

APPENDIX J

COMMUNITY SERVICES CORRESPONDENCE

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

US Army Corp. of Engineers
New York District
Jacob K. Javits Federal Office Bldg.
26 Federal Plaza, Rm. 2109
New York, NY 10278-0090

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

To Whom It May Concern:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information, recommendations or comments that your Agency may have regarding this proposed plan and zoning amendments so that they can be considered in the review process. Your responses will be included in the Town's DGEIS.

In addition, we have found that when conducting area planning studies, it is valuable to meet face-to-face to discuss input from neighboring municipalities. Therefore, we are offering to set up a meeting with you and/or your representatives at a location convenient for you, to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Flanders-Northampton Volunteer Ambulance Co., Inc.
Board of Directors
641 Flanders Road
Riverhead, New York 11901

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

To Whom It May Concern:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate

the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information regarding your agency’s facilities, services, and capabilities which may be pertinent to providing service to the buildings and uses anticipated by the proposed zoning amendments. Information regarding the location of stations and / or substation(s) that would service the redevelopment area, the annual number and type of calls for which your agency responds, the number and type of staff assigned to each facility, the equipment available to your agency and the annual operating budget for your agency is also requested. If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Southampton Town Hall, to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk



**MEETING MINUTES
FLANDERS-NORTHAMPTON VOLUNTEER AMBULANCE**

**Riverside BOA Revitalization Action Plan and
Zoning Amendments Generic DEIS**

Hamlet of Riverside, Town of Southampton, New York

NP&V No. 15128

Prepared for: Town of Southampton Department of Land Management
Renaissance Downtowns (Master Developer)

Prepared by: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
Contact: Carrie O'Farrell, AICP
Phone: (631) 427-5665

Date: September 22, 2015

Representatives of the Town of Southampton Department of Land Management (DLM), Master Developer, Renaissance Downtowns (RD), and environmental planning consultant Nelson, Pope & Voorhis (NP&V) met with the Chief Wayne Ehlers of the Flanders-Northampton Volunteer Ambulance Corps (FNVA) and Ronald Hintze, FNVA Board of Directors, on September 22, 2015 at FNVA headquarters located at 641 Flanders Road in Flanders. The purpose of this meeting was to present the proposed Riverside Revitalization Action Plan to FNVA representatives, solicit input regarding current FNVA operations and conditions, identify any issues or concerns the FNVA may have regarding the Proposed Action, and discuss the processes and procedures of the State Environmental Quality Review Act (SEQRA) as it relates to this Action. The following individuals were in attendance:

Wayne Ehlers, Chief, FNVA
Ronald Hintze, Board of Directors, FNVA
David Wilcox, Director of Planning, Town of Southampton DLM
Sean McLean, Master Developer, RD
Michael Brusseau, Consultant for BOA Nomination/GEIS, NP&V

The following summarizes information obtained at the meeting:

Existing Conditions

The FNVA currently has a staff of between 25 and 32 volunteers plus two *per diem* Advanced Life Support (ALS) paramedic first responders who assist volunteers during the day. The FNVA's district covers approximately 33 square miles which includes the communities of Riverside, Northampton, and Flanders. The FNVA's Emergency Medical Services (EMS) responds to between 1,200 and 1,500 alarms per year. EMS personnel respond to a wide variety of calls ranging from traffic accidents and assistance to the elderly, to drug overdoses and violent crimes. Major facilities within the FNVA's jurisdiction include Suffolk County Community College's "Riverhead Campus," Suffolk County Correctional Facility, Evan K. Griffing County Center, local methadone and Veterans Administration (VA) clinics, a general health clinic, and State and County parklands. The FNVA owns two small adjacent buildings at 641 Flanders Road, one of which is a small three-bay garage that house its ambulances and the other is its meeting room and offices. The FNVA property is owned by the Town and is 51 feet in width, averages 429 feet in length and covers 0.5 of an acre. In total, the FNVA owns and operates two ambulance vehicles, three chief vehicles, two quads, one Gator ATV, and one ALS first responder vehicle. The current budget is \$500,000. The FNVA also provides/receives mutual assistance services to/from adjacent ambulance districts when backup is needed or special events are held in the area.

Representatives of the FNVA periodically go to local schools and the Community College in an effort to recruit volunteers for service and administers a youth group program. A total of three fundraisers are held every year and the FNVA conducts a mailing once-a-year to seek donations. Twice-a-year FNVA volunteers stand out at the CR 31/CR 104 traffic circle to collect donations. Suffolk County administers a program that assists ambulance volunteers with college tuition; despite the benefits of this program, the number of young people who volunteer their services to the Corps is down from what it had been in years past.

Impacts, Issues and Concerns

Much of the land in the NFVA's district is either preserved or publicly owned and does not generate tax revenues while many small local businesses have gone out of business. This has resulted in a proportionately small number of local taxpayers (many of whom are living in poverty or are of limited means) to finance these essential services with help from the County for prison calls. The Riverside community currently pays more in taxes per \$100 assessed value than any other district in the Town of Southampton. The high number of calls received from the Community College, County office complex, County prison, and area parklands, in conjunction with the relatively high incidence of drug overdoses and violent crimes in the area has placed considerable strain on the NFVA and community in terms of maintaining a suitable level of funding. Moreover, since many of the people who receive ambulance services, including those who attend the community college, live or work at the prison, receive treatment at the methadone and VA clinics, or use the nearby State and County parks, are from outside the Riverside/Flanders/Northampton area, most of the impact from the delivery of services must be absorbed by residents.

The potential for a future hotel, assisted living facilities, additional senior/55 and older housing, and an overall increase in population in the area is expected to increase the number of NFVA

calls considerably from its current 1,500 per year. With the relatively high turnover of EMTs and a general trend toward a lower number of young people volunteering in recent years, limited space for training and few if any facilities or amenities to attract more volunteers, there is a need for additional space and personnel. Based on the types and level of development anticipated, two additional EMTs and two critical care technicians would likely be necessary at build-out under the Proposed Action. The number of ambulances that would be needed under the theoretical development scenario would likely not increase; however, these vehicles would have to be replaced more frequently as the number of calls and miles traveled will increase. The current two percent tax cap is also seen as problematic as it limits the generation of funds through taxation for the district.

Recommendations/Action Items

Representatives of the NFVA see the proposed Action in a very positive light and are supportive of the idea but also recognize the need to mitigate future impacts. In order to address the anticipated increase in demand for emergency ambulance services, the following action items should be considered.

- Allow third party billing which would permit the NFVA to bill private insurance companies for services rendered. This would help to mitigate future costs and offset any additional burden on the Town and its taxpayers. Some of the money that is saved by the Town could be allocated toward paying the copayments of residents, while persons who live outside of the community would be responsible for their own copayments. A special contractor could assist in the third party billing and provide greater administrative efficiency and a greater likelihood of payment.
- Hire two additional paid EMTs and two critical care technicians or create a Town-wide ALS office under the Town's Public Safety Division so that personnel and resources can be pooled. The pooling of services, equipment, and costs would be a more efficient use of resources, while sharing the costs of service delivery throughout the Town. An estimated five Paramedics and one Supervisor would likely be needed in the future if this approach is chosen.
- Attract more ambulance personnel by giving preference to volunteers and any paid ambulance personnel who are residents in securing affordable or workforce housing to become available under the Proposed Action.
- Seek to acquire the former and currently vacant Riverhead Head Start building located off of Goodridge Road near Phillips Elementary School as a primary or secondary ambulance building. This building could be used for training exercises, fundraising events, and provide a social and recreational amenity for volunteers.
- Advertise Suffolk County's program for paying ambulance volunteers' tuition on the Town's website and at special events.

