32

PROJECT NO.:	15128
DRAWN BY:	KCK
CHECKED BY:	TFL
DATE:	4/3/17
SCALE:	1" = 300'
FILE NO.:	-
CADD:	15128SP

SHEET NO.:

EX M-1

PROPOSED ACCESS ROAD

PROPOSED STP LOCATION

AREA TO BE USED FOR PROPOSED LEACHING FIELD

PROPOSED STP

APPROXIMATE DIRECTION OF GROUNDWATER FLOW

200' STP SETBACK LINE

150' STP SETBACK LINE

N

S

E

W

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P.E. SEAL AND SIGNATURE

STP SITE PLAN

FOR

RIVERSIDE STP

SITUATED AT

RIVERSIDE

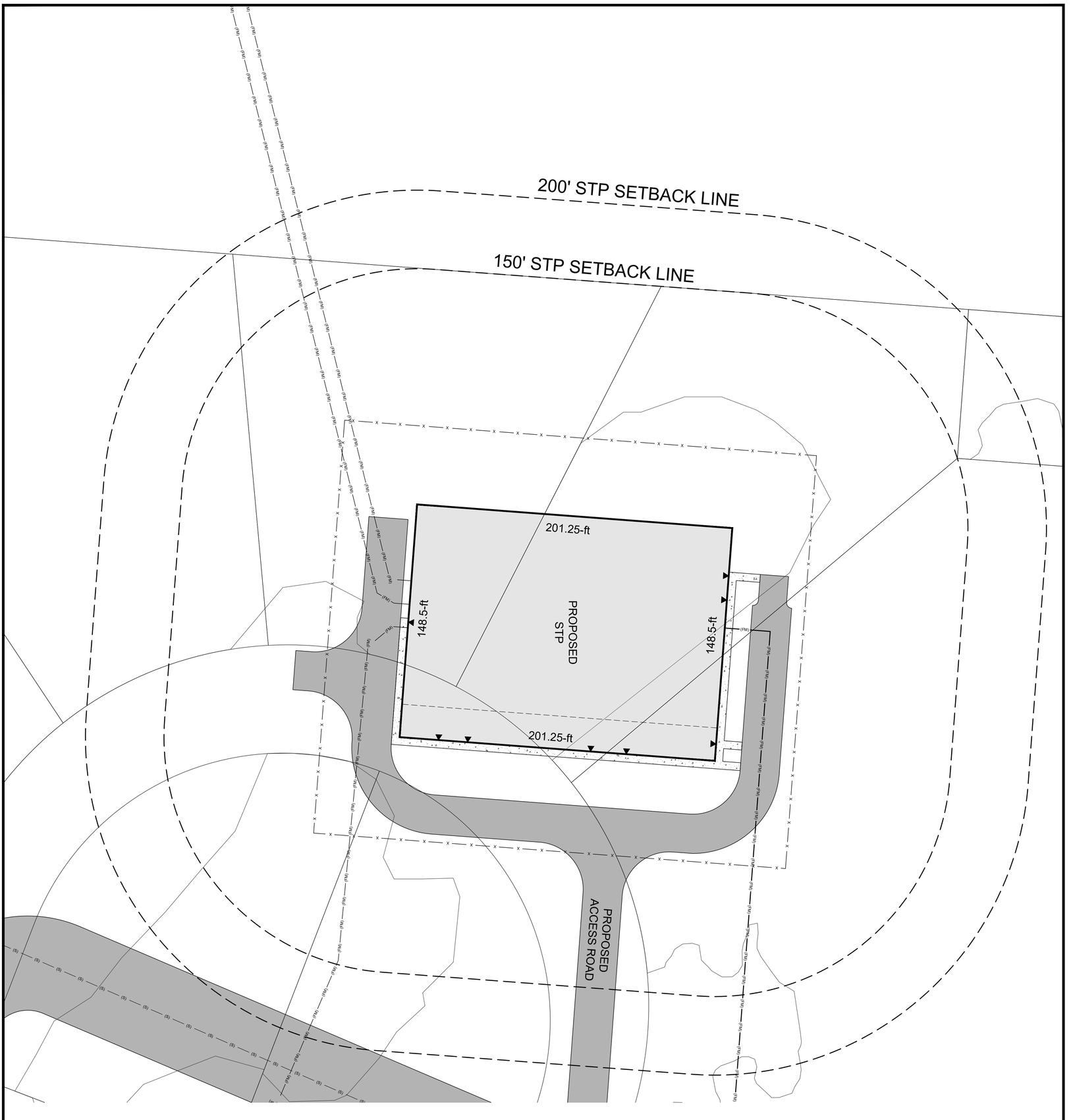
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. NO.: DIST. 0900, SECT. 141, BLOCK. 1, LOTS 9.14, 9.17, 9.25, 9.29, 9.30, 9.31 & 9.32

