



**Town of Southampton
Long Island, NY**

**Town Board Resolution
RES-2016-474**

Adopted

Jun 28, 2016 6:00 PM

Adoption of the Riverside Brownfield Opportunity Areas (BOA) Step II Nomination Plan as an Amendment to the Southampton Town Comprehensive Plan

Information

Department:	Long Range Planning	Sponsors:	Councilwoman Christine Preston Scalera, Supervisor Jay Schneiderman, Councilman John Bouvier, Councilwoman Julie Lofstad, Councilman Stan Glinka
Category:	Miscellaneous	Functions:	Beautification, Economic, Environment, Health, Preservation, Safety

Financial Impact

None

Item Discussion

Consider adoption of the Riverside Brownfield Opportunity Areas (BOA) Step II Nomination Plan as an amendment to the Town's Comprehensive Plan

Body

WHEREAS, the Town Board of the Town of Southampton, in accordance with §272-a, Town Law, is authorized to prepare and adopt a comprehensive plan and amendments thereto; and

WHEREAS, S272-a (2)(a), of Town Law enables a comprehensive plan and subsequent amendments to be prepared in the form of written and/or graphic materials that identify goals, policies, guidelines and other means for the immediate and long range protection, enhancement, growth and development of the Town; and

WHEREAS, by resolution No. 328, dated March 12, 1999, the Town Board adopted the 1999 Comprehensive Plan Update as an update to the 1970 Master Plan, which sets forth recommendations concerning the development strategy for the hamlets of Flanders, Riverside and Northampton; and

WHEREAS, by Resolution No. 2013-1149 dated November 26, 2013, the Town Board of the Town of Southampton authorized entering into a contract and Master Developer Agreement with Renaissance Downtowns, to prepare a Riverside Revitalization Action Plan (RRAP) with Proposed Zoning Overlay Districts and to work with the Town in close partnership to develop plans, test market assumptions, obtain regulatory approvals, secure financing and successfully implement a multi-stage redevelopment program for Riverside; and

WHEREAS, on January 22, 2014 the Town of Southampton was awarded a grant through the New York State Department of State for the preparation of a Brownfield Opportunity Area (BOA) Step II Nomination Study for the revitalization of the Riverside hamlet; and

WHEREAS, the Master Developer and the Town worked closely with the community to develop the RRAP and the Riverside Overlay Zoning District that facilitates implementation of the many past planning efforts that have been initiated by the Town for the Riverside community and that provides a comprehensive planning framework for redevelopment of the Hamlet; and

WHEREAS, by Resolution No. 2015-599, on June 9, 2015 the Town Board contracted with Nelson, Pope & Voorhis, LLC, to prepare a BOA Step II Nomination Study with the incorporation of the RRAP and Proposed Zoning Overlays and to prepare a corresponding Draft Generic Environmental Impact Statement in order to review proposed zoning amendments, analyze potential environmental impacts of development envisioned by the RRAP and propose measures to mitigate any potential adverse impacts of the plan and zoning overlays; and

WHEREAS the adoption of the Riverside BOA Study and Revitalization Action Plan (RRAP) with Proposed Zoning Overlays is an action that was subject to environmental review pursuant to 6 NYCRR 617 (State Environmental Quality Review Act - SEQRA) of the New York State Environmental Conservation Law and Chapter 157 (Environmental Quality Review) of the Code of the Town of Southampton; and

WHEREAS, by Resolution No. 2015-866, on August 25, 2015 the Town Board accepted the Draft RRAP as complete for public review and coordinated with other identified Involved Agencies for Lead Agency designation; and

WHEREAS, by Resolution No 2015-946, on September 24, 2015 the Town Board assumed Lead Agency status in connection with the State Environmental Quality Review of the Riverside BOA Step II Nomination Study and the RRAP and issued a Positive Declaration, requiring the submission of a Draft Generic Environmental Impact Statement (DGEIS); and

WHEREAS, on October 5, 2015, the Town Clerk received a Draft BOA Step II Nomination Study and Draft GEIS from Nelson, Pope & Voorhis, LLC; and

WHEREAS, by Resolution No. 2015-1001, on October 13, 2015 the Town Board deemed the DGEIS adequate for public review; and

WHEREAS, on October 29, 2015, the Town Board held a combined public hearing on the Riverside Brownfield Opportunity Area (BOA) Step II Nomination Study and Riverside Revitalization Action Plan (RRAP), which will become elements of the Southampton Town Comprehensive Plan; and on the Zoning Code Zoning Code and Map amendments; and the accompanying Draft Generic Environmental Impact Statement (DGEIS); and