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Flanders – Riverside – Northampton Civic Association
PO Box 602
Flanders, NY 11901

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Mr. Taldone:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay

district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information, recommendations or comments that your Council may have regarding this proposed plan and zoning amendments so that they can be considered in the review process. Your responses will be included in the Town's DGEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Town Hall to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

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

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Mr. Petraglia:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay

district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to obtain information regarding National Grid’s ability to supply services to the buildings and uses anticipated by the proposed zoning amendments. If energy can be provided, please send a letter confirming that such service can be provided. If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives, at a location convenient for you, to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
 Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
 Location Map
 Proposed Riverside Overlay District Map
 EAF Part I

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

New York State Police Troop L
234 Riverleigh Avenue
Riverside, New York 11901

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

To Whom It May Concern:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by

landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information regarding your agency’s facilities, services, and capabilities which may be pertinent to providing service to the buildings and uses anticipated by the proposed zoning amendments. Information regarding the location of stations and / or substation(s) that would service the redevelopment area, the annual number and type of calls for which your agency responds, the number and type of staff assigned to each facility, the equipment available to your agency and the annual operating budget for your agency is also requested. If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Southampton Town Hall, to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

PSEG LI
Customer Order Fulfillment Department
Carolyn Mackin, Manager
175 East Old Country Road
Hicksville, NY 11801

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Ms. Mackin:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay

district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to obtain information regarding PSEG LI's ability to supply services to the buildings and uses anticipated by the proposed zoning amendments. If services can be provided, please send a letter confirming that such service can be provided. If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town's Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Town Hall to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
 Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
 Location Map
 Proposed Riverside Overlay District Map
 EAF Part I

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Riverhead Volunteer Fire Department
Chief Joseph Raynor
540 Roanoke Ave
Riverhead, New York 11901

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Chief Raynor:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by

landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information regarding your agency’s facilities, services, and capabilities which may be pertinent to providing service to the buildings and uses anticipated by the proposed zoning amendments. Information regarding the location of stations and / or substation(s) that would service the redevelopment area, the annual number and type of calls for which your agency responds, the number and type of staff assigned to each facility, the equipment available to your agency and the annual operating budget for your agency is also requested.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at a location convenient for you, to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
 Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
 Location Map
 Proposed Riverside Overlay District Map
 EAF Part I

cc: Sundy Schermeyer, Town Clerk



SUMMARY OF MEETING RIVERHEAD FIRE DISTRICT

Riverside BOA Revitalization Action Plan and Zoning Amendments Generic DEIS

Hamlet of Riverside, Town of Southampton, New York

NP&V No. 15128

Prepared for: Town of Southampton Department of Land Management
Renaissance Downtowns (Master Developer)

Prepared by: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
Contact: Carrie O'Farrell
Phone: (631) 427-5665

Date: August 28, 2015

The Town of Southampton Department of Land Management (DLM), Master Developer Renaissance Downtowns (RD), and environmental planning consultant Nelson, Pope & Voorhis scheduled a meeting with the Riverhead Fire District (RFD) on August 28, 2015 at the District's main offices to discuss the Riverside project. The purpose of the meeting was to present the Riverside Revitalization Action Plan and preparation of the Draft Generic Environmental Impact Statement (DGEIS), discuss the existing conditions in the area and the District's needs for Riverside, and to discuss the Town plans to adopt overlay zones to facilitate revitalization of Riverside. The intent was to provide information and discuss the proposed zoning overlay initiative for the revitalization of the hamlet, and discuss the State Environmental Quality Review Act (SEQRA) process that is being used to evaluate the potential impacts of a Theoretical Development Scenario that would potentially occur if the optional Riverside Overlay District zoning is widely used by the Master Developer and landowners within the Study Area. The following representatives of the RFD, Town, NP&V and Master Developer were present during the meeting:

Joe Raynor, Chief
Dennis Hamill, Commissioner
John Tradeski Jr., Commissioner
Robert Zaweski, Secretary/Treasurer
Kyle Collins, Planning & Development Administrator, DLM

David Wilcox, Director of Planning, DLM
Sean McLean, Renaissance Downtowns, Master Developer
Carrie O'Farrell, Nelson, Pope & Voorhis

The meeting provided a forum for input from the RFD on the proposed action. The following summarizes discussions during the meeting.

Discussion Points:

- The District's existing man power, station locations and capabilities were discussed.
 - The District stated that they have approximately 200± volunteers in District, which are divided into six companies and man four substations. This area would be serviced through RFD Headquarters located at 540 Roanoke Avenue. There are 4 chiefs and 22 Officers. There is a chief & duty officer scheduled every day.
 - They respond to an average of 1,800 calls/year, with approximately 300 of those calls related to fires. Many of the calls are code enforcement issues. These are directed to the Southampton Fire Marshal and/or Southampton Code Enforcement – the District noted that both the Fire Marshal and Code Enforcement are very professional and do an excellent job in addressing these calls.
 - EMS/ambulance services are provided by the Flanders-Northampton Ambulance Company through a mutual aid agreement.
- Sean McLean provided an overview of the proposed zoning amendments and the Theoretical Development Scenario being evaluated in the SEQRA review. The District's ability to serve the proposed development per the zoning amendments was discussed, including the ability to serve 4.5 story buildings (proposed maximum building height). RFD indicated they do not have concern is the proposed building height; they currently serve buildings of this height in the District (the County jail is the tallest structure at five stories) and have a 105 foot ladder truck. This does not include the collapse zone.
- The District indicated that it is important for the proposed buildings to be designed to provide fire access to the rear of the building (55 feet wide) and ensure buildings are designed with sprinkler systems and a separate standpipe for dedicated fire flow water service. They also recommended that uses be limited to discourage storage and handling of hazardous or explosive materials.
- RFD indicated that the area currently has adequate water pressure; however the Department noted that adequate pressure needs to be maintained to service larger/taller buildings proposed for construction.
- Other concern noted in the area were recent issues brush fires believed to have been started by homeless populations that live in the woods in the area. The need to address the homeless population in Riverside was noted.
- The District was encouraged that the Town was taking steps to help facilitate revitalization of the Riverside area. The District noted the general need for jobs and investment in Riverside. The proposed provision for community benefit units, which are priced to be affordable for workforce, were also a benefit.
- The proposal being considered to change Peconic Ave. to a one-way north roadway was discussed with the District. The District indicated they would prefer to retain this roadway as a two-way roadway, as it currently operates.

Action Items:

- The RFD will participate in the site plans review process for future individual projects proposed under the Overlay Zones to review provisions for emergency access, hydrant locations, sprinkler systems, fire alarms, and smoke and carbon monoxide detection, etc. are properly addressed.

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Riverhead Central School District
Nancy Carney
Superintendent of Schools
700 Osborn Avenue
Riverhead, NY 11901

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Ms. Carney:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate

the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information regarding the District’s facilities, services, and capabilities which may be pertinent to providing service to the proposed redevelopment anticipated by the proposed zoning amendments. Additionally, information regarding the following is requested: the District’s current student enrollment; cost to educate general education and special education students; and the number of children for which bus service is provided.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at a location convenient for you, to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk



**SUMMARY OF MEETING
RIVERHEAD CENTRAL SCHOOL DISTRICT**

**Riverside BOA Revitalization Action Plan and
Zoning Amendments Generic DEIS**

Hamlet of Riverside, Town of Southampton, New York

NP&V No. 15128

Prepared for: Town of Southampton Department of Land Management
Renaissance Downtowns (Master Developer)

Prepared by: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
Contact: Carrie O'Farrell
Phone: (631) 427-5665

Date: August 28, 2015

The Town of Southampton Department of Land Management (DLM), Master Developer Renaissance Downtowns (RD), and environmental planning consultant Nelson, Pope & Voorhis scheduled a meeting with the Riverhead Central School District (RCSD) on August 28, 2015 at the District's main offices to discuss the Riverside project. The purpose of the meeting was to present the Riverside Revitalization Action Plan and status of the preparation of the DGEIS, discuss the existing conditions and School District's needs for Riverside, based on Town plans to adopt overlay zones to facilitate revitalization of Riverside. The intent was to provide information and discuss the proposed zoning overlay initiative for the revitalization of the hamlet, and discuss the State Environmental Quality Review Act (SEQRA) process that is being used to evaluate the potential impacts of a Theoretical Development Scenario that would potentially occur if the optional Riverside Overlay District zoning is widely used by the Master Developer and landowners within the Study Area. The following representatives of the RCSD, Town, NP&V and Master Developer were present during the meeting:

Nancy Carney, Superintendent
Sam Schneider, Assist. Superintendent of Finance
David Wicks, Assist. Superintendent of Curriculum
Kyle Collins, Planning & Development Administrator, DLM
David Wilcox, Director of Planning, DLM
Sean McLean, Renaissance Downtowns, Master Developer

Carrie O'Farrell, Nelson, Pope & Voorhis

The meeting provided a forum for input from the RCSD on the proposed action. The following summarizes discussions during the meeting.