PROJECT NO.:	15128
DRAWN BY:	KCK
CHECKED BY:	TFL
DATE:	4/3/17
SCALE:	1" = 100'
FILE NO.:	-
CADD:	15128SP

SHEET NO.:

EX M-2



APPROXIMATE DIRECTION OF GROUNDWATER FLOW

W
S
N
E

STP PARTIAL SITE PLAN

FOR
RIVERSIDE STP
SITUATED AT
RIVERSIDE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. NO.: DIST. 0900, SECT. 141, BLOCK. 1, LOTS 9.14, 9.17, 9.25, 9.29, 9.30, 9.31 & 9.32

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NO.	DATE:	REVISIONS:	BY:
-	-	-	-

PROJECT NO.: 15128
DRAWN BY: KCK
CHECKED BY: TFL
DATE: 4/3/17
SCALE: 1" = 30'
FILE NO.: -
CADD: 151283SP
SHEET NO.: EX M-3

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ARCHITECTURAL PLAN

SCALE: 1/8"=1'-0"

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STP ARCHITECTURAL PLAN

FOR

RIVERSIDE STP

SITUATED AT

RIVERSIDE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. NO.: DIST. 0900, SECT. 141, BLOCK. 1, LOT 9.6 & 9.7

PROJECT NO.:	15128
DRAWN BY:	DRF
CHECKED BY:	TFL
DATE:	4/3/17
SCALE:	1/8" = 1'-0"
FILE NO.:	-
CADD:	15128FL

SHEET NO.:

EX M-4



APPROXIMATE DIRECTION OF GROUNDWATER FLOW

W
S
N
E

EX M-5

SHEET NO.:

CADD: 151535SP

FILE NO.: -

SCALE: 1" = 30'

DATE: 4/2/17

CHECKED BY: TFL

DRAWN BY: KCK

PROJECT NO.: 15128

STP AERIAL SITE PLAN

FOR
RIVERSIDE STP
SITUATED AT
RIVERSIDE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. NO.: DIST. 0900, SECT. 141, BLOCK. 1, LOTS 9.14, 9.17, 9.25, 9.29, 9.30, 9.31 & 9.32

P.E. SEAL AND SIGNATURE

NO.	DATE:	REVISIONS:	BY:
-	-	-	-

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EXHIBIT N
RESPONSE LETTER TO VALUE ENGINEERING STUDY

NELSON+POPE
engineers • architects • surveyors

June 16, 2023

Janice Scherer
Town Planning & Development Administrator
Land Management Division
Town of Southampton
116 Hampton Road
Southampton NY 11968

Re: Riverside Revitalization Sewage Treatment Plant
N+P No. 15128

Dear Ms. Scherer:

This letter is a preliminary analysis of the various alternatives presented in the Final Value Engineering Study prepared by ARCADIS for the above referenced project. This analysis will evaluate and explore the different technologies available for each of the alternatives presented. The analysis descriptions are listed in the order of the Value Engineering Study Proposal numbers.

CW-1

Provide On-Site Injection Wells In Lieu of Constructed Wetlands

According to information obtained from the United States Environmental Protection Agency (USEPA), an injection well for the sole purpose of discharging treated sanitary effluent would be identified as Class V Well Type. The generic description of the purpose of this type of well is to inject non-hazardous fluids into or above an underground drinking water source. Per the USEPA, Sewage Treatment Effluent (STE) wells typically inject fluids that have already undergone secondary or tertiary treatment. As stated in the CWSRF report, the proposed STP would be designed for secondary treatment and be capable of easily implementing tertiary treatment prior to effluent discharge. Due to the ability to discharge the effluent directly into or above groundwater, the injectate will need to be closely monitored for concentrations of nitrates to minimize any impact on the environment.

Advantages to the use of on-site injection wells include, but are not limited to, the following:

- Due to the injectate being treated wastewater, which will already be subject to effluent quality standards and monitoring and record keeping requirements, there is no increased risk of contamination from spills or illicit discharges
- Ability to maximize well and leaching depth with respect to groundwater elevation
- Minimize overall land area required for on-site discharge

Disadvantages to on-site injection wells include, but are not limited to, the following:

- The USEPA has reported some instances where STE Wells have contributed to or caused ground water or surface water contamination. These instances included the injectate consisting of either primary treated effluent or raw septage. Another instance related to the contamination of surface water through the migration of nitrates in the injectate to the water body.
- Additional equipment required to pump effluent, which will include additional maintenance

CW-2

Evaluate Proposed Constructed Wetland Location for Potential Constraints

Federal Emergency Management Agency Flood Zone

According to information obtained from the Federal Emergency Management Agency (FEMA), the proposed location for the constructed wetlands (CW) is within an area designated as Other Flood Areas Zone X. This designation is reserved for areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Therefore, it is likely that the area designated for the CW will be subjected to flooding from storm events.

