



November 18, 2020

Julie Hargrave, Principal Environmental Planner  
Central Pine Barrens Joint Planning & Policy Commission (“Commission”)  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

Re: Lewis Road Planned Residential Development (PRD), East Quogue, NY  
Applicant’s Response to Draft Staff Report Summary (post-dated November 18, 2020)  
Commission Assertion of Jurisdiction Application  
NPV No. 05105

Dear Julie:

Thank you for providing this office with a copy of the Draft Staff Report Summary (post-dated November 18, 2020) presenting certain data, facts and information on the pending application before the Commission. We have prepared this document to provide the information requested in the Report Summary, for the benefit of and consideration by the Commission and staff.

The following states the requested information in bold, followed by the requested information:

**Guideline 5.3.3.5.2**

- *Drainage Reserve Areas (DRAs) have been reduced and consolidated. A grading plan showing the DRAs that is consistent with other plan should be submitted.*
- *Provide area of each DRA, and the total area.*

As shown on the attached **Drainage Reserve Area Map**, there are a total of 40 proposed DRAs on the project site. The plan indicates the square footage of each. These 40 DRAs total 328,468 SF, or 7.54 acres.

**Guideline 5.3.3.5.3**

- *Provide the area of each pond and the total area including the pond identified as #5 in the Master Plan with Grading and the unmarked pond to the east of it.*

As shown on the Master Plans, the two pond areas are connected via underground pipes crossed by an internal roadway. The pond area to the east is about 1.00 acre in size, and the area to the west is an estimated 2.17 acres in size, for a total proposed pond covering 3.17 acres.

**Standard 5.3.3.6.2**

*The Project proposes three types of open space, one is north of Sunrise Highway and two are south of Sunrise Highway. The areas are as follows:*

*North of Sunrise Highway*

- *Hills North (contiguous block to be dedicated to Southampton Town)*
- *Parlato north of Sunrise Highway*

*South of Sunrise Highway*

- *Parlato south of Sunrise Highway (to be dedicated to Southampton Town)*
- *Hills South, south of Sunrise Highway. This portion includes blocks of open space and corridors of trees.*

*Each type of open space should be quantified.*

The Hills North Parcel is 86.92 acres in size and will be offered to the Town of Southampton for dedication as a public open space.

The portion of the Parlato Property north of Sunrise Highway is 5.75 acres in size and will be offered to the Town of Southampton for dedication as public open space.

The portion of the Parlato Property south of Sunrise Highway is 114.65 acres in size and will be offered to the Town of Southampton for dedication as public open space.

The combined Hills South Parcel/Kracke Property is 401.13 acres in size. An estimated 205.57 acres will be developed and the remaining 195.56 acres will be retained as open space, to remain under the ownership of the project's Homeowners Association (HOA), and protected by conservation easement filed with the County Clerk.

To summarize, the proposed project will offer the dedication of all of the Parlato Property and the Hills North Parcel to the Town. These areas total 207.32 acres. An additional 195.56 acres will be administered by the project's HOA and preserved through conservation easements. Approximately 135 of the 195.56 acres administered by the HOA are on the northern part of Hills South Parcel, contiguous with adjacent preserved area. This, along with the Hills North Parcel and Parlato Property preserves 86% of the open space outside of the development area in large contiguous blocs.

*The Master Plan with Grading dated October 10, 2020, identifies "open space all outside development" To determine whether these areas conform with the Standard, the Applicant must further distinguish and quantify them. The areas are:*

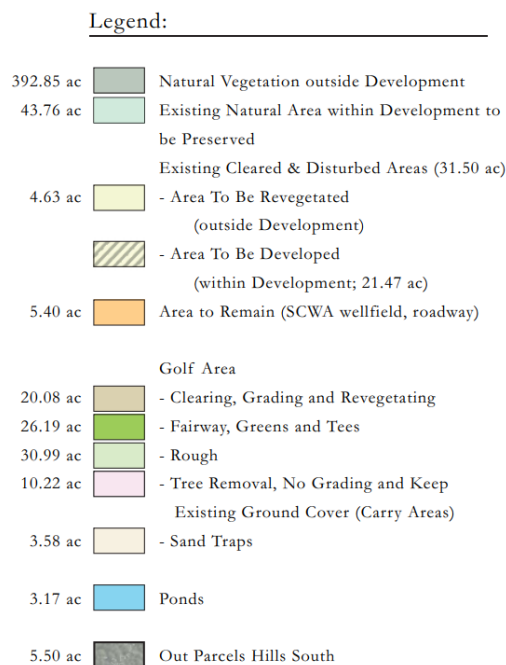
1. east and west of the access road and other facilities noted as 9-12 in the Master Plan key (8.47 ac east only; area to the west is in the Development Envelope and so is not a buffer area)
2. in the area south of hole 10 (4.88 ac)
3. in the area west of hole 11 (5.36 ac)
4. in the area north of hole 12 and 14 (6.78 ac)
5. in the polygon between holes 14, 15 and 16 (7.90 ac)
- 6 on the east side of holes 17, 2, 3 and 4 (8.72 ac)
7. south of hole 5a and the residences in that area (8.47 ac)
8. south of holes 6 and 7, and west of holes 7, 8 and 9 (12.13 ac)
9. between Spinney Road and recreation area #7 (0.56 acres)

The above 9 areas are buffer areas (totaling 63.27 acres) are within the combined Hills South Parcel/Kracke Property and outside the Development Envelope that are adjacent and contiguous to neighboring public and private properties, as required by the Town of Southampton. With the remaining 132.29 acres also outside the Development Envelope, there will be a total of 195.56 acres of open space on the combined Hills South Parcel/Kracke Property.

- Applicant must quantify the amount of area identified in light blue color in the Plan titled "Master Plan with Grading," which appears to show areas to remain natural within the development and will not be cleared but are not counted in the total open space.

The lighter green area as depicted on the Master Plan (both "with Grading" and "with Slope Analysis") is the area to remain natural within the development and will not be cleared. This area is counted toward total open space.

- Applicant must quantify the area identified in the key and in the legend in the Plan titled "Master Plan with Grading" that are consistent with the clearing and other plans.



**Guideline 5.3.3.11.1 Cultural resource consideration**

- *The site will be visible from public trails and public lands particularly where a limited narrow buffer remains on the east side of the site. Traveling north to south, east of hole 17, 2, 3, 4 and the housing and golf course facilities in the vicinity of holes 5 and 6, as well as on the west side, west of holes 10, 11 and 12 where the Project is expected to be visible from public view.*
- *Do the minimal buffers provide sufficient protection of the trails?*

**Guideline 5.3.3.11.3 Protection of scenic and recreational resources**

- *Minimal width buffers offer limited screening of the Project from Lewis Road on the west side of the Project Site in the vicinity of development of the facilities as per the Master Plan with Grading including the access road, facilities 9 through 12, holes 10 and 11 and on the east side adjacent to public lands and recreational trails where narrow strips of vegetation may remain including east of holes 17 and 2 through 4 and on the south side of holes 6 and 7.*
- *Do the minimal buffers adequately screen the Project?*

**Guideline 5.3.3.11.4 Roadside design and management**

*The Project will be visible from public view including where clearing will occur to develop the main access road from Lewis Road, in the area on the south side of holes 10 and 11 and on the west side of the facilities including the STP and infrastructure including roads where the Master Plan with Grading identifies facilities 9 through 12.*

Along the property's eastern border in the vicinity of the 17<sup>th</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> holes, the project will retain a buffer of natural vegetation varying between 20 and 100 feet in depth. Along the same portion of this border, the Town property will retain a buffer of natural vegetation that will vary between 0 and 100 feet (there are three points where the Town trail is near the property line). However, in no instance does the buffer on one property coincide with the narrowest portion of the buffer on the other property. Generally, along this stretch, the least separation between the trail and the nearest developed surface of the project will be 60 feet, adjacent to the 3<sup>rd</sup> tee. It is noteworthy that, all along this section of the property line, views from the Town trail will be obscured by a buffer of natural vegetation of a least 60 feet in depth, and even then, the views will be of golf course fairways, and not of the rear yards of homes. Thus, in consideration of the above, it is not expected that there will be a significant adverse impact on trail users from the possibility of views of the project's golf course.

Potential viewers along the 5<sup>th</sup> hole will be residents of the project, and so would be mindful that the golf course is present (it is likely that the proximity of the course would be a factor causing these residents to purchase their lot here in the first place). Additionally, there will be a minimum of 50 feet of separation between this fairway and the nearest residence. There will be no residential lots, outside roadways or homes near the golf course's 6<sup>th</sup> hole that could potentially experience impact from views of the 6<sup>th</sup> hole.

With respect to views of the project's 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> holes, the nearest potential viewers would be passing drivers on Lewis Road. These would be an estimated minimum of 1,730 feet away, or nearly 1/3 of a mile in the distance, with farm field in the foreground. Thus, no significant adverse impacts on such drivers is expected.

Additional information is provided in the NPV October 9, 2020 letter to the Commission.

***Standard 5.3.3.6.1 Vegetation Clearance Limits***

*Clarify proposed clearing/development amount:*

*161.81 acres, as per narrative dated 10/9/20, or*

*171.84 acres, as per Clearing Plan dated 10/6/20.*

The **Clearing Plan** shows that there will be a total of 171.84 acres of cleared/developed surfaces on the site for the proposed project. However, the **Clearing Plan** also shows that 10.03 acres of this total will be surfaces outside the Development Envelope that are already cleared and, being outside the Development Envelope, will not be disturbed when the proposed project is built. Thus, only 161.81 acres of land within the Development Envelope will be disturbed, and 21.47 acres of this will occur on surfaces that are presently cleared. Therefore, only 140.34 acres of land that is presently naturally-vegetated and within the Development Envelope will be cleared. This represents 23.07 % of the site, or 24.32% of all naturally-vegetated surfaces within the site.

*Town Clearing Limit is stricter at 152 acres or 25%.*

*Does the Applicant seek a Town clearing limit waiver? If the project can [sic] achieve a 25% limit, identify where additional natural vegetation will be protected to achieve conformance with the Town Code standard for clearing.*

The applicant does not seek or require a waiver to achieve the 25% clearing limit as required under the Town of Southampton Aquifer Protection Overlay District. Southampton Town Zoning Code, Article XIII Aquifer Protection Overlay District Section 330-67 A.(1)(5) of the Town Code states: *"Notwithstanding the provisions of the aforementioned subsections, the Planning Board, when considering a planned residential development (cluster) subdivision of a tract within the overlay district, may allow a greater amount of disturbance on a lot within the proposed map, provided that no more than 25% of the natural vegetation on the tract [emphasis added] shall be disturbed for development. In determining the amount of disturbance on a proposed lot, the Planning Board shall first calculate the amount of disturbance for all roads, common driveways,*

*drainage areas, active park areas and any other improvements connected to the subdivision map and then proportionately divide the remaining area among the proposed lots.”*

The Applicant commits to establishing clearing limits within the single-family residential lots as depicted on the Master Plans, in order to ensure that the Town’s 25% clearing limit on the overall project site is not exceeded. The proposed project does comply with the Town’s 25% clearing limit as described below, and no Town Clearing waiver will be required.

Thank you for the opportunity to provide you with this presentation of data, facts and information to assist your review of the pending Lewis Road PRD before the Commission.

Very truly yours,

**NELSON, POPE & VOORHIS, LLC**



Charles J. Voorhis, CEP, AICP  
Partner

cc: Carrie Meek Gallagher, CPBC chair  
John Pavacic, CPBC, Executive Director  
John Milazzo, Esq., CPBC counsel  
Mark Hissey, DLC  
Wayne Bruyn, Esq., DLC counsel

Attachments:  
Master Plan with Grading (November 17, 2020)  
Master Plan with Slope Analysis (November 17, 2020)