Discussion Points:

- Children living in Riverside in the Study Area would attend Phillips Avenue Elementary, Riverhead Middle School and Riverhead High School.
- Enrollment trends are on the increase in all of three of these schools. The Phillips Ave. Elementary School is currently experiencing the fastest growth and is at maximum capacity.
- The District has had a demographic study completed, which anticipates increasing growth through 2018 before growth rates start to level off. Superintendent Carney indicated there has been unexpected growth beyond that anticipated by the demographic study, with an increase of 200 students experienced district-wide last year.
- The District is now completing a major renovation, which includes additional classrooms added to the High School and Middle School. These renovations also included necessary building upgrades and facility improvements. The majority of these upgrades were funded through a 2011 bond, which took significant community outreach and effort to pass in the District.
- Superintendent Carney indicated that with the completion of the facility renovations this 2015-2016 school year, the High School and Middle School will be at capacity given the rate of growth that has occurred since 2011. Redistricting may be necessary in the future for the District's elementary schools.
- Areas and options that the District may have for expansion were discussed. Superintendent Carney indicated that the District has ample property to complete future expansions if necessary. The biggest hurdle is passing the necessary bonds to fund such expansions. It was hoped that the existing portable buildings (temporary classroom trailers) could be removed after the completion of the current expansion; however the portables may be needed to accommodate near-term future growth.
- The potential lease of existing facilities was also discussed. The existing Catholic school buildings in the area and the armory on Route 58 were discussed as potential locations that the District could investigate for larger expansion options in the future if growth continues to accelerate. The Superintendent indicated that the lease of buildings is typically only pursued for short term solutions. Financially, the District would typically prefer to purchase or build facilities if needs are expected to be longer term.
- The proposed zoning and theoretical development scenario were discussed. The majority of the residential units are studio, one bedrooms (70 percent) and two bedroom units, which typically do not generate considerable amounts of school age children. The recent Summer Wind multifamily building that was built in Riverhead Main Street, discussed to see if the District noted a significant increase in school aged children from that development. The District indicated that there was not a significant generation of children from that development.
- The District was encouraged that the Town was taking steps to help facilitate revitalization of the Riverside area. The District noted the general need for community based opportunities for Riverside, such as family based and children's programs (YMCA,

cultural programming, etc.). Support for local job opportunities and access to health care and additional public transportation were also noted as needed in the community.

- Sean McLean described the Overlay District's requirements for local based employment requirements for construction and operation jobs. He also described that the Master Developer has already begun teaming to bring cultural opportunities to Riverside through a partnership with the Children's Museum of the East End in Riverside. The Theoretical Development Program includes museum space, the potential for a community ice rink (which would work both with local schools and club teams throughout the east end) and the possibility of bringing Waterfire™ cultural events.
- The District also asked about the potential for displacement of existing residents. Sean McLean discussed the provision for the project to include community benefit units, which are meant to be affordable for workforce. The Town Code provides a priority for lottery of the community benefit units, which prioritizes units to emergency service providers, civic workers including teachers, existing residents within the School District. They will also work with the Housing Authority to locate additional affordable housing options.

Action Items:

- Follow-up meeting to be scheduled with RCSD to further examine discussion items above.

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Suffolk County Planning Commission
David Calone, Chairman
H. Lee Dennison Bldg
100 Veterans Memorial Hwy
PO Box 6100
Hauppauge, NY 11788

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Mr. Calone:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information, recommendations or comments that the Commission may have regarding this proposed plan and zoning amendments so that they can be considered in the review process. Your responses will be included in the Town’s DGEIS.

In addition, we have found that when conducting area planning studies, it is valuable to meet face-to-face to discuss input from neighboring municipalities. Therefore, we are offering to set up a meeting with you and/or your representatives at a location convenient for you, to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
 Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
 Location Map
 Proposed Riverside Overlay District Map
 EAF Part I

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Suffolk County Water Authority
FOIL Request
PO Box 38
Oakdale, New York 11769
Attn: Kimberly Kennedy, Assistant to General Counsel

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Ms. Kennedy:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay

district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to obtain information and details regarding the water supply and availability, as well as the location of nearby public wells. Additionally, please outline the demand which would trigger the need for additional upgrades and any proposed improvements planned over the upcoming years. If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Town Hall to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
 Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
 Location Map
 Proposed Riverside Overlay District Map
 EAF Part I

cc: Sundy Schermeyer, Town Clerk



RECEIVED

SEP 14 2015

AM

NELSON & POPE

SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins
General Counsel

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

September 10, 2015

Charles J. Voorhis
Managing Partner
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

RE: FOIL Request - Identify SCWA Public Supply Wells Location Within a 1,500
Radius of: Riverside Hamlet Revitalization Initiative., Water Distribution Map
16-K

Dear Mr. Voorhis:

Pursuant to your request, please be advised that SCWA does not have any well fields within a 1,500 foot radius of the subject project area. SCWA's Oak Avenue well field is the closest to your project at 1.6 miles south/east and has 1 active well. (see enclosed) Your project is outside of any SCWA well capture zones.


Also enclosed is a Suffolk County Water Authority Water Distribution Map pursuant to your request. The map indicates the SCWA infrastructure installed in the depicted area as of the date listed thereon. The map does not indicate the presence of easements, occupied or unoccupied, or facilities owned by SCWA customers.

It is the responsibility of an operator to arrange to have services "marked-out" before commencing excavation.