WHEREAS, Nelson, Pope & Voorhis, LLC prepared a Final GEIS in accordance with §617.10 of 6 NYCRR (SEQR), which provided responses to substantive comments compiled by the Southampton Town Board as Lead Agency during the SEQR public review, including verbal comments presented at the public hearings and written comments submitted by the public and involved/interested agencies up to the period of 14 days after the close of the final public hearing on October 29, 2015; and

WHEREAS, upon review of the Final GEIS the Town Board as Lead Agency found that it adequately responded to comments and facilitated the preparation of findings and legislative decision related to the adoption of the Riverside Brownfield Opportunity Area (BOA) Step II Nomination Study, Riverside Revitalization Action Plan (RRAP), Zoning Map and Code Amendments, and the accompanying Draft Generic Environmental Impact Statement (DGEIS), which will become elements of the Southampton Town Comprehensive Plan and Zoning Code.

WHEREAS, by resolution 2015-1227, on December 8, 2015, the Town Board as Lead Agency found that the Final GEIS for the "Riverside Brownfield Opportunity Area (BOA) Step II Nomination Study, Riverside Revitalization Action Plan (RRAP) and Zoning Code and Map amendment" to be complete and a Notice of Completion of Final GEIS was filed for publication in the Environmental Notice Bulletin (ENB) as prescribed by SEQRA (6 NYCRR) §617.12; and

WHEREAS, the Town Board as lead agency afforded the public and involved/interested agencies 10 days in which to consider the Final GEIS and provide any additional input that was necessary to incorporate into the SEQRA Findings Statement; and

WHEREAS, after the requisite public consideration period, the Town Board requested that a SEQRA Findings Statement be prepared by Nelson, Pope & Voorhis, LLC, which summarized the facts and conclusions of the Draft GEIS and Final GEIS, considered public and agency responses, weighed and balanced the relevant environmental impacts with social, economic and other considerations, and provided a rationale for the Town Board's decision;

WHEREAS, on December 22, 2015, the Town Board accepted and adopted the SEQRA Findings Statement

prepared on its behalf by Nelson, Pope & Voorhis, LLC, dated December 22, 2015, pursuant to the State Environmental Quality Review Act and Chapter 157 of the Town Code, and adopted amendments to Chapter 330 (Zoning) of the Town Code that incorporated the Riverside Overlay District as a means for implanting the RRAP and BOA; and

WHEREAS, the Draft BOA Plan was included as Appendix B in the Generic Environmental Impact Statement and the Final BOA Plan has incorporated the comments that were received from the NYS Department of State (DOS) on the draft plan and the Final BOA Plan is complete;

NOW, THEREFORE BE IT RESOLVED, that the Riverside Brownfield Opportunity Areas Step II Nomination Plan that was assessed in the Draft GEIS and Final GEIS is hereby adopted as an amendment to the Southampton Town Comprehensive Plan.

Meeting History

[Apr 12, 2016 1:00 PM Video](#) **Town Board** **Regular Town Board Meeting**

RESULT: **TABLED [UNANIMOUS]**
MOVER: Christine Preston Scalera, Councilwoman
SECONDER: Jay Schneiderman, Supervisor
AYES: Jay Schneiderman, Julie Lofstad, Christine Preston Scalera, John Bouvier, Stan Glinka

Next: 5/3/2016 6:00 PM

[May 3, 2016 6:00 PM Video](#) **Town Board** **Special Town Board Meeting**

RESULT: **TABLED [UNANIMOUS]**
MOVER: Jay Schneiderman, Supervisor
SECONDER: Christine Preston Scalera, Councilwoman
AYES: Jay Schneiderman, Julie Lofstad, Christine Preston Scalera, John Bouvier, Stan Glinka

Next: 5/24/2016 6:00 PM

[May 24, 2016 6:00 PM Video](#) **Town Board** **Regular Town Board Meeting**

RESULT: **TABLED [UNANIMOUS]**
MOVER: Christine Preston Scalera, Councilwoman
SECONDER: Stan Glinka, Councilman
AYES: Jay Schneiderman, Julie Lofstad, Christine Preston Scalera, John Bouvier, Stan Glinka

Next: 6/28/2016 6:00 PM

[Jun 28, 2016 6:00 PM Video](#) **Town Board** **Regular Town Board Meeting**

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Christine Preston Scalera, Councilwoman
SECONDER: Jay Schneiderman, Supervisor
AYES: Jay Schneiderman, Julie Lofstad, Christine Preston Scalera, John Bouvier, Stan Glinka