The proposed CW will be regularly flooded, by design, from the STP effluent. Therefore, the flora for the CW will have already been selected to be tolerant for continuous flooding, such as emergent herbaceous plants. However, the design of the CW with respect to required retention time for treatment will need to consider the possibility for storm flooding. Also, general CW layout and berm characteristics will need to be adjusted for the possibility of inundation due to storm flooding.

Fill Import

Typically, the ideal condition for a CW subbase is to be level and consist of clay soils to minimize infiltration. Sites with other characteristics can be used but will require additional earthwork to maintain level and design to prevent infiltration. Liners, which may be utilized on the bottom of the wetland to prevent infiltration, will need to be analyzed for their potential impact on environmental factors such as soil quality and impact on the CW flora. The soil condition must be examined and selected to be suitable for the use of the wetland vegetation substrate.

As noted in the CWSRF report, the area designated for the CW is an existing dredge spoils site. Therefore, new material will likely be required to be brought onto the CW site for the purposes of creating a well compacted subbase, as well as suitable material for plant growth. Further investigation into the existing soil conditions will be required to determine its suitability for alternative uses.

Vegetation Attrition

The vegetation within the wetland will be a crucial component to the treatment of the STP effluent. In the event of vegetation attrition, immediate actions will need to be taken to ensure that proper treatment is maintained. All of the CW on-site environmental parameters will need to be analyzed to determine the cause and extent of the attrition. Therefore, regular inspections, monitoring and maintenance of the wetland area and vegetation shall be included as part of the operation and maintenance program for the proposed STP.

TP-5

Confirmation Of Liquid and Solids Treatment/Process Assumptions and Calculations

The effluent concentrations will be coordinated and verified with the treatment system manufacturer as part of the design process and will be accounted for in the plans and specifications for the proposed STP. Also, the layout suggestions and additional equipment suggested to help aid the process, will be further investigated as part of the design plans and specifications for the proposed STP.

TP-7 & TP-10

Expand and Confirm Biosolids Management at Riverhead WRRF, and
Expansion of Riverhead WRRF and Riverside Flow Diversion

Utilization of Existing Riverhead STP

For any development that is exploring the possibility of connecting to an existing STP, it would be most beneficial to connect to the closest STP to minimize construction and operational costs. For any development that is constructing their own STP but want to minimize hauling costs, it would also be beneficial if the closest STP outside the development were equipped for additional solids treatment and disposal from off-site sources. The closest STP within reach of the community is the Riverhead STP which has a current permitted capacity of 1.2mgd.

We have contacted the Riverhead Sewer District to determine if four separate scenarios are available options for the Riverside community. These options are:

- If there is sufficient capacity in the Riverhead STP for the proposed Riverside community design flow
- If expansion of the entire Riverhead STP is an option to accept flow from the Riverside community

- If there is sufficient capacity in the solids handling portion of the existing Riverhead STP to accept solids from a proposed Riverside STP
- If expansion of the solids handling portion of the existing Riverhead STP is an available option to accept solids from a proposed Riverside STP

Per the response we received from the Riverhead Sewer District Superintendent, none of these options are available.

TP-8

Incorporate A Gravity Belt Thickener at The Plant to Reduce Sludge Volume and Subsequent Sludge Management Costs Assessed By Riverhead

Introduction

In an effort to further minimize the operational maintenance cost and the amount of hauling required, N+P was tasked to analyze the addition of a gravity belt thickener (GBT) for the proposed STP. The overall concept behind a gravity belt thickener is to separate liquid from the waste sludge, leaving a thickened and pumpable waste sludge to ultimately be hauled away. Although there are other methods available to thicken the sludge within the industry, such as drum thickeners and centrifuges, we are only analyzing the GBT as its functional operation and maintenance operations are less complex.

Technical Details

A separate sludge pump, installed in the Sludge Holding Tank (SHT), will direct the sludge from the SHT to the GBT. Prior to entering the GBT, the influent pipe has a connection for an optional polymer solution mixing station. This polymer solution is typically used as an aid for flocculation of the solids. As the sludge enters the GBT, it is directed to a channel to distribute the sludge evenly across the entire belt to allow for optimal separation. As the sludge is carried down the length of the GBT, liquid is drained through the porous belt. Along the length of the GBT, there typically are numerous stationary elements along the path of the sludge that will come into contact with the solids to raise or turn the sludge for increase liquid separation. The drained liquid collects below the belt and is gravity fed back to the SHT for further treatment. The thickened solids will be discharged off the edge of the GBT belt to a separate tank to be connected to the proposed sludge draw off piping connection.