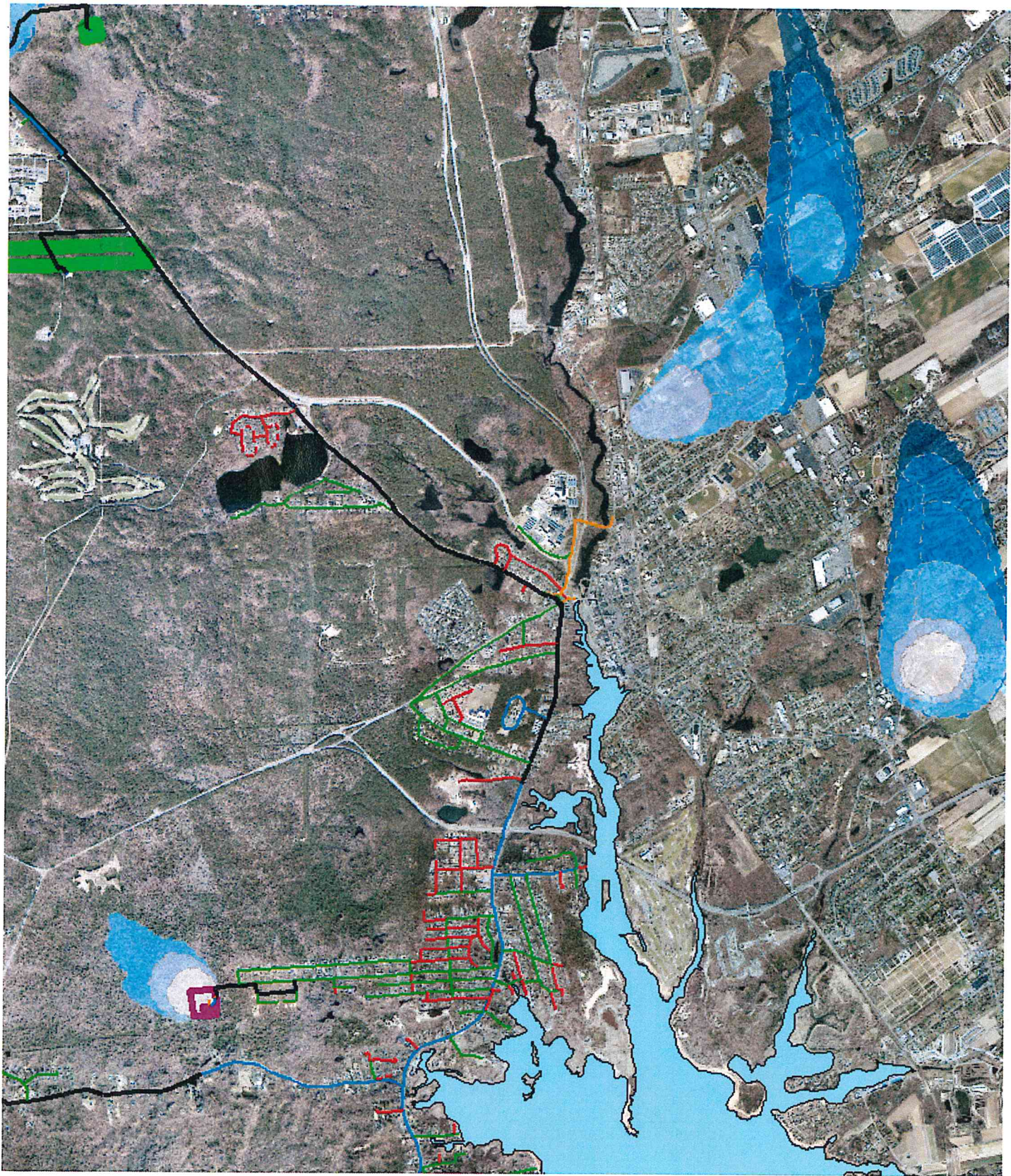
Public and private hydrant data should be field or survey verified. Any questions regarding the data should be directed to James Touchet, GIS Manager, at 631-218-1190.

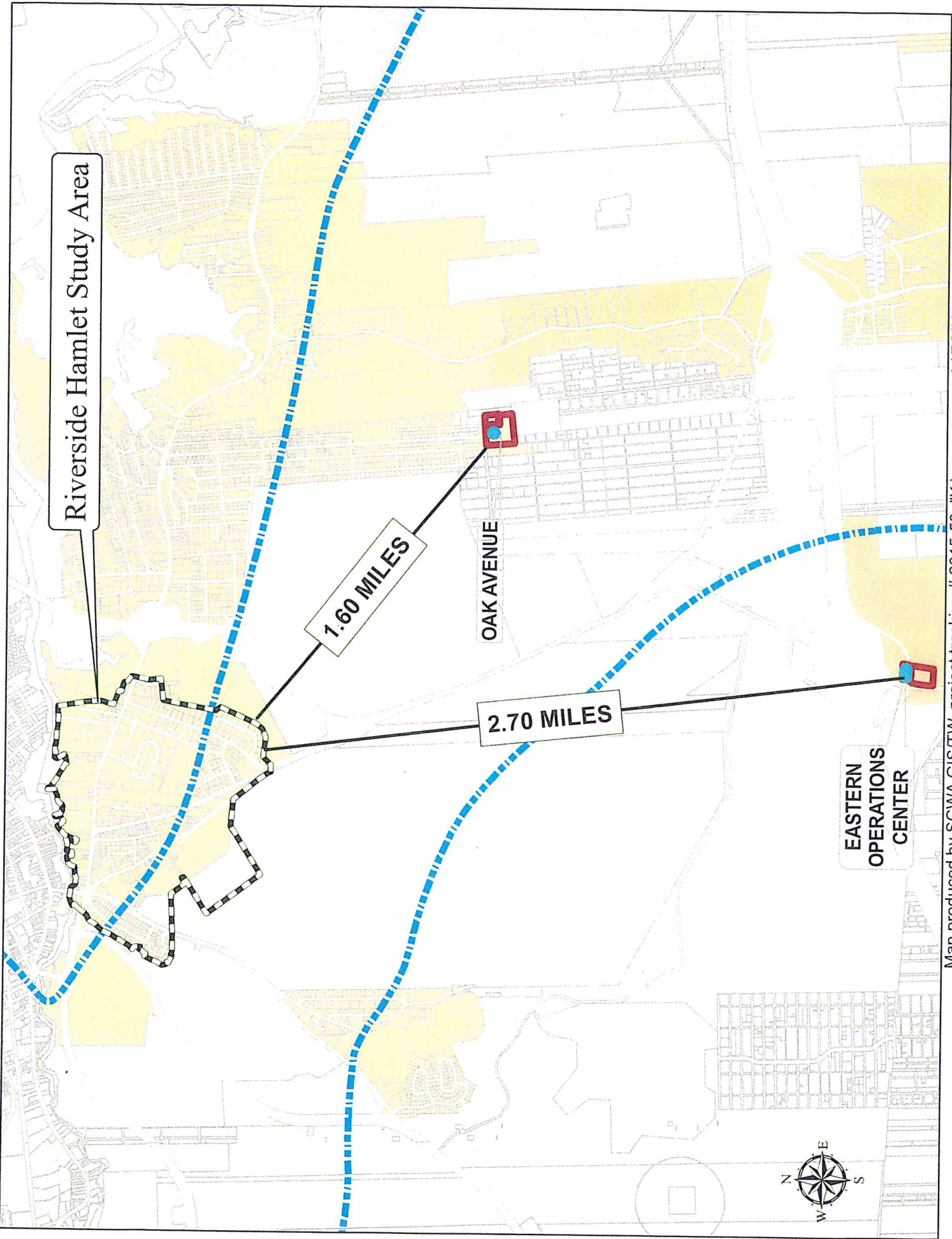
If you have any questions on this matter, please give me a call at 631-563-0375.

Very truly yours,


Kimberly Kennedy
Assistant to General Counsel

Enc.





Riverside Hamlet Study Area

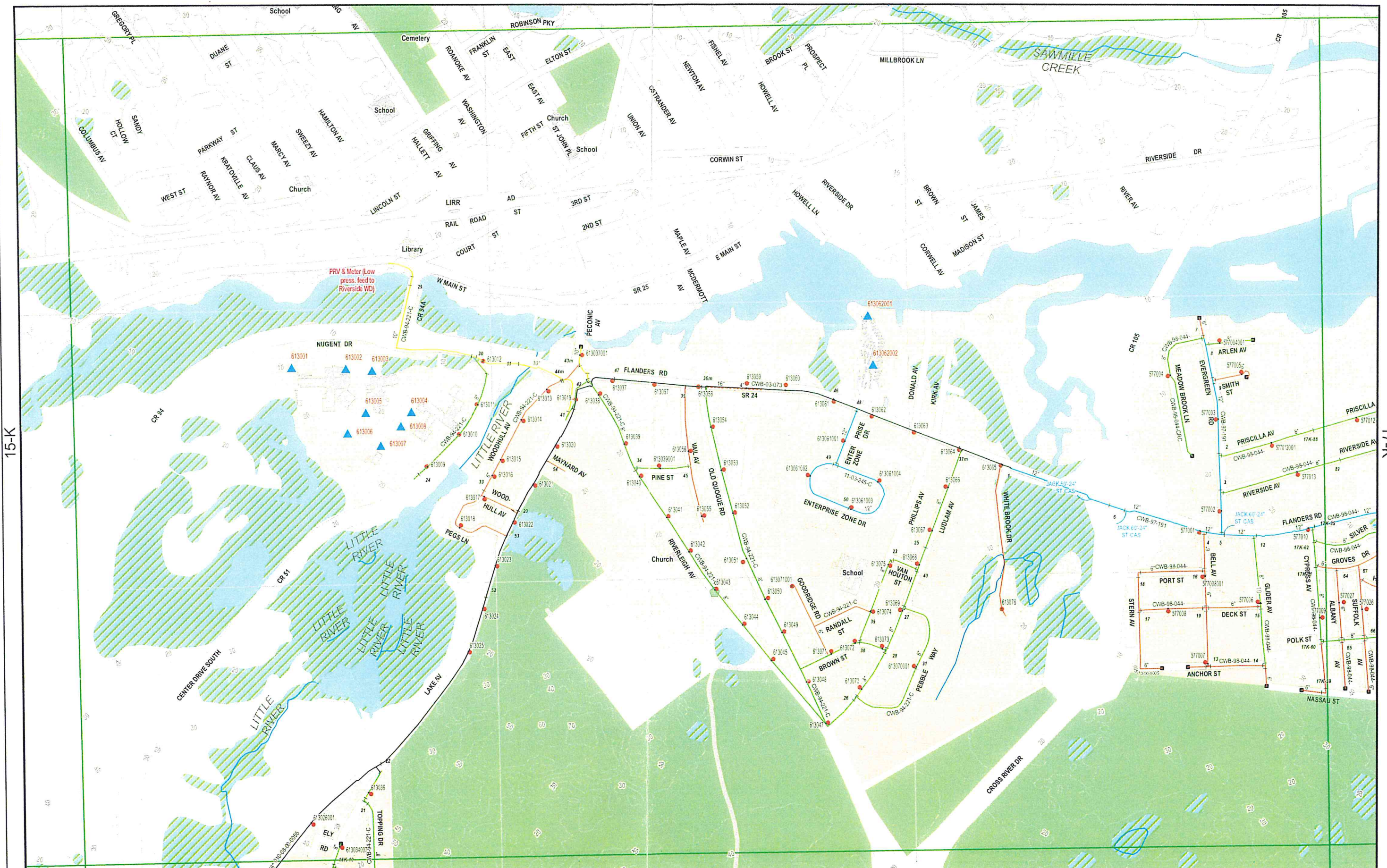
1.60 MILES

OAK AVENUE

2.70 MILES

EASTERN OPERATIONS CENTER





15-K

17-K

REVISIONS			
DATE	BY	DESCRIPTION	GIS
June 13, 2011	Intermed		GIS
August 25, 2011	GIS		GIS
February 14, 2008	GIS	January 10, 2013	GIS
February 28, 2009	GIS	February 4, 2014	GIS
July 28, 2010	GIS	February 4, 2015	GIS

SCWA Distribution Zones:	Private Fire Hydrants:	SCWA Fire Hydrants:
Not Served	SCWA-maintained private hydrant (all zones)	LOW ZONE
Low Zone	requires FLOW test	INTERMEDIATE ZONE
Intermediate Zone	private hyd SCWA main	HIGH ZONE
High Zone		VERY HIGH ZONE
Very High Zone		SCWA Sampling Stations



SUFFOLK COUNTY WATER AUTHORITY
 CONSTRUCTION MAINTENANCE DEPARTMENT
 4860 SUNRISE HIGHWAY
 OAKDALE, NY 11769

LEGEND

4" or Smaller
 6"
 8"
 10"
 12"
 16"
 >16"

VC valve
 valve closed
 Valve sketch page #, with "m", see "Mini Map"
 blow off

0 1,000 ft

APPROVED:

Chief Executive Officer

Deputy CEO Operations

SUFFOLK COUNTY WATER AUTHORITY
WATER DISTRICT
FLANDERS / RIVERHEAD / RIVERSIDE
TOWN OF SOUTHAMPTON

LOW ZONE

June 22, 2015c 16-K

Well Number: S-120958

Owner (Purveyor): SCWA
Owner's Well Designation (Local #): 1
Location (Site Name): OAK AVENUE (FLANDERS)
Town: Riverhead
Screened Interval (MSL): -1.23 To -31.23
Aquifer: Glacial
Depth (ft below ground surface): 118
Simulated Pumping Rate (gpm): 130
Minimum Time of Travel (Yrs): 0.0
Subgrids used in Model: 12

Table S-120958-1: Land Use Summary

Land Use Type	Land Use Area (Acres) in Time Of Travel							Total	%
	2	5	25	50	75	100			
Open Space	17.03	19.99	44.33	0.34			81.69	71.8	
Transportation	4.29	4.03	8.90	0.12			17.34	15.2	
Utilities	7.56	0.02	0.48	0.00			8.06	7.1	
Vacant	0.71	0.34	5.62	0.00			6.68	5.9	
Totals	29.60	24.38	59.33	0.46			113.76		

Table S-120958-1A: Contaminant Prevalence Summary By Land Use

Contaminant Category	By Land Use				
	2	5	25	75	100
Microbials	L	L	L		
Nitrates					L
Pesticides			L	L	
VOCs					L

Table S-120958-3: Contaminant Prevalence Summary

Contaminant Category	By Land Use					By Point Source					Combined				
	2	5	25	75	100	2	5	25	75	100	2	5	25	75	100
Microbials	L	L	L			N	N	N			L	L	L		
Nitrates					L					N					L
Pesticides			L	L				N	N				L	L	
VOCs					L					N					L

Table S-120958-4: Well Sensitivity

Contaminant Category	Sensitivity				
	2	5	25	75	100
Microbials	H	M	L		
Nitrates					H
Pesticides			H	M	L
VOCs					H

Table S-120958-5A: Well Susceptibility Determination

Contaminant Category	Susceptibility				
	2	5	25	75	100
Microbials	M	L	L		
Nitrates					M
Pesticides			M	L	
VOCs					M

Table S-120958-5B: Well Susceptibility Summary

	Contaminant Category			
	Microbials	Nitrates	Pesticides	VOCs
Susceptibility	M	M	M	M

Notes:

1. Values shown in the Time Of Travel 100 column for VOCs and Nitrates are aggregates for the entire area
2. For microbials, Contaminant Prevalence assessments do not include any land use or point sources in contributing areas greater than 25-years Time of Travel.
3. For pesticides, all sources in times of travel below 25 years have been aggregated into the 25 column



Contributing area to well number S-120958

Lot Lines
 Public Supply Wells

N
 S
 W
 E

200 0 200 Feet

Land Use Classifications

Low Density Residential	Agricultural
Med Density Residential	Vacant
High Density Residential	Transportation
Commercial	Utilities
Industrial	Water Handling & Maint
Institutional	Surface Waters
Open Space	

Travel Time (Years)

0 to 2	25 to 50
2 to 5	50 to 75
5 to 25	75 to 100



CDM

<p>Contributing area to well number S-120958</p> <ul style="list-style-type: none"> Lot Lines Public Supply Wells <p>250 0 250 Feet</p> <p style="text-align: right;">Map Date: April 14, 2009</p>	<p>Potential Point Sources</p> <ul style="list-style-type: none"> PBSF Facility Salt Storage Chemical Bulk Storage Facility CLEARs Site CERCLA Facility Drycleaning Facility Hazardous Waste Site Landfill MOSF PCS Facility RCRA Facility SPDES / Denit Facility Spill Site Gas Station
<p>Travel Time (Years)</p> <ul style="list-style-type: none"> 0 to 2 2 to 5 5 to 25 25 to 50 50 to 75 75 to 100 	<p>Contributing area to well number S-120958</p>



**SUMMARY OF MEETING
SUFFOLK COUNTY WATER AUTHORITY**

**Riverside BOA Revitalization Action Plan and
Zoning Amendments Generic DEIS**

Hamlet of Riverside, Town of Southampton, New York

NP&V No. 15128

Prepared for: Town of Southampton Department of Land Management
Renaissance Downtowns (Master Developer)

Prepared by: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
Contact: Carrie O'Farrell
Phone: (631) 427-5665

Date: October 7, 2015

The Town of Southampton Department of Land Management (DLM), Master Developer Renaissance Downtowns (RD), and environmental planning consultant Nelson, Pope & Voorhis scheduled a meeting with the Suffolk County Water Authority (SCWA) on September 27, 2015 at the SCWA offices in Oakdale to discuss the Riverside project. The purpose of the meeting was to present the Riverside Revitalization Action Plan and status of the preparation of the DGEIS, discuss the existing conditions in the area and the SCWA existing and future water supply needs for Riverside, based on Town plans to adopt overlay zones to facilitate revitalization of Riverside. The intent was to provide information and discuss the proposed zoning overlay initiative for the revitalization of the hamlet, and discuss the State Environmental Quality Review Act (SEQRA) process that is being used to evaluate the potential impacts of a Theoretical Development Scenario that would potentially occur if the optional Riverside Overlay District zoning is widely used by the Master Developer and landowners within the Study Area. The following representatives of the Town, NP&V and Master Developer were present during the meeting:

Kyle Collins, Planning & Development Administrator, DLM
David Wilcox, Director of Planning, DLM
Sean McLean, Renaissance Downtowns, Master Developer (SM)
Charles J. Voorhis, Nelson, Pope & Voorhis

On behalf of the SCWA were Joseph Pokorny, P.E., and Steve Colobufo. Jeff Szabo briefly attended as well.

The meeting provided a forum for input from the SCWA on the proposed action. The following summarizes discussions during the meeting.

Discussion Points:

- It was indicated that for individual projects that are typically reviewed by SCWA, the developer typically pays for water main improvements necessary to serve a development.
- The typical process is for a developer to submit a plan to SCWA, the water supply needs are determined, a bid is obtained for the necessary improvements, the developer funds the improvements and the improvements are constructed after completion of the land use approval process.
- There was discussion that the Proposal Action is not a typical development, and the intent is to anticipate needed water supply infrastructure improvements and provide a mechanism to share in the cost of these improvements among property owner and future developments.
- SCWA representatives commented that the type of development that is proposed (i.e., year-round occupancy) is preferable to seasonal development as it provides a constant demand and typically involves less irrigation demand.
- There are currently wells and pump stations that provide water supply throughout an existing water main distribution system within the Study Area.
- A substantial level of development can be sustained based on the existing water supply infrastructure.
- It was determined that the Master Developer would provide further information on the “development program” described as the Theoretical Development Scenario (TDS). This would enable SCWA to determine anticipated water supply demand and further evaluate the level of development that can be sustained with the existing infrastructure using the hydraulic models available to SCWA.
- The information provided by the Master Developer would also provide information on which to base future water supply needs of the overall TDS.
- Water supply modeling would be done on a “block by block” basis based on the development program.
- The hydraulic model would determine areas of drops in water pressure that would warrant system improvements, as well as potential “phasing” of improvements to address needs as block development occurs. The model would also be used as a basis to determine cost of necessary improvements.
- In order to best plan for future development and to “share” water supply improvement costs among the development projects that will occur within the Study Area, the concept of creation of a water district was discussed. There is precedent for this approach in Suffolk County that was established as part of the Wyandanch Rising project.
- In concept, the Town would create a water district, a bond would be “floated” and financed over a 38 year period; the bond revenues would then be available to SCWA to install water supply system improvements. For Wyandanch, there was a referendum and the bond repayment was incorporated into tax bills for parcels within the water district.

- For Riverside, an alternative approach would be needed, whereby, users that “opt in” to the zoning which permits increased density would be subject to pro rata payments to compensate for water supply infrastructure improvements. Engineering and technical SCWA representatives suggested a follow-up meeting with SCWA counsel to examine options for this concept.
- There was discussion that the Environmental Facilities Corporation (EFC) typically seeks to fund improvements to existing infrastructure systems within a service area, and this could potentially be examined for financial support to facilitate redevelopment of Riverside. This was contrasted with “extension” of water mains, which EFC is less likely to support. Riverside has existing water mains which may require additional diameter/capacity which the EFC is more inclined to support.
- There was additional discussion that water supply improvements could potentially be linked to wastewater improvement funding that would be necessary to facilitate growth and redevelopment in Riverside. In other words, water supply demand will not occur unless redevelopment and growth occurs, and this cannot occur unless wastewater treatment is provided. As a result, EFC support and fair share assessment of developments that “opt in” to the overlay zones for increased density within a “district” may be able to be combined to provide funding for necessary sewer/water infrastructure improvements.

Action Items:

- RD to provide “program” to SCWA.
- SCWA to perform hydraulic modeling on “program” to determine phasing of water supply infrastructure needs.
- Town to consider water district formation.
- Follow-up meeting to be scheduled with counsel to SCWA to further examine discussion items above.
- EFC support to be explored by RD and Town.

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Christine Fetten
Director of Municipal Works
Town of Southampton Dept. of Municipal Works
116 Hampton Road
Southampton, New York 11968

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Ms. Fetten:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to obtain information and details regarding the Solid Waste Management program in the Riverside Revitalization Action Plan area. If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town's Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Town Hall to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk



**SUMMARY OF MEETING
TOWN OF SOUTHAMPTON MUNICIPAL WORKS**

**Riverside BOA Revitalization Action Plan and
Zoning Amendments Generic DEIS**

Hamlet of Riverside, Town of Southampton, New York

NP&V No. 15128

Prepared for: Town of Southampton Department of Land Management
Renaissance Downtowns (Master Developer)

Prepared by: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
Contact: Carrie O'Farrell
Phone: (631) 427-5665

Date: September 18, 2015

The Town of Southampton Department of Land Management (DLM), Master Developer Renaissance Downtowns (RD), and environmental planning consultant Nelson, Pope & Voorhis scheduled a meeting with Christine Fetten, Director of Municipal Works on September 18, 2015 to discuss the Riverside project. The purpose of the meeting was to discuss the proposed zoning overlay initiative for the revitalization of the hamlet, and discuss the State Environmental Quality Review Act (SEQRA) process that is being used to evaluate the potential impacts of a Theoretical Development Scenario that would potentially occur if the optional Riverside Overlay District zoning is widely used by the Master Developer and landowners within the Study Area. The following representatives of the RFD, Town, NP&V and Master Developer were present during the meeting:

Christine Fetten, Director of Municipal Works
Kyle Collins, Planning & Development Administrator, DLM
Sean McLean, Renaissance Downtowns, Master Developer
Carrie O'Farrell, Nelson, Pope & Voorhis

The following summarizes discussions during the meeting.

Discussion Points:

Solid Waste

- Sean McLean provided an overview of the proposed zoning amendments and the Theoretical Development Scenario being evaluated in the SEQRA review.
- The Town's existing solid waste collection system was discussed. Christine Fetten provided the following information:
 - Town does not provide curbside solid waste collection services. Residents of the Town can hire a rubbish removal contractor or drop off municipal solid waste and recyclables at one of its four transfer stations/recycling centers under the Town's "Pay-As-You-Throw" (PAYT) program.
 - Businesses, industries and multi-family residential complexes are prohibited from utilizing Town transfer stations and therefore must contract with private carters who transport these materials to licensed disposal locations outside of the Town.
 - 85% of the Town's garbage is handled by private carters and not through the Town transfer stations (including residential)
 - Because development under the Overlay Districts would involve only multi-family and commercial uses, private waste carters would be required for waste collection and disposal.
- The need to address recycling was discussed. Source separation is required by NYS law. The Town recently enacted Section 205 – Waste Management section of the Town Code, which requires permitting and tracking of private carters and is intended to allow for enforcement of waste management practices in the Town. Mandatory recycling was suggested as a requirement within the DOZ.

Stormwater Management:

- Currently 2" inches of stormwater storage is the minimum requirement for new development
- Stormwater harvesting for landscape irrigation, green infrastructure practices should be encouraged to provide for pre-treatment of stormwater prior to recharge (particularly, north of Rt. 24 where development will be closer to surface waters)
- Use of NYSDEC Design Manual techniques and others
- Suggest a limitation of 15% fertilized area for landscaping and use of planting beds with native species for 85% of landscaped area (i.e. limit fertilizer use/typical grass to 15% for private development sites).

Roadway Standards

- Christine reviewed the proposed road standards in the proposed Overlay Zone, and was generally satisfied with them; but noted concern about back-in parking spaces.
- Parking spaces could be designed to include use of compact stalls, as well as larger spaces for loading/unloading. Use of electric car charging stations and prioritized parking for hybrid vehicles should be encouraged.

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Town of Southampton Dept. of Parks and Recreation
Christopher Bean, Superintendent of Parks and Recreation
6 Newtown Road
Hampton Bays, NY 11946

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Mr. Bean:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

If you have any further input with regard to the ability of local parks to serve this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town's DGEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Town Hall to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Town of Southampton Planning Board
Dennis Finnerty, Chairman
116 Hampton Road
Southampton, NY 11968

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Mr. Finnerty:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information, recommendations or comments that your Board may have regarding this proposed plan and zoning amendments so that they can be considered in the review process. Your responses will be included in the Town's DGEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Town Hall to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town's consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Town of Southampton Police Department
Chief of Police
Robert Pearce
110 Old Riverhead Road
Hampton, New York 11946

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Chief Pearce:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate

the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information regarding your agency’s facilities, services, and capabilities which may be pertinent to providing service to the buildings and uses anticipated by the proposed zoning amendments. Information regarding the location of stations and / or substation(s) that would service the redevelopment area, the annual number and type of calls for which your agency responds, the number and type of staff assigned to each facility, the equipment available to your agency and the annual operating budget for your agency is also requested.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the Town’s Draft GEIS.

In addition, we have found that when conducting area planning studies, it is important to meet face-to-face to discuss community service provider needs. Therefore, we are offering to set up a meeting with you and/or your representatives at Town Hall to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
Location Map
Proposed Riverside Overlay District Map
EAF Part I

cc: Sundy Schermeyer, Town Clerk



**SUMMARY OF MEETING
TOWN OF SOUTHAMPTON POLICE DEPARTMENT**

**Riverside BOA Revitalization Action Plan and
Zoning Amendments Generic DEIS**

Hamlet of Riverside, Town of Southampton, New York

NP&V No. 15128

Prepared for: Town of Southampton Department of Land Management
Renaissance Downtowns (Master Developer)

Prepared by: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
Contact: Carrie O'Farrell, AICP
Phone: (631) 427-5665

Date: September 18, 2015

The Town of Southampton Department of Land Management (DLM), Master Developer, Renaissance Downtowns and environmental planning consultant Nelson, Pope & Voorhis scheduled a meeting with the Chief of the Southampton Police Department on September 18, 2015 at Town Hall, 116 Hampton Road, Southampton. The purpose of the meeting was to present the Riverside Revitalization Action Plan and status of the preparation of the DGEIS, discuss the existing conditions in the area and the Departments current policing and concerns regarding the area, discuss the proposed zoning overlay initiative for the revitalization of the hamlet, and discuss the State Environmental Quality Review Act (SEQRA) process that is being used to evaluate the potential impacts of a theoretical development scenario that would potentially occur if the optional Riverside Overlay District zoning is widely used by the Master Developer and landowners within the area. The following representatives of the Town, NP&V and Master Developer were present during the meeting:

Kyle Collins, Planning & Development Administrator, DLM
David Wilcox, Director of Planning, DLM
Sean McLean, Renaissance Downtowns, Master Developer (SM)
Carrie O'Farrell, Nelson, Pope & Voorhis, Consultant for BOA Nomination/GEIS
Kathy Eiseman, Nelson, Pope & Voorhis, Consultant for BOA Nomination/GEIS

On behalf of the Police Department were Chief of Police Robert Pearce and Captain Schurek. The meeting provided a forum for input from the Police Department on the proposed action. The following summarizes discussions during the meeting.

Discussion Points:

- An overview of the zoning initiative was discussed; the desire for comprehensive input from departments and the intent to understand needs and comprehensively plan for solutions was discussed.
- Chief of Police (Robert Pearce) confirmed that the area is served by the Town of Southampton Police Department, whose headquarters is located at 110 Old Riverhead Road, in Hampton Bays. The development area is located in Sector A23.
- One goal of the revitalization plan is to create a dynamic place for the workforce of the Town of Southampton to live and that workforce housing would be maintained in perpetuity. This also provides the extra benefit of having off duty police officers in the area. This intent was presented and it was asked if the employer sponsored housing concept would be appealing to the Department, specifically, Chief Pearce was asked if the provision of workforce housing opportunities for younger officers would be appealing. Chief Pearce felt that this would be welcomed by the Department. The Department hires from the Town list - so initially officers are residents of the Town. They find however, that many move out of the Town once they purchase a home due to a general lack of affordable housing in the Town.
- The Department currently has 58 patrol officers; total of 92 police officers.
- Historically, the Department employed 102 officers, however, budget cuts resulted in decrease in police officers due to attrition.
- The patrol Sector A23 car has coverage by one officer 24 hours a day, 7 days per week. The Flanders hamlet is Section A20, manned only 50% of the time. When the Department employed 102 officers, the A23 Sector had 2 cars patrolling the area.
- There is coordination between the Department and the Riverhead Police Department, headquarters nearby on Howell Avenue in Riverhead. In addition, the State Police Barracks is located within the Study Area (though is not a walk-in facility). The County Sheriff is also headquartered in the nearby County Center.
- The Community Response Unit town wide consists of 2 officers (total of 40 hours/week). Ideally the Chief would like this increased to 6 officers. An increase to 80 hours/week has been requested for the upcoming year.
- The area does not presently lend itself toward a need for beat officers - however, once a Main Street environment is established, the need for this type of service may be warranted.
- The need for a sub-station or street office location was discussed. The current Town force works on a patrol car assignment basis, therefore establishment of a sub-station is unlikely as it would need to be manned and the Chief noted the existing presence of other law enforcement in the area (County, Riverhead Police, etc.). An increase in manpower could allow for 2 cars in the Alpha 23 Sector. Preferably the Chief noted the desire to increase the Community Response Unit to 6 officers.

Action Items:

- Overall, the project was viewed favorably. Reinvestment in the area bringing eyes on the street is a positive. Budget support for additional manpower is needed.

TOWN OF SOUTHAMPTON

Department of Land Management
Long Range Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5707
Fax: (631) 287-0262



ANNA THRONE-HOLST
TOWN SUPERVISOR

KYLE P. COLLINS
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX, JR.
DIRECTOR OF TOWN PLANNING

August 27, 2015

Town of Riverhead
Sean Walter, Town Supervisor
200 Howell Avenue
Riverhead, NY 11901

**Re: *Environmental Impact Review
Adoption of Brownfield Opportunity Area (BOA) Step 2 –
Riverside Revitalization Action Plan (RRAP) and
Optional Form Based Zoning Overlay Districts
Hamlet of Riverside, Town of Southampton, NY
NPV #15128***

Dear Mr. Walter:

The Town of Southampton Town Board is considering adoption of a proposed Brownfield Opportunity Area (BOA) Step 2 - Riverside Revitalization Action Plan (RRAP) and optional Form Based Zoning Overlay Districts within the Riverside hamlet that would serve to implement the RRAP. A CD containing the RRAP is enclosed with this letter and it can be viewed by opening the following link <http://southamptontownny.gov/858/RRAP---Riverside-Revitalization-Action-P> then click on [Riverside Revitalization Action Plan \(RRAP\) 7-25-15 -FINAL](#)

The RRAP and draft implementing regulations are intended as a guide to implement long-standing and new Town planning initiatives and community efforts to revitalize the Hamlet of Riverside. The envisioned redevelopment is intended to restore this area to a vibrant, walkable, mixed-use, transit-oriented residential and commercial community and hamlet center that will augment the area's sense of place, improve the aesthetic qualities of the built environment, and enhance the overall quality of life of its residents, while protecting critical natural resources. This project will provide incentives for local investment, create new employment opportunities, offer a variety of goods and services to locals, expand and diversify the local housing stock, and stimulate additional economic activity.

The area subject to the proposed zoning amendments includes 468 acres in the Hamlet of Riverside, with the highest development density concentrated around the traffic circle on Route 24. The zoning amendments would establish form-based redevelopment parameters consistent with the intent and framework of the RRAP. The proposed Zoning Overlay Districts would encourage a mix of retail stores, service-related businesses, restaurants, and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces, and access to the Peconic River in Riverside. (see attached Location Map and proposed Riverside Overlay District Map)

The provisions in the zoning amendments would be optional for landowners, who could continue to develop and redevelop under the provisions of the existing zoning or make use of the overlay district. Based on the RRAP, a theoretical development scenario has been prepared to anticipate the potential level of development that could be achieved under the code provisions, if utilized by landowners. The development scenario would occur over time and would only be realized if the majority of parcels participate. It should also be noted, that some existing buildings will be removed to make room for this additional development. The Town seeks to understand the implications of this potential development and address community service provider needs comprehensively rather than in a piecemeal approach based on multiple individual projects. For planning purposes, and for analysis of potential impacts in the Generic Environmental Impact Statement (GEIS) process, the following additional potential development is being considered in the study area based upon the Zoning Overlay Districts and revitalization initiative.

Use	New Square Feet (SF) or Units
Retail	133,517 SF
Office	62,000 SF
Hotel	97 Hotel Rooms
Apartments	2,267 Units
Adult Care/Nursing Home	63,910 SF
Artisan Lofts/Production	30,900 SF
Cultural	11,032 SF

We are writing to request any information, recommendations or comments that your Board may have regarding this proposed plan and zoning amendments so that they can be considered in the review process. Your responses will be included in the Town’s DGEIS.

In addition, we have found that when conducting area planning studies, it is valuable to meet face-to-face to discuss input from neighboring municipalities. Therefore, we are offering to set up a meeting with you and/or your representatives at a location convenient for you, to discuss this project in detail, and have an open dialogue to ensure that your input is fully considered. Please contact me at your earliest convenience to set up a meeting with the Town, the Master Developer and the Town’s consultant to facilitate this exchange of information.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 702-1801.

Sincerely,

Kyle Collins, AICP
 Town Planning/Development Administrator

Enclosed: CD copy of Draft Riverside Revitalization Action Plan
 Location Map
 Proposed Riverside Overlay District Map
 EAF Part I

cc: Sundy Schermeyer, Town Clerk



**SUMMARY OF MEETING
TOWN OF SOUTHAMPTON HOUSING AUTHORITY**

**Riverside BOA, Revitalization Action Plan and
Zoning Amendments Generic DEIS**

Hamlet of Riverside, Town of Southampton, New York

NP&V No. 15128

Prepared for: Town of Southampton Department of Land Management
Renaissance Downtowns (Master Developer)

Prepared by: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
Contact: Carrie O'Farrell, AICP
Phone: (631) 427-5665

Date: September 18, 2015

The Town of Southampton Department of Land Management (DLM), Master Developer, Renaissance Downtowns and environmental planning consultant Nelson, Pope & Voorhis scheduled a meeting with the Town of Southampton Housing Authority on September 18, 2015 at Town Hall, 116 Hampton Road, Southampton. The purpose of the meeting was to present the Riverside Revitalization Action Plan and status of the preparation of the DGEIS, discuss the existing conditions in the area and concerns regarding the area, discuss the proposed zoning overlay initiative for the revitalization of the hamlet, and discuss the State Environmental Quality Review Act (SEQRA) process that is being used to evaluate the potential impacts of a theoretical development scenario that would potentially occur if the optional Riverside Overlay District zoning is widely used by the Master Developer and landowners within the area. The following representatives of the Town, NP&V and Master Developer were present during the meeting:

Kyle Collins, Planning & Development Administrator, DLM
David Wilcox, Director of Planning, DLM
Sean McLean, Renaissance Downtowns, Master Developer (SM)
Kathy Eiseman, Nelson, Pope & Voorhis, Consultant for BOA Nomination/GEIS

The following were present on behalf of the Housing Authority:

The meeting provided a forum for input from the Housing Authority regarding the area and the proposed action. The following summarizes discussions during the meeting.

Discussion Points:

- An overview of the zoning initiative was discussed; the desire for comprehensive input from departments and agencies, and the intent to understand needs and comprehensively plan for solutions was discussed.
- One goal of the revitalization plan is to create a dynamic place for the workforce of the Town of Southampton to live and that workforce housing would be maintained in perpetuity. The Housing Authority expressed approval of this intent.
- The TSHA has several properties in the area and there was a discussion regarding their ability to build under the RO Zoning District. It was explained that this is an optional overlay district and that the Housing authority could still build the same building as they could under present zoning. However, they understood that if they were to opt into the ROD, then they would be required to conform to the standards of the code.
- The TSHA indicated that they would like to play a role in this redevelopment. They are currently an owner of undeveloped property, as well as a landlord, in the Hamlet.
- One member expressed concern about displacement of impoverished people. Sean McLean explained the triple bottom line that is based on equity (social, environmental and economic). The intent under the ROD is to provide for the ability and requirement to construct or otherwise provide suitable relocation options to encourage those families potentially displaced through development to stay in Riverside. It was explained that Eminent Domain is not being used in this process and the only way for displacement to occur is for a property owner to opt-in to the new overlay zone. Many of the tenants likely to be displaced from their current residence are living in substandard conditions now and the new options would provide significant improvements to quality of life. The whole community should benefit from the revitalization.
- Questions were raised about sewage treatment systems - innovative systems and the ability to use advanced systems in this area.
- Sean McLean explained that the Town/Master Developer are exploring many advanced nitrogen removal options (Permeable Reactive Barriers and living machines) for sanitary wastewater and stormwater management. The Health Department would need to approve use of living machine for leaching of treated effluent, which are not currently permitted. However, such options will be discussed with the Health Dept. for the project.
- Housing authority was interested if the Master developer would be requesting tax credits for affordable housing. This is not known at this time.
- Housing Authority raised questions regarding workforce housing and whether it would be attainable for the average household in the study area since the median income is reported at \$33,000. Housing is still going to be too expensive.
- Sean McLean explained that this is why they went to the community to understand what was wanted. They want a working class community in perpetuity. The zoning will require a portion of the residential units to be constructed under the Community Benefit Unit laws of the Town.
- TSHA question regarding protection of individual property owners (i.e. that landowners that may get taken advantage of by developers since aggregating properties allows greater density and height). Sean McLean replied that there are systems that can be developed, such as funds that can be put in escrow to allow the property owner to hire their own attorney during the negotiations. There is no required participation in the redevelopment

effort it is purely at the option of the land owner. The property owners may sell their property or work with other property owners to develop a site plan and develop themselves.

- TSHA indicated concern that property owners wouldn't understand the redevelopment process. It was explained that the Master Developer can provide assistance to property owners to help them assess the development potential on their own land this will help an interested owner understand the potential value of their property in order to market the property to developers effectively.
- Concern that renters will be displaced. However, this is an opportunity for TSHA, since there is potential for the TSHA to develop low income housing in the area on properties already owned by the Agency. Priority housing may be granted to those potentially displaced by other development.
- Will the taxes of the area increase following the redevelopment. i.e. will individual home values and assessments increase? Would like to see people be able to stay in their neighborhood if they wish. The intent of the redevelopment effort is to increase the Riverside tax base substantially above the current level. This would provide a significant leveling effect by spreading the cost of local services over significantly larger number of tax payers mitigating the issue.
- Discussion ensued regarding how the TSHA could possibly assist homeowners to stay in the area through reverse mortgages or other system. Agreed amongst themselves that they could continue to explore the legality and mechanics of these kinds of programs.
- The Master Developer would be interested in partnering to create affordable housing.
- The ROD encourages the creation of shared work space with associated residential options to allow artisans to access affordable options and forward their careers. TSHA expressed a concern for a mix of ages and generations throughout the Town. The ROD will allow a range of age restricted and residential care options not currently available in the remainder of Southampton.