Advantages:

- Low energy and maintenance requirements
- Low capital costs
- Requires little operator skill
- Low space requirements
- Very little noise

Disadvantages:

- Only suitable for smaller plants due to limited capacity per machine
- Can not produce a solids concentration much above 10-12% without excessive chemical use
- Require relatively large conditioning chemical costs

Additional Land Required

The principal purpose of the GBT is to separate the liquids and the solids from the sludge. Therefore, at a minimum, a separate holding tank will be required to store the thickened sludge prior to discharge and hauling. Assuming the total tank capacity is one-day storage of sludge produced, the overall tank dimensions should fit within the confines of the proposed STP layout. If additional storage is determined to be required, the overall footprint of the STP will need to be increased to accommodate for the new tank.

Initial Costs

A complete GBT system suitable for the proposed STP would cost approximately $300K per train. Therefore, the total upfront cost for the sludge thickening process would be approximately $1.2million.

It should be noted that there would be additional equipment required for the installation, operation and maintenance of the GBT system. These items include:

- STP reinforced concrete tank walls and slab extension
- Grating, handrail system and steel support
- Monitoring and sensing devices for the thickened sludge storage tank
- Sludge pump to connect the SHT to the GBT and associated accessory equipment
- Sludge pump removal hoist and associated accessory equipment

Operational Costs

It should be noted that the addition of a GBT will increase the total energy consumption of the STP due to the addition of the pumps and motors required to operate. These include:

- Sludge pump to convey sludge from the SHT to the GBT
- Motor attached to the GBT to operate the gravity belt conveyor system
- Polymer mixing system
    - Although not necessarily required, a polymer mixing system is strongly recommended by most manufacturers to maximize the thickening of the sludge and optimize the performance of the GBT unit.
- Additional monitoring and sensing devices for the additional tank

According to data obtained from various GBT manufacturers, the GBT system will be able to increase the concentration of the sludge from an estimated 1.5% to 6%. This will reduce the quantity of sludge hauled from the proposed STP to one quarter.

Secondary Costs

The addition of a GBT will affect costs not directly associated with the GBT unit itself. Due to the addition of pumps and motors, the required STP Generator will need to be upsized. This will increase the upfront cost as well as the operational cost of fuel consumption for running the generator unit. The addition of a tank will require additional monitoring and sensing devices. These devices will need to be coordinated with the STP Control Panel logic for operation. This will cause the increase from the manufacturer to incorporate this into their logic, as well as the potential for increased panel sizing costs. Also, overall operation and maintenance costs will be increased due to the added responsibility of the operator to run the GBT as well as perform manufacturer recommended maintenance of the various aspects of the system.

The above analysis is generic in concept and preliminary in layout for the purpose of providing the Town with accurate information presently available to determine their most appropriate course of action for the proposed STP. Once decisions are made on the various aspects represented above, further design detail will need to be developed to ascertain the full extent of any potential impacts.

TP-11

Remove Generator Room from New Treatment Plant Building and Place Outside Of The Building And Repurpose Space

Introduction

In an effort to further minimize the footprint of the proposed STP building, N+P was tasked to analyze the removal of the generator from a dedicated room to a location outside the building. Due to the current STP layout, the removal of the generator will not have a major impact the size of the STP building. Additional area would be required outside of the building for the installation of the generator. Additionally, weather protective and sound attenuation enclosures would need to be considered.

Advantages:

- Increased space within STP building
- Reduction in air flow and louver design requirements

Disadvantages:

- Generator exposed to weather and elements
- Increased cost for additional sound attenuation enclosure
- Additional land area required

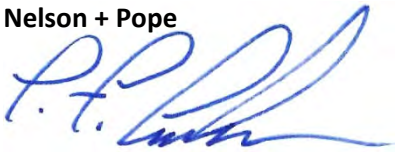
CS-1 & CS-2

Relocate Pumping Stations to Lower-Lying Areas to Reduce Excavation Depth
Provide Gravity Sewer Near STP In Lieu Of Force Mains to Influent STP Pump Station

The layout of the proposed conveyance system will be further investigated during the design plans and specifications phase. All aspects of the existing conditions, including but not limited to grade elevations, flood zone areas, odor concerns, and capacity of the pipe systems are to be considered and accounted for during the design process.

Please feel free to contact me if you should have any questions or comments regarding this analysis.

Sincerely,
Nelson + Pope



Thomas F. Lembo, PE
Senior Partner

